



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Diane Coombs (Vice-chair), John McLaughlin, Abigail Camp, Vallorie Oliver,
Associate Commissioners: Stephen Welch, Terence Watterson, Jessie Dutra

~~ MINUTES ~~

Monday, July 6, 2020

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 4:42 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner
 Attending Members: Pohl, Coombs, Camp, Oliver, Welch
 Absent Members: McLaughlin, Watterson, Dutra
 Late Arrivals: None
 Early Departures: None

Motion to Approve the Agenda. (Oliver) Carried unanimously//Coombs, Camp, Welch, Oliver, and Pohl-aye

I. PUBLIC COMMENT

None

II. ELECTION OF OFFICERS

Chair: Camp nominated Mr. Pohl as chair. Carried 4-0//Pohl-abstain; Coombs, Camp, Oliver, and Welch-aye
 Vice Chair: Camp nominated Ms. Coombs as vice chair. Carried 4-0//Coombs-abstain; Oliver, Welch, Camp, and Pohl-aye

III. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 98 Madaket Rd, Inc 06-0602	84 Millbrook Road	Shed move off 84R Millbrook	40-79.4	Thornewill Design
2. 98 Madaket Rd, Inc 06-1249	84R Millbrook Road	Move on from 84 Millbrook	40-79.6	Thornewill Design
3. Bruce Zablow 06-1242	69 Tom Nevers Road	Rev. 66645: Fence change	75-141	Waterscapes
4. Liliana Roche 06-1239	14 Gosnold Road	Renew COA 66500	30-83	Alexandra Cashion
5. Suzanne Turner 06-1241	9 Long Pond Road	Demo/move shed	59-33	Botticelli & Pohl
6. Suzanne Turner 06-1226	9 Long Pond Road	Addition	59-33	Botticelli & Pohl
7. Suzanne Turner 06-1225	9 Long Pond Road	Garage	59-33	Botticelli & Pohl
8. Anton Dimov 06-1235	25 Wappossett Circle	Extend fence/step stones	67-578	Self
9. Brian Gaudreault 06-1256	19 1/2 Surfside Road	Re-site shed on lot	55-245.5	SMRD
10. Gregg Edell 06-1261	25 High Brush Road	Rev. 11-0150: cab clr chg	56-379	Normand Residential
11. Gregg Edell 06-1262	25 High Brush Road	Rev. 11-0151: garage clr chg	56-379	Normand Residential
12. Gregg Edell 06-1260	25 High Brush Road	Rev. 11-0152: MH clr chg	56-379	Normand Residential
13. John Hedden 06-1250	4 Weatherly Place	Deck/patio	67-951.1	Self
14. Martha McGowen 06-1246	37 Meadowview Drive	Rev. 60715: garage door chg	56-132	Val Oliver
15. Nancy Wilson 06-1245	1 Appleton Road	Rev. 11-0233: xtnd adtn	66-388	Thornewill Design
16. Donald Dimock 06-1266	59 Bartlett Road	Extending dormer	66-100.1	Linda Williams
17. Bazhen Lapenko 06-1268	4 First Way	Rear deck	55-69	Linda Williams
18. Dorinda Yates 06-1247	58 Kendrick Street	HVAC condensers	76.4.3-61	Self
19. Brian Gaudreault 06-1243	19 1/2 Surfside Road	Rev. 69429: addition	55-245.5	SMRD

Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates None
 Recused Pohl – Recused several; Oliver recused from Item 14.
 Documentation None
 Representing None
 Public None
 Concerns No concerns
 Motion **Motion to Approve Items 1-13 and 15-19. (Camp)**
 Carried Carried 4-0//Pohl-recused; Camp, Oliver, Welch, and Coombs-aye
 Motion **Motion to Approve Item 14. (Coombs)**
 Roll-call Vote Carried 4-0//Oliver-recused; Camp, Welch, Coombs, and Pohl-aye

