



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://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 ~~

**Tuesday, July 9, 2019**

Public Safety Facility, 4 Fairgrounds Road, Training Room – 4:30 p.m.

Called to order at 4:30 p.m. and announcements by Mr. Pohl

Staff in attendance: John Hedden, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker

Attending Members: Pohl, Coombs, McLaughlin, Camp, Welch, Watterson, Dutra

Absent Members: Oliver

Late Arrivals: Watterson, 4:32 p.m.; Camp, 4:37 p.m.; Welch, 4:43 p.m.

Early Departures: McLaughlin, 8:46 p.m.

Agenda adopted by unanimous consent.

## I. PUBLIC COMMENT

None

## II. CONSENT

Property owner name	Street Address	Scope of work	Map-Parcel	Agent
1. High Garden Holdings, LLC - 72649	40 Jefferson Avenue	Rev. 72428: windows	30-119	Emeritus
2. High Garden Holdings, LLC - 72650	40 Jefferson Avenue	Rev. 72360: cabana bsmt/ODS	30-119	Emeritus
3. High Garden Holdings, LLC - 72651	40 Jefferson Avenue	Rev. 72461: gym bsmt/ODS	30-119	Emeritus
4. High Garden Holdings, LLC - 72652	38 Jefferson Avenue	Demo pool	30-119	Emeritus
5. Polvere, Tina - 72653	83 Hummock Pond Road	New fence	56-310.2	Self
6. Bowman, Jennifer - 72654	14 Starbuck Road	Shed door change	60-114	Ethan McMorrow
7. Levy, Joyce - 72655	84 West Chester	Door change	41-343	Rowland & Assoc.
8. Brown, Josh - 72656	4 The Grove	Roof change	38-140	Self
9. Booms, Jeff - 72657	14 Woodland Drive	Demo hoop barn	79-203	Self
10. Dussault, Mike - 72658	3 Sun Island Road	Fence	69-270.1	Self
11. Fredrickson, Ashelee - 72659	48 Skyline Drive	Shed	79-45	Structures Ultd
12. Riolo, Peter - 72660	5 Woodbury Lane	Fence/gate	41-553	Greyson Keller
13. Heasley, Philip - 72661	116 Polpis Road	Rev. 72313: inc foundation	44-4	Emeritus
14. Sea & Sky, LLC - 72662	120 Tom Nevers Road	Hardscaping	91-43	Sconset Gardener
15. Crowley, James - 72663	8 Wall Street	Move/demo	82-79	V-B Architects
16. Munn, Douglas - 72664	6 Sconset Avenue	Shutters/front door	49.3.2-12	Self
17. Bralower, Michael - 72665	1 Hamblin Road	Rev. 71444: door change	30-192	Emeritus
18. Boys & Girls Club - 72666	67 Sparks Avenue	Rev. 71495: relocate, windows	55-139.3	Emeritus
19. Wodynski, Michael - 72667	32 Fairgrounds Road	Roof change	67-158	James Lydon
20. Jane Amanda Tanner Trs - 72668	22 Miacomet Road	Roof change	67-336.3	James Lydon
21. 262 Polpis N.T. - 72669	262 Polpis Road	New dwelling	25-1	M.C. Architecture
22. Hale, Joseph - 72670	3 Parson Lane	Color change	75-144	Hristo Rashkov
23. Reardon, Robert - 72671	3 Parker Lane	New dwelling	67-319.1	Linda Williams
24. Mohler, Jean - 72672	31 Brewster Road	Porch addition	54-172	Self
25. Nantucket Island Land Bank - 72673	63 Madaket Road	Wooden boardwalks	41-480.1	Leedora Zola
26. Fernandes, Antone - 72674	35 Tennessee Avenue	Roof chng	59.4-247	Self
27. Rowland, Mickey - 72675	2 Cottage Court	Rev. 72302: garage/shed	55.4.1-91	Rowland & Assoc.
28. Rowland, Mickey - 72676	2 Cottage Court	Historic determination-garage	55.4.1-91	Rowland & Assoc.
29. Garland, Greg - 72677	19 New Street 'Sconset	Door chang/move outdr shwr	73.4.2-13	Self
30. Garland, Greg - 72678	19 New Street 'Sconset	Hardscape	73.4.2-13	Self