Certificate # **HDC2020-06-(as noted)**

IV. CONSENT WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Brian Gaudreault 06-1236	19 ½ Surfside Road	Pool	55-245.5	SMRD
	<ul style="list-style-type: none"> Pool not to be visible at time of inspection and in perpetuity 				
2.	ACS Properties 06-1253	20 North Beach Street	Shed	42.4.1-10	Structures Unlimited
	<ul style="list-style-type: none"> Due to lack of visibility. The cardinal points to be labeled on the elevations 				
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No concerns,				
Motion	Motion to Approve per noted conditions. (Oliver)				
Roll-call Vote	Carried 5-0//Welch, Camp, Coombs, Oliver, and Pohl-aye			Certificate #	HDC2020-06-(as noted)

V. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Mary Heller Tr 05-0908	37 Ocean Avenue	Roof top solar MH	73.3.2-49	ACK Smart
Voting	Pohl, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, manufacturer spec sheet, perspective rendering, and advisory comments.				
Representing	Tim Carruthers, ACK Smart				
Public	None				
Concerns (4:54)	<p>Carruthers – Lowered the panels on the northwest elevation and moved the hedge up to the fence and let grow to 8 or 9 feet. SAB unanimously approved the panels on house and cottage with not moving the hedge.</p> <p>Backus – Read SAB comments: not in favor of moving the hedge; appreciate moving center panels on the main house – some not in favor of panels on an historic structure; better placement on the cottage (no concerns).</p> <p>Oliver – Thinks the panels will be visible on the historic house and the hedge won’t be sufficient mitigation; wants something else planted to encumber the visibility.</p> <p>Welch – He doesn’t think it’s appropriate on this historic house in the old historic district (SOHD), more so on the primary structure and facing a street; adding an 8-foot hedge up to the fence is the path to creating vegetative alleys. He’s a no regardless of vegetation.</p> <p>Coombs – She agrees with Mr. Welch on an historic house, especially on the front. It’s inappropriate.</p> <p>Pohl – He was surprised SAB was okay with this; he sides with SAB on not moving the hedge. Two members are against panels on the historic house even with vegetation.</p>				
Motion	Motion to Hold for revisions. (Welch)				
Roll-call Vote	Carried 4-0//Oliver, Coombs, Welch, and Pohl-aye			Certificate #	
2.	Mary Heller Tr 06-1136	37 Ocean Avenue	Roof top solar garage	73.3.2-49	ACK Smart
Voting	Pohl, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, manufacturer spec sheet, and advisory comments.				
Representing	Tim Carruthers, ACK Smart				
Public	None				
Concerns (4:54)	<p>Carruthers – Moved panels to the northwest; won’t be visible from Carew Lane</p> <p>SAB comments see main house.</p> <p>Oliver – No concerns with the panels on the garage.</p> <p>Welch – Appropriate with respect to the guidelines, being on a non-historic and secondary structure, not directly facing a street though there is some visibility on the northeast.</p> <p>Coombs – Okay with solar here.</p> <p>Pohl – Thinks you can get unanimous vote on this.</p>				
Motion	Motion to Approve due to lack of visibility. (Coombs)				
Roll-call Vote	Carried 4-0//Oliver, Welch, Coombs, and Pohl-aye			Certificate #	HDC2020-06-1136

VI. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nantucket 62 Walsh 06-1097	60 Walsh Street	Hardscaping: parking & gates	29-85.2	Jardins International
Voting	Coombs (acting chair), Camp, Oliver, Welch				
Alternates	None				
Recused	Pohl				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Elizabeth O'Rourke, Jardins International.				
Public	None				
Concerns (5:32)	O'Rourke – Presented project. No concerns.				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 4-0//Oliver, Welch, Camp, and Coombs-aye			Certificate #	HDC2020-06-1097
2.	Brian Edmunds 06-1177	37 Milk Street	Pool	41-528	Thornewill Design
Voting	Pohl, Camp, Oliver, Welch				
Alternates	Coombs (visual difficulties)				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Luke Thornewill, Thornewill Design Carrie Thornewill, Thornewill Design				
Public	None				
Concerns (5:13)	L.Thornewill – Presented project: 24X14 in-ground. C.Thornewill – The hedge is existing except for a gap that will require a 4-foot, solid-board gate. Could put a 4-foot fence inside the privet to screen in winter. Backus – This is not in HSAB jurisdiction. This is on the edge of ROH, R-1 zone. Oliver – If you can't see it, it's approvable; but she doesn't have to like it. Feels this area is getting inundated with pools. It should be screened in perpetuity. We have no information on the equipment. Welch – Relying on HDC oversight and control of structures, including as to their appropriateness in context and setting, he can't support this as close as it is to the old historic district (OHD). Camp – She wants to know the topography on the left side to ensure the grade isn't being manipulated. Privet is deciduous; would prefer something else to ensure it is never visible. Okay if it's not visible in perpetuity. Appreciates the smaller size. Pohl – Even though there's wire fence, the Milk Street side will have an opaque board fence to run the length of the south side behind the privet.				
Motion	Motion to Approve through staff with a solid board fence inside the privet along Milk Street and Saratoga and pool and equipment to be screened at time of inspection and in perpetuity. (Oliver)				
Roll-call Vote	Carried 3-1//Camp, Oliver, and Pohl-aye; Welch-nay			Certificate #	HDC2020-061177

3. Elizabeth Pagnum 03-0865	19 Lily Street	Hardscape-driveway	42.4.3-42	David Troast
Voting	Pohl, Coombs, Welch			
Alternates	None			
Recused	Camp, Oliver			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	David Troast, Ernst Landscaping			
Public	Abby Camp, 29 Lily Street			
Concerns (5:35)	<p>Troast – Presented project; the Planning Board approved this because it’s across from a no-parking area. His client indicated 37 Lily Street has two curb cuts.</p> <p>Backus – Read HSAB comments: want photos from the street; want to understand the need for the retaining wall height. The Planning Board approved the second curb cut.</p> <p>Camp – There are two curb cuts making four parking spaces; no houses on Lily Street have this much parking. Not so much concerned about the knee-wall; her concern is the hardscaping for four parking spaces. This isn’t appropriate to Lily Street; there is no precedence along Lily Street. 37 Lily Street has a main house with drive to the left; it’s a large lot with the second structure having its own driveway. Suggested looking at ways to soften the look.</p> <p>Welch – He was at the Planning Board meeting; in order to have two curb cuts, the Select Board and Department of Public Works (DPW) must approve it, former if a street-side parking space is forfeited, latter regards storm water runoff and other matters; he presumes this matter is under that review process. He is concerned with respect to the overall amount of parking; a mitigating fact is that between curb cut and parking there is landscaping. He would like to view this to get a sense for the area and the new structure.</p> <p>Coombs – You will not see any houses with parking on both sides of the house particularly with this configuration; we are charged with protecting the streetscape. Doesn’t understand the need for four parking spaces. She would like to view this again with the second parking area indicated with string.</p> <p>Pohl – There is a rule that a piece of property is only allowed one curb cut; asked if Mr. Troast researched that. Asked that the new parking be staked out clearly and for photos of the precedent.</p>			
Motion	Motion to View with the parking area staked and held for revisions. (Welch)			
Roll-call Vote	Carried 3-0//Coombs, Welch, and Pohl-aye		Certificate #	