Voting Pohl, Coombs, McLaughlin, Dutra

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Coombs)**

Vote Carried 3-0//McLaughlin abstain

Certificate #

72649 to 72678

<b>III. CONSENT WITH CONDITIONS</b>					
<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>	
1. Wecker, David – <b>72679</b>	45 Monomoy Road	Pool	54-6	Atlantic Lndscpng	
• Pool not to be visible at time of inspection and thereafter.					
2. Hale, Joseph - <b>72680</b>	3 Parson Lane	Pool	75-144	Hristo Rashkov	
• Plant screening to be required if pool is visible at time of inspection and thereafter					
3. Hale, Joseph – <b>72681</b>	3 Parson Lane	Pool house	75-144	Hristo Rashkov	
• Pergola to be natural to weather.					
4. Nash, Francis – <b>72682</b>	6 Pond View Drive	Gazebo	81-12	Brook Meerbergen	
• Due to lack of visibility					
5. ACKIURE, LLC – <b>72683</b>	29 Skyline Drive	Addition to MH	79-91	NAG	
• Due to lack of visibility					
6. ACKIURE, LLC – <b>72684</b>	29 Skyline Drive	Cabana/Garage	79-91	NAG	
• Due to lack of visibility					
7. Millard, Jessica E Trst Etal – <b>72685</b>	5 Cudweed Road	Rev. 71840: pool location	82-145	CWA	
• Existing vegetation to remain along Heller Way.					
Voting	Pohl, Coombs, McLaughlin, Dutra				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	<b>Motion to Approve through staff per noted conditions. (Coombs)</b>				
Vote	Carried 3-0//McLaughlin abstain		Certificate #	<b>72679 to 72685</b>	

**IV. SIGNS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>	
1. 4 ACK, LLC	12 Oak Street #D	Projecting sign	42.4.2-27	Griffin Law, LLC	
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Council – Recommend approvable.				
Concerns	No concerns.				
Motion	<b>Motion to Approve. (Coombs)</b>				
Vote	Carried 5-0		Certificate #	<b>72686</b>	
2. Bloom, Phillip	34 Centre Street	Sign rev- menu box	42.3.1-120	Self	
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Council – Recommend approvable with comments				
Concerns	No additional concerns.				
Motion	<b>Motion to Approve through staff per SAC comments. (Coombs)</b>				
Vote	Carried 5-0		Certificate #	<b>72687</b>	
3. Nantucket Historic Assoc.	2 Union Street	Wall sign	42.3.1-186	Julie Connor	
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Council – Recommend approvable.				
Concerns	No concerns.				
Motion	<b>Motion to Approve. (Coombs)</b>				
Vote	Carried 5-0		Certificate #	<b>72688</b>	

4. Boys & Girls Club	61 Sparks Avenue	Temporary sign	55-143	David Benner
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Council – Recommend approvable.			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried 5-0	Certificate #	<b>72689</b>	

5. N.I.R. Retail	3 N. Union Street	Wall sign	42.3.1-214.2	Emeritus
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Council – Recommend hold for revisions.			
Concerns	No comments at this time.			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Vote	Carried 5-0	Certificate #		

6. Nantucket Atheneum	1 India Street	Temporary sign	42.3.1-73/74	Self
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Council – Recommend approvable with comments.			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve through staff per SAC comments. (Coombs)</b>			
Vote	Carried 5-0	Certificate #	<b>72690</b>	

7. Center Street ACKquisition	31 Centre Street	Seasonal projecting sign	42.3.1-68	James Broad
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Council – Recommend approvable.			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried 5-0	Certificate #	<b>72691</b>	

**V. APPOINTMENT OF ADVISORY BOARD MEMBER, CONTINUED FROM 6/25/19**

<b>1. 'Sconset Advisory Board</b>				
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra			
Alternates	Watterson			
Documentation	Candidate application.			
Candidates	Clementina Durkes			
Concerns	<b>Staff</b> – Office was in touch with Clementina Durkes who agreed to run as an alternate.			
Motion	<b>Motion to Approve Clementina Durkes appointment to SAB for 1 year. (Camp)</b>			
Vote	Carried 5-0			

<b>2. Madaket Advisory Board</b>				
Voting	Pohl, Coombs, McLaughlin, Camp, Watterson			
Alternates	Dutra			
Documentation	Candidate application.			
Candidates	None			
Concerns	<b>Staff</b> – Bradford Fleming agreed to accept an alternate position			
Motion	<b>Motion to Approve Bradford Fleming appointment to MAB for 1 year. (Coombs)</b>			
Vote	Carried 5-0			

**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.	Cassidy, Padraic	82 Somerset Road	New dwelling	66-107.2	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra				
Alternates	Watterson				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and correspondence.				
Representing	<b>Padraic Cassidy</b> , owner-architect – Presented project; the 3D model reflects the 2006 approval.				
Public	None				
Concerns (4:41)	<p><b>Camp</b> – No concerns.</p> <p><b>Coombs</b> – The “G” window panes are too square; windows should be slightly narrower to match the “A” windows. If the north elevation meeting rails are aligned, that sets the dormer higher on the roof.</p> <p><b>Dutra</b> – No concerns.</p> <p><b>McLaughlin</b> – West elevation, left stand-up windows should be separated to 1<sup>st</sup> and 2<sup>nd</sup> floor because it could be visible; the awning windows should be fixed or tilt in. North elevation, the dormer meeting rails should align with the eaves. Discussion about the visibility of the west elevation.</p> <p><b>Pohl</b> – Agrees about the stand-up windows if they are visible and the north elevation dormer meeting rails.</p>				
Motion	<b>Motion to Approve through staff with the meeting rails on the north elevation to align with the eaves; the west elevation double stand-up windows approved due to lack of visibility. (Camp)</b>				
Vote	Carried 4-0//McLaughlin abstain		Certificate #	<b>72692</b>	
2.	Pihl, Dean	15 Mizzenmast Road	Rev. 66511: hardscape	66-379	Thornewill Design
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	<b>Luke Thornewill</b> , Thornewill Design – Presented project.				
Public	None				
Concerns (5:00)	<p><b>Welch</b> – No concerns.</p> <p><b>Coombs</b> – The wall will be right on the road; most houses there have grass coming down to the road with no stone walls.</p> <p><b>McLaughlin</b> – No concerns; this material matches the existing wall.</p> <p><b>Camp</b> – It looks very modern and regular to her and is right on the road; would prefer a more tradition Nantucket stone.</p>				
Motion	<b>Motion to View. (Camp)</b>				
Vote	Carried 5-0		Certificate #		
3.	Pihl, Dean	15 Mizzenmast Road	Fence	66-379	Thornewill Design
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	<b>Luke Thornewill</b> , Thornewill Design – Presented project; suggested a view.				
Public	None				
Concerns (5:09)	<p><b>McLaughlin</b> – Feels this is approvable.</p> <p><b>Coombs</b> – We’ve never allowed a 6-foot fence to run down to the street; it should drop down to 4 feet at the front corner of the house.</p> <p><b>Pohl</b> – The proposal is for the 6-foot fence to run all the way to the street.</p>				
Motion	<b>Motion to View. (Camp)</b>				
Vote	Carried 5-0		Certificate #		
	Motion to move TJ Watterson’s items to the end of the meeting. (McLaughlin) Carried unanimously				
4.	Holdgate Holdings	2 Vesper Lane	Window, doors, & color change	55-252	Michael Holdgate
Voting	Pohl, Coombs, McLaughlin, Camp, Watterson				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Dawn Hill Holdgate</b> , owner – Presented project.				
Public	None				
Concerns (5:14)	<p><b>Camp</b> – Would prefer 6-over-6 windows.</p> <p><b>Watterson</b> – No concerns.</p> <p><b>Coombs</b> – Agrees about the 6-over-6; doesn’t think this has to twin with the Main building.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Pohl</b> – No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>				
Vote	Carried 3-2//Coombs & Camp opposed		Certificate #	<b>72693</b>	