4. Teal Sziklas 06-1263	44 Fair Street	Hardscape – fence	42.3.2-155	Linda Williams
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns (5:55)	<p>Williams – Presented project; HSAB asked the fence to slope down then the gate to be stepped down. There’s substantial plantings along part of the front.</p> <p>Backus – Read HSAB comments: want the fence sloping with the gate squared off; have no drawings.</p> <p>Welch – Post caps are out of place. A consideration is the grade behind the fence; if there’s something at the bottom to retain the grade, the fence could all be 36” over a level-line retaining wall. We need a drawing to indicate fence, retainage, and gate. The 1880 photo shows a small return at the gate area, it gives a sense of entry which is appreciated and preferred.</p> <p>Coombs – Thinks we should view this. The fencing along the whole front will not be returned; asked why.</p> <p>Camp – The step effect would be too busy; likes the idea of building the grade so the fence slopes straight and likes Mr. Welch’s idea of breaking the sloping grade.</p> <p>Oliver – She’s okay with the fence, the question is how it will look with the rising grade.</p> <p>Pohl – The historic photos showed a fence that was level on the top and bottom; it was effective because of the small amount of retainage. It would be good to have a level line from the highest grade to the fence location.</p>			
Motion	Motion to View and hold for further information. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Welch, Camp, and Pohl aye		Certificate #	

5. Nant. Historic Assn. 06-1265	15 Broad Street	Hardscape	42.4.2-61	Linda Williams
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns (6:11)	<p>Williams – Presented project; NHA wants it to look like a “dock” about 4” out of the ground</p> <p>Welch – The main complaint about diagonal lattice is a function of the fact it is usually 1/8” flimsy material, which looks aesthetically unpleasing.</p> <p>Camp – The deck design feels choppy for kids; everything should be kept at grade or the whole length of the building. Not a big fan of the lighthouse, which has a Disney-world effect; it should go away at the end of the season.</p> <p>Oliver – We need to know what the plans for the deck are. A patio is a better option.</p> <p>Coombs – There is no accessibility for children in wheelchairs; agrees with Ms. Camp about it being at ground level. Thinks it should be no wider than to the inside of the windows.</p> <p>Oliver – Would like something more detailed at least on the site plan since there is no drawing. Agrees a flush deck would be okay.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye		Certificate #	
6. NIR, LLC 06-1267	29 Broad Street	Railing change	42.4.2-38	Linda Williams
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns (6:24)	<p>Williams – Presented project; the 2nd-floor railing is metal covered with vinyl. HSAB suggested along Centre Street to duplicate the rear fire escape railing and to be painted brick red; the white railing replaced a previous white railing.</p> <p>Oliver – Doesn’t see why it can’t just be a fire escape. They didn’t apply for the 100 feet of vinyl covered metal railing.</p> <p>Coombs – It won’t take long for people to figure out it is vinyl which was applied to the back of the historic building. The black fire escape melds in; HDC is not concerned with what it will cost to replace that rear railing. The rear will be visible from Centre Street.</p> <p>Welch – He’d like to view as to visibility, including with the color change in mind.</p> <p>Camp – The real problem is visibility of the white railing from Ash Street. She too would like to view.</p> <p>Pohl – He’d like to view it with a portion spray-painted rust red like on Centre Street.</p>			
Motion	Motion to View with a portion painted grey and brick red matching the metal fire escape and revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Welch, Camp, Oliver, Coombs, and Pohl-aye		Certificate #	
7. Vanesa Robinson 06-1230	58 Pleasant Street	Deck, pergola, & shower	55.4.1-45	Nathan Waig
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, historic documentation, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns (6:38)	<p>Williams – Presented project; will put the shower back; the shed was the basement walkdown; circa 1930s.</p> <p>Backus – This came in before COVID as a like-kind; she noticed it was not like kind. There were photos indicating where the pergola was that were not included in this package.</p> <p>Welch – Okay with the work itself; he’s concerned about the as-built nature. This is for elements that should be considered separately, and we should review this with individual as-built fees. The application says, “replace shed.”</p> <p>Flynn – The as-built fee was paid.</p> <p>Camp – She has no concerns.</p> <p>Oliver – Looking at photos from the Link site, the shower was much larger.</p> <p>Coombs – There is a large portion of the side that is bubbled; asked what that is for.</p> <p>Pohl – This is the removal of stuff with the outdoor shower to be smaller and at grade.</p>			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried //Camp, Oliver, Welch, Coombs, and Pohl-aye		Certificate #	HDC2020-06-1230

8.	Sheila Giardini	06-1257	7 Clifford Street	Rev. 60940: windows/doors	79-19	McMullen & Assoc.
Voting	Pohl, Coombs, Camp, Oliver, Welch					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, AND photos.					
Representing	Nathan McMullen, McMullen & Associates Karen McMullen, McMullen & Associates					
Public	None					
Concerns (8:57)	(6:52) Motion to Hold for representation. (Camp) Carried unanimously//Coombs, Oliver, Welch, Camp, and Pohl-aye N. McMullen – This was originally approved 5 years ago but couldn't build due to zoning issues. K. McMullen – Down-sizing and minimizing the cabana. Oliver – Asked about the material for the fireplace. Welch – Asked the height of the undersized fascia – 8 feet; appears too tall, might benefit from lowering that 6". Camp – No concerns.					
Motion	Motion to Approve through staff with the fascia beam at 7.5 feet. (Camp)					
Roll-call Vote	Carried //Welch, Oliver, Coombs, Welch, and Pohl-aye			Certificate #	HDC2020-06-1275	
9.	Nant. Isl Land Bank	06-1258	73 Washington Street	Brick walkway/fence	42.2.3-41.3	Ahern, LLC
Voting	Pohl, Coombs, Camp, Oliver, Welch					
Alternates	None					
Recused	None					
Documentation	Landscape design plans, site plan, photos, and advisory comments.					
Representing	Miroslava Ahern, Ahern Design, LLC					
Public	none					
Concerns (6:53)	Backus – Read HSAB comments: the proposed water fountain should be charcoal grey and concerned with Americans with Disabilities Act (ADA) compliance of the fountain. This is on the old Artist Association land. Ahern – Presented project; they are trying to keep this feeling like a friendly neighborhood; she doesn't want to agree to the fence going back to 5 feet without her client's consent. Oliver – She thought the road was going to be wider. There is no secure way to cross the street in that location; realizes that isn't HDC purview. Coombs – She would prefer the water fountain be less modern. From what she knows, Nantucket Island School of Design and Arts has no plans to change the buildings. Camp – No concerns; that intersection will be more open. Welch – Agrees except that there used to be a 5-foot fence with a Type II cap along the private yard areas of the cottages; application removes some of the caps and lowers the fence to 4 feet. Adjacent to the buildings, asked that the fence go back to a 5-foot fence with a Type II cap; it remains a separation between public and private space, but he won't hold this up for that. In the future, if the buildings are lifted, the fence should be increased to 5 feet to hide the foundations—understands PIN is working on a proposal for raising those cottages. Pohl – If the Artist buildings start popping out of the ground, the 5-foot fence would be better. The proposed fountain should be grey.					
Motion	Motion to Approve through staff with the fountain grey and any accessibility stone work should be ADA accessible. (Welch)					
Roll-call Vote	Carried //Coombs, Oliver, Camp, Welch, and Pohl-aye			Certificate #	HDC2020-06-1258	
10.	Oliver Katnawala	06-1229	19 Roberts Lane	Roof top solar - MH	56-100	Karen Alence
Voting	Pohl, Coombs, Camp, Oliver, Welch					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.					
Representing	Karen Alence, Cotuit Solar					
Public	None					
Concerns (7:43)	(7:08) Motion to Approve for representation (Oliver) Carried unanimously//Welch, Coombs, Camp, Oliver, and Pohl-aye Alence – Presented project; panels in the back on a shallow dormer. Welch – He's familiar with this area and doesn't believe panels on the back will be visible. Coombs – No concerns if they aren't visible. Oliver – Agrees. Camp – Agrees.					
Motion	Motion to Approve as submitted. (Welch)					
Roll-call Vote	Carried 5-0//Coombs, Camp, Oliver, Welch, and Pohl-aye			Certificate #	HDC2020-06-1229	