5.	Bryan, Jennings	8 Nanina Drive	Outdoor shower	67-588	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra				
Alternates	Welch, Watterson				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Bryan Jennings</b> , owner – Presented project.				
Public	None				
Concerns (5:20)	No concerns.				
Motion	<b>Motion to Approve as submitted. (Camp)</b>				
Vote	Carried 5-0		Certificate #	<b>72694</b>	
6.	Williams, Clifford	11 Somerset Road	Roof/sidewall color change	56-96	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Linda Williams</b> – Presented project; the sidewall shingles aren't supposed to be painted.				
Public	None				
Concerns (5:24)	<b>Staff</b> – The sidewall shingles are proposed to be painted light grey. <b>Pohl</b> – The only issue is painting the sidewall.				
Motion	<b>Motion to Approve but not painting the sidewall shingles. (Camp)</b>				
Vote	Carried 5-0		Certificate #	<b>72695</b>	
7.	Ryder, Brian	12 Mary Ann Drive	Roof top solar	68-443	Sun Wind, LLC
Voting	Pohl, Coombs, McLaughlin, Camp, Watterson				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	<b>Tim Holmes</b> , Sun Wind, LLC – Presented project; moving the array to the west elevation.				
Public	<b>Terry Norton</b> , 5B Mary Ann Drive – There is approved solar on the south-facing roof of 3½ Mary Ann Drive right across the street. It's not visible unless driving down Mary Ann Drive and only if you look up.				
Concerns (5:29)	No concerns with the array on the west elevation.				
Motion	<b>Motion to Approve through staff with the array on the west elevation. (Camp)</b>				
Vote	Carried 5-0		Certificate #	<b>72696</b>	
8.	Sea La Vie	42 Dukes Road	2 <sup>nd</sup> floor addition	56-249	NAG
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra				
Alternates	Welch, Watterson				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Bill McGuire</b> , Nantucket Architectural Group – Presented project.				
Public	None				
Concerns (5:34)	<b>Coombs</b> – Asked why the house is set so high to begin with. Too tall for a secondary structure; should be no more than 24 feet tall on any side. <b>Dutra</b> – Agrees with Ms. Coombs; this should be smaller. <b>Camp</b> – Likes the design but this structure should be secondary; agrees about the height. <b>McLaughlin</b> – No comment. <b>Pohl</b> – Current east elevation is 26 feet tall; the proposed will be 31 feet tall. This first-floor plate starts high and goes up 1.5 stories; the verticality should be brought down.				
Motion	<b>Motion to Hold for revisions. (Camp)</b>				
Vote	Carried 5-0		Certificate #		

9.	Whitney, John	27 Broadway	Window changes	73.1.3-91	NAG
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.				
Representing	<b>Bill McGuire</b> Nantucket Architectural Group – Presented project.				
Public	None				
Concerns (5:43)	<p><b>Pohl</b> – Read SAB comments: incomplete application; north elevation unclear as to where window is moving or if as-built; resubmit with photos and clear location for window; upset flat roof approved let allow built or tinkered with etc. He saw some photos showing that what was built is inconsistent with the drawings; in order to review this, we should definitely have photos of what was constructed.</p> <p><b>Coombs</b> – Wants to see the historical documentation.</p> <p><b>Welch</b> – He'd also like the plans to show what was existing and what was approved, along with the proposal.</p>				
Motion	<b>Motion to Hold for more information relative to the application and photos and previous approval. (Camp)</b>				
Vote	Carried 5-0		Certificate #		
10.	Minihan, Andrew	7 Cachalot Lane	New dwelling	67-859	JB Studio
Voting	Pohl, Coombs, McLaughlin, Camp, Watterson				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Andrew Minihan</b> , owner – Presented project.				
Public	None				
Concerns (5:50)	<p><b>Pohl</b> – The drawings should ¼-inch scale; these drawings are not to any measurable scale; we will need to see those. From grade, this is 30-feet tall.</p> <p><b>Watterson</b> – The height should come down at least 1 foot. The window over the door is atypical. The shutters are drawn to indicated they are not functional; they should be functional. The ridge is dimensioned at 48 feet long. Would like to see more additive massing to bring it down in scale.</p> <p><b>Coombs</b> – Agrees with Mr. Watterson; this is a big box 48LX30H feet and needs to be broken down. It's more formal than most houses in the area.</p> <p><b>McLaughlin</b> – Should not be reviewed until we have properly scaled drawings. “Exterior In Door” is a confusing description.</p> <p><b>Camp</b> – Agrees with what's been said about the massing and the formality. The shutters must be operational. If she can see pictures of the Georgian door design in that neighborhood, she'd be okay with it.</p> <p><b>Pohl</b> – Suggested that “exterior in door” refers to a French door. Agrees about the height and length.</p>				
Motion	<b>Motion to Hold for ¼-inch scale drawings and revisions. (Camp)</b>				
Vote	Carried 5-0		Certificate #		
11.	Judson, Matthew & Marta	143 Orange Street	Fence	55-154	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	<b>Linda Williams</b> – Presented project.				
Public	<b>Marta Judson</b> , co-owner – Vehicle exhaust is killing the privet. Proposed plantings between the street and fence.				
Concerns (6:04)	<p><b>McLaughlin</b> – Policy on fences is no more than 4-foot high along the street; this is more than 4 feet right on the property line. Agrees about the fence being behind the hedge.</p> <p><b>Camp</b> – She doesn't care how tall the fence is along the road if it's behind the privet.</p> <p><b>Welch</b> – His concern is that the fence is on the outside of the hedge; would prefer the fence be behind the hedge. He would not approve a 6-foot fence along Orange Street in this area. Because of the slope up, he would prefer a 3-foot fence with careening privet. We need a complete application: a site or plot plan showing location of the privet and proposed fence and where the property ends. Other considerations include the height of the fence on the property and sight-lines at the intersection.</p> <p><b>Coombs</b> – The question is whether the fence should be 4 feet along Orange or have the privet in front of a taller fence.</p> <p><b>Pohl</b> – For moving forward on this, we want to know where the property line is.</p>				
Motion	<b>Motion to View and hold for revisions and a plot/site plan. (Camp)</b>				
Vote	Carried 5-0		Certificate #		