11. Oliver Katnawala	06-1228	19 Roberts Lane	Roof top solar - Cottage	56-100	Karen Alence
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Karen Alence, Cotuit Solar				
Public	None				
Concerns (7:46)	(7:08) Motion to Approve for representation (Oliver) Carried unanimously//Welch, Coombs, Camp, Oliver, and Pohl- aye Alence – Presented project; panels on shallow east-west dormers with only the gable end visible from the road. Oliver – She thinks the panels will be visible; based upon minimal visibility, they are approvable. Camp – No concerns. Welch – From the west, they will be obliquely visible; notes tall and growing vegetation along the street and that the proposed is on a dormer on a secondary mass. Coombs – If it can't be seen on the dormers, she's okay with it. Thinks with solar applications we should require surveyor confirmation that a side won't be visible. Pohl – We would never get confirmation of lack of visibility from a surveyor.				
Motion	Motion to Approve as submitted subject to minimal visibility.				
Roll-call Vote	Carried 5-0//Coombs, Camp, Oliver, Welch, and Pohl-aye		Certificate #	HDC2020-06-1228	
12. Karen Moss	06-1227	17 Meadow lane	Roof top solar	41-406.1	ACK Smart
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and manufacturer spec sheet.				
Representing	Tim Carruthers, ACK Smart				
Public	None				
Concerns (7:09)	Carruthers – Presented project; summarized letter from owners at 18 Meadow Lane; circa 1982; black on black. There is a code that requires the array must be set back from the edge of the roof twice its height off the roof; that has to do with heavy winds. The shed is too small and there is no room for a ground array; there is a precedent for arrays on the front. Camp – It's on a cul de sac but the array on the front and would be right in your face; she didn't view this. Oliver – Agrees with Ms. Camp. It would help if it covered the whole roof. Would prefer it not be on the front; would like some mitigation efforts. It could go on the shed. Coombs – Agrees with concerns about it being on the front; doesn't know how busy the cul de sac is. Welch – Agrees. A view is in order. Appreciates the inclusion of the photos. For this to be successful, there would have to be some screening, but not right on the street. A ground array is an option. He would like to view this. Pohl – Scrub Juniper planted randomly would mitigate the visibility. Appreciates the black roof and being a 1-story house.				
Motion	Motion to View and Hold for revisions. (Welch)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye		Certificate #		
13. Patrick Gately	06-1231	15A Gray Avenue	Roof top solar	67-683	ACK Smart
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Tim Carruthers, ACK Smart				
Public	None				
Concerns (7:23)	Carruthers – Presented project; circa 2011. Oliver – She viewed this and concurs it won't be visible and is up high. Camp – No concerns. Coombs – No concerns. Welch – Being high on the dormers and upper third of the roof makes it highly less visible				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, Coombs, Welch, Oliver, and Pohl-aye		Certificate #	HDC2020-06-1231	

14. Martha Morris **06-1233** 9 Dennis Drive Roof top solar 67-366 ACK Smart
 Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, and manufacturer spec sheet.
 Representing Tim Carruthers, ACK Smart
 Public None
 Concerns (time) **Carruthers** – Presented project; read letter from the owner also signed by a neighbor; circa 1981.
Oliver – She’s concerned about the visibility from the cul de sac despite the mitigating circumstances. West elevation has a shed roof; asked if that might provide sufficient power for the structure.
Camp – This is the same situation as Meadow Lane and it doesn’t enhance the neighborhood.
Coombs – This flies in the face of our guidelines; there’s no way it can be disguised. We approved a land array at 300 Polpis Road that works very well; you need to use some imagination.
Welch – Agrees with what’s been said. This doesn’t meet the guidelines - primary mass, visibility, etc.; depending on conditions, where we can disguise with screening we do, we try to make exceptions on a case-by-case basis; this would be hard.
Pohl – It appears from the photos there is sufficient vegetation to screen the house from most angles except the front. Asked about the east-facing roof.
 Motion **Motion to Hold for revisions. (Coombs)**
 Roll-call Vote Carried 5-0//Welch, Camp, Oliver, Coombs, and Pohl-aye Certificate #

15. Danielle Debenedictus **06-1237** 1 Magnolia Avenue Add dormers 73.3.1-123 Val Oliver
 Voting Pohl, Coombs, Camp, Welch
 Alternates None
 Recused Oliver
 Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
 Representing Val Oliver, V. Oliver design
 Public None
 Concerns (7:52) **Oliver** – Presented project; the Summer House; could drop the dormers.
Backus – Read SAB comments: circa 1916; first ‘Sconset Inn then The Moby Dick Inn; concern about what’s happening at this time, if the dormers are going up; move the gable dormers off the ridge more and eaves to be even with windows lower; the proposed looks top heavy so could be shed. She doesn’t agree with the idea of being shed dormers.
Camp – Her first impression is the windows are swimming in the dormers; they should fill the dormers more. The middle dormer should be special.
Coombs – She’d like to see the dormers come down; that would break up the length of the top ridge.
Welch – Could lower the flanking dormers. The 1910 photo, the primary dormers is higher than the ridge. The 1920 photo shows the dormer with a decorative feature; would like that decorative element be added back in.
Pohl – Agrees with SAB: if they are dropped the eaves will align and the structure will be less top heavy.
 Motion **Motion to Hold for revisions. (Coombs)**
 Roll-call Vote Carried 4-0//Welch, Camp, Coombs, and Pohl-aye Certificate #

16. Josh LaPiene **06-1264** 8 Essex Road Addition 67-640 Val Oliver
 Voting Pohl, Coombs, Camp, Welch
 Alternates None
 Recused Oliver
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Val Oliver, V. Oliver design
 Public None
 Concerns (8:09) **Oliver** – Presented project.
Welch – It’s appropriate; no concerns.
Coombs – No concerns.
Camp – No concerns.
 Motion **Motion to Approve as submitted. (Coombs)**
 Roll-call Vote Carried 5-0//Welch, Camp, Coombs, and Pohl-aye Certificate # **HDC2020-06-1264**

17. Ben Normand	06-1238	11½ Gray Avenue	Roof top solar	67-910	Self
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Ben Normand, owner, Residential Design				
Public	None				
Concerns (8:12)	<p>Normand – Presented project; circa 1968 on corner of Derrymore and Liberty; moved here in 2013; visibility is inconspicuous.</p> <p>Coombs – This is appropriate and doesn't think it will be visible due to the Wild Cherry.</p> <p>Camp – If you put a conifer on the corner of the driveway, you'd get my vote plus-plus.</p> <p>Oliver – She drove by here; she thinks this is an appropriate location not on the main portion and not facing the street.</p> <p>Welch – Meets guidelines – It's not on a primary mass, not facing the street, is on a shallow-pitch roof, and well vegetated.</p> <p>Pohl – If we ever start seeing the panels, plant a tree on the corner.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//Welch, Oliver, Camp, Coombs, and Pohl-aye			Certificate #	HDC2020-06-1238
18. Whitney Gifford	06-1232	32 Pocomo Road	New dwelling	14-77	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:20)	<p>MacEachern – Presented project; emulating a barn structure; height 24'2"; main house is 30-feet tall.</p> <p>Camp – This is a skinny gambrel; if it's going to have a cupola, it needs to widen. This is very ornate; don't think all of it is necessary and should be toned down some.</p> <p>Oliver – Agrees with Ms. Camp. It might be better without the cupola. The wings are wide with a 3/12 pitch; that might be adding to the "wing" effect; suggested closing one of them in. Make it look more like a barn, especially facing the driveway and road.</p> <p>Coombs – She would like to see the 2nd-floor west elevation windows be ungangled. The cupola adds to the perception of being tall; it should be shorter and wider.</p> <p>Welch – Agrees with separating the west elevation windows. Lowering the porch facias and creating a 4/12 pitch would also help the perception of height. The barnboard on the gable end accentuates the vertical nature. This is 35 feet from the right of way in an area with 25-foot tall junipers; he doesn't think much will be visible.</p> <p>Pohl – In the drawing, this looks very tall, very vertical. Confirmed that the gambrel/barn was something the client wanted; this could easily be a gable with dormers and not change the interior program. A gable is a simpler form.</p>				
Motion	Motion to Hold for revisions. (Oliver)				
Roll-call Vote	Carried 4-0//Coombs, Welch, Oliver, and Pohl-aye. Camp-abstain			Certificate #	
19. Paul Zevnik	06-1234	24 West Chester Street	Rev. 06-1071: outdoor shower	42.4.3-57	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:36)	<p>MacEachern – Presented project.</p> <p>Backus – Read HSAB comments: no concerns.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye			Certificate #	HDC2020-06-1234