<b>12. Musi, Jeff</b>	<b>20 Willard Street</b>	<b>Roof walk</b>	<b>29-78</b>	<b>Linda Williams</b>
Voting	Pohl, Coombs, McLaughlin, Camp, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>Linda Williams</b> – Presented project; reviewed precedent for roof walks on smaller structures in the Brant Point area; there is no skirt and it's natural to weather.			
Public	None			
Concerns (6:23)	<p><b>Pohl</b> – Read HSAB comments: plate-height too low to support roof walk.</p> <p><b>Coombs</b> – Questions whether or not some of the roof walks cited for precedent were approved. The elevations don't give the idea that this is a quirky house; it's very straight forward. East and west elevations, the roof walk is out there on the dormers. Many of the precedent houses are larger with massing that somewhat obscures the roof walk. The precedent Walsh Street roof walk is very unpleasant looking. There is no chimney on this and that adds to the roof walk being obvious; board policy is if the house never had a roof walk, we are disinclined to approve one.</p> <p><b>Camp</b> – This house appears very small and the roof walk would be “right in your face” and shouldn't go into the dormer. She's not willing to promote continuing errors as cited in the precedent photos.</p> <p><b>Watterson</b> – Agrees with Ms. Coombs about it being in a commanding position; though Brant Point is the place for a roof walk on a 1.5-story house.</p> <p><b>McLaughlin</b> – Most of the photos depict a full 2-story house with roof walk with some on 1.5-story houses. Roof walks should be on 2-story all the way around structures.</p> <p><b>Pohl</b> – He has a roof-walk policy sheet, which hasn't been referenced in years, that says if the 2<sup>nd</sup>- floor is 80% or 75% of the area of the 1<sup>st</sup> floor, that's enough floor space to support a roof walk; with the dormers, you might meet that. Suggested viewing with posts indicating where the roof walk would sit. The Walsh Street roof walks is white with a skirt and very formal.</p>			
Motion	<b>Motion to View possibly with poles on the east elevation marking the location of the roof walk posts. (Camp)</b>			
Vote	Carried 5-0	Certificate #		
<b>13. Little, Thomas</b>	<b>9 North Avenue</b>	<b>MH-renov/addition/lift</b>	<b>42.4.4-58</b>	<b>Rowland &amp; Assoc.</b>
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra			
Alternates	(Welch stepped out) Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>Ben Normand</b> , Rowland & Associates – Presented project; solar can come in under separate application.			
Public	None			
Concerns (6:44)	<p><b>Pohl</b> – Read HSAB comments: no concerns; is this circa 1920, NHA says 1928, survey says pre-1954. The solar should come in under its own application; noted the board prefers black panels on a black roof.</p> <p>Discussion about the visibility of the structure.</p> <p><b>Camp</b> – West elevation, the gable forward on the right detracts from the original massing and the chimney is gone; would prefer the gable be made more secondary.</p> <p><b>Dutra</b> – Turning the gables gives the house more character. Agrees with Ms. Camp about the west elevation gable remaining prominent. The air-conditioning units (A/C) should be screened.</p> <p><b>Coombs</b> – Asked if it's in the 25-foot to 50-foot buffer, will the Conservation Commission allow it to be lifted. With moving the chimney, it ceases to be a feature. West elevation, the gable changes the front of the building; all the 2<sup>nd</sup>-floor windows are in a hallway.</p> <p><b>McLaughlin</b> – This is fine design and fits the neighborhood. Doesn't believe the A/C will be visible.</p>			
Motion	<b>Motion to Approve through staff with the solar to be under a separate application. (McLaughlin)</b>			
Vote	Carried 5-0	Certificate #	<b>72697</b>	
<b>14. Little, Thomas</b>	<b>9 North Avenue</b>	<b>Demo garage</b>	<b>42.4.4-58</b>	<b>Rowland &amp; Assoc.</b>
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra			
Alternates	Welch, Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>Ben Normand</b> , Rowland & Associates – Presented project; circa post 1978.			
Public	None			
Concerns (7:07)	<b>Pohl</b> – Read HSAB comments: No concerns.			
Motion	<b>Motion to Approve the demolition of a post 1978 structure. (Dutra)</b>			
Vote	Carried 5-0	Certificate #	<b>72698</b>	