20. 12 Lincoln Av NT 06-1248	12 Lincoln Avenue	Rev.02-0692: MH wnd/clr chg	30-183	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:40)	<p>MacEachern – Presented project; we are matching the original conditions on the rear elevation with the lack of trim.</p> <p>Backus – Read HSAB comments: no concerns</p> <p>Camp – No concerns.</p> <p>Oliver – The rear elevation has 5 or 6 different types of windows and virtually no trim on the windows and doors.</p> <p>Welch – He believes the trim was approved as shown; the rear dormer creates visual interest.</p> <p>Coombs – West elevation, all the 2nd-floor windows are ganged; we can't do anything if it's existing.</p> <p>Pohl – With the trim being white, the lack of trim might look weird, but it was approved. Everything looks fine to him.</p>			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried //Welch, Coombs, Oliver, Camp, and Pohl-aye		Certificate #	HDC2020-06-1248

21. 12 Lincoln Av NT 06-1244	12 Lincoln Avenue	Rev.73371: GH trim&chimney	30-183	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:53)	<p>MacEachern- Presented project.</p> <p>Backus – Read HSAB comments: the front door should be a traditional craftsman style with 2 panels and vertical 6-lights.</p> <p>Oliver – No concerns; likes the HSAB door suggestion.</p> <p>Welch – Agrees with Ms. Oliver; would like a simple 2-panel door no lights.</p> <p>Camp – No concerns.</p> <p>Coombs – No concerns.</p>			
Motion	Motion to Approve through staff with a 2-panel craftsman-style front door. (Oliver)			
Roll-call Vote	Carried 5-0//Welch, Coombs, Camp, Oliver, and Pohl-aye		Certificate #	HDC2020-06-1244

VII. OTHER BUSINESS	
Approve Minutes	None
Review Minutes	None
Other Business	<ul style="list-style-type: none"> • Special Meeting for 31 Fairgrounds Road Friday July 10, 2020 at 10:00am Pohl – This is a concept meeting and shouldn't last long. • Next HDC Meeting July 13, 2020 at 4:30 pm Old Business • Vote for HDC Commissioners to join Preservation Engineering study with Matthew Bronski. Backus – This came from the meeting with the Historical Commission. A group of citizens have hired Mr. Bronski. He is scheduled for a walk around Town on July 14th; the time has yet to be confirmed. HDC is invited but recommends no more than 2 members to avoid a quorum and the need to post as a meeting. Mr. Pohl and Mr. Welch volunteered. Motion that Mr. Pohl and Mr. Welch represent the HDC. (Coombs) Carried 5-0//Oliver, Coombs, and Pohl-aye. Welch-abstain. • Discussion of Certified Local Government (CLG) and possible vote: held. • HDC review of revisions to HDC Background Summary to finalize for web page Welch – He reformatted the information to highlight information.

Commission Comments	Welch – Mr. McLaughlin took a fall today; please send him thoughts and prayers. Welch – Vineyard Wind Section 106 hearing commences July 8 th ; he has some trepidation on their proposed changes and will make a recommendation once he has the information on those proposed changes. Asked this be put on the following full meeting July 13 th .
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List of additional documents used at the meeting:

1. HDC Background Summary for website.
2. Vineyard Wind, Section 106 proposed changes

Motion Adjourned at 9:14 p.m. (Oliver)

Carried unanimously//Welch, Coombs, Oliver, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board