<b>15. Little, Thomas</b>	<b>9 North Avenue</b>	<b>New garage</b>	<b>42.4.4-58</b>	<b>Rowland &amp; Assoc.</b>
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra			
Alternates	Welch, Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Ben Normand</b> , Rowland & Associates – Presented project; will again hold the solar for its own application.			
Public	None			
Concerns (7:08)	<p><b>Pohl</b> – Read HSAB comments: pull in dormers or raise plate to absorb or no dormer on south elevation. His concern is the dormer transom-like windows.</p> <p><b>Camp</b> – Agrees with HSAB about absorbing the dormer with knee windows.</p> <p><b>Dutra</b> – Agrees.</p> <p><b>Coombs</b> – Agrees.</p> <p><b>McLaughlin</b> – No comments at this time.</p>			
Motion	<b>Motion to Hold for revisions. (Camp)</b>			
Vote	Carried 5-0		Certificate #	
	Break 7:14 to 7:22 p.m.			
<b>16. Shannon, Michael</b>	<b>25 High Brush Road</b>	<b>Addition</b>	<b>56-379</b>	<b>Rowland &amp; Assoc.</b>
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Watterson, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Ben Normand</b> , Rowland & Associates – Presented project; circa 1994.			
Public	None			
Concerns (7:23)	<p><b>Camp</b> – No concerns.</p> <p><b>Coombs</b> – North elevation, ensured the chimney would remain visible. The addition is nice.</p> <p><b>Welch</b> – No concerns.</p> <p><b>McLaughlin</b> – The brackets should be straight 45-degree.</p> <p><b>Pohl</b> – The east elevation gable end needs a window.</p>			
Motion	<b>Motion to Approve through staff with 45-degree straight brackets. (Camp)</b>			
Vote	Carried 5-0		Certificate #	<b>72699</b>
<b>17. Emery, Chris</b>	<b>7 West Way</b>	<b>Rev. 72332: re-loc, wndws, solar</b>	<b>38-135</b>	<b>Brook Meerbergen</b>
Voting	Pohl, Coombs, McLaughlin, Camp, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Brook Meerbergen</b> – Presented project.			
	Chris Emery, owner – He'd be fine with a black asphalt roof so solar panels blend.			
Public	None			
Concerns (7:29)	<p><b>Pohl</b> – Read MAB comments: west elevation diamond-paned window should not face the street; over fenestrated particularly south; solar should be black on black asphalt shingles. The ridge is 45.5 feet; the overall length is 50 feet.</p> <p><b>Camp</b> – The view from West Way should be obscured with some vegetation. This is appropriate.</p> <p><b>Coombs</b> – No concerns.</p> <p><b>Watterson</b> – Agrees about the need for screening along the property line.</p> <p><b>McLaughlin</b> – Asked if the solar is part of this application.</p> <p><b>Pohl</b> – Change from red cedar to black asphalt and add more screening to the southern and western sides this would be approvable.</p>			
Motion	<b>Motion to Approve through staff with roof material to be dual-black, architectural shingles and vegetative screening along the south and west side. (Camp)</b>			
Vote	Carried 4-0//McLaughlin abstain		Certificate #	<b>72700</b>
<b>18. Emery, Chris</b>	<b>7 West Way</b>	<b>Rev. 72333: flip and stoops</b>	<b>38-135</b>	<b>Brook Meerbergen</b>
Voting	Pohl, Coombs, McLaughlin, Camp, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Brook Meerbergen</b> – Presented project.			
	Chris Emery, owner			
Public	None			
Concerns (7:43)	<p><b>Pohl</b> – Read MAB comments: no concerns. The other property was approved black asphalt shingles; this will be red cedar.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve as submitted. (Camp)</b>			
Vote	Carried 4-0//McLaughlin abstain		Certificate #	<b>72701</b>



19. Brown, Marcie	23 Ocean Avenue	Addition	73.3.1-19	Angus Macleod
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra			
Alternates	Welch, Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>Angus MacLeod</b> – Presented project.			
Public	None			
Concerns (7:46)	<b>Pohl</b> – Read SAB comments: no concerns. No concerns.			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Vote	Carried 5-0		Certificate #	<b>72702</b>
20. Brody, Paul	11 E Street	Solar panels	60.2.1-4	BPC
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Watterson, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:52)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Camp)</b>			
Vote	Carried 5-0		Certificate #	
21. Dutra, Jesse	76 Hummock Pond Road	Addition	56-123	Emeritus
Voting	Pohl, McLaughlin, Camp, Welch			
Alternates	None			
Recused	Coombs, Watterson, Dutra			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project. <b>Jesse Dutra</b> , owner – You can see the 2 <sup>nd</sup> floor from Hummock Pond Road.			
Public	None			
Concerns (7:53)	No concerns.			
Motion	<b>Motion to Approve as submitted. (Camp)</b>			
Vote	Carried 4-0		Certificate #	<b>72703</b>
22. The Gaslight	3 North Union Street	Rev. 77742: exterior light	42.3.1-214.2	Emeritus
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra			
Alternates	Welch			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory board comments.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project. <b>Liam Mackey</b> , co-owner – The fixture is 100% copper and will patina in. Callie Kever, co-owner			
Public	None			
Concerns (7:56)	<b>Pohl</b> – Read HSAB comments: one member said “too much”; others had no concerns. Read email from Kevin Kuester reference SAC discussion and the strip light. Lighting isn’t really the prevue of the SAC; this lamp is not a sign. <b>Camp</b> – Thinks the gas light is appropriate since the structure was a gas-light theater; it harks back to the old Opera House and keeps history going. <b>Coombs</b> – No concerns. <b>Dutra</b> – A little spice is sometimes good, and it is a symbol of the establishment as well as being an artistic piece. <b>McLaughlin</b> – Architecturally speaking, this light is usually found on a stone castle in Britain but not on a wood building; this is inappropriate on Nantucket. <b>Staff</b> – In the Sign book it says strip lighting is prohibited. The lamp was discussed by SAC regarding whether or not it is a sign; several SAC members agree it is not a sign. <b>Pohl</b> – This application is for the actual gas light; not the strip lights.			
Motion	Motion to Deny due to architectural inappropriateness. (McLaughlin) Not carried. <b>Motion to Approve as submitted. (Camp)</b>			
Vote	Carried 4-1//McLaughlin opposed		Certificate #	<b>72704</b>

<b>23. O'Brien, Peter</b>	<b>36 Low Beach Road</b>	<b>Demo/move dwelling</b>	<b>74-55</b>	<b>Emeritus</b>
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Dutra			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project.			
Public	None			
Concerns (8:13)	<b>Pohl</b> – Read SAB comments: No concerns but seems like a waste of material. No concerns.			
Motion	<b>Motion to Approve as a move or demolition. (Camp)</b>			
Vote	Carried 5-0	Certificate #	<b>72705</b>	
<b>24. O'Brien, Peter</b>	<b>36 Low Beach Road</b>	<b>New dwelling</b>	<b>74-55</b>	<b>Emeritus</b>
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Dutra			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project; could limit the length of deck on the south.			
Public	None			
Concerns (8:17)	<b>Pohl</b> – Read SAB comments: remove north-elevation, 2 <sup>nd</sup> -floor deck; south elevation, 2 <sup>nd</sup> -floor deck too deep; questioned need for a 75-foot deck. <b>Camp</b> – She thinks it's appropriate architecture. South elevation, the three decks with balustrades, the cottage corners should be brought in to align with the windows and the balusters are too busy right on the corners. <b>Coombs</b> – North elevation left gable, the windows should be separated more to fill the wall. South elevation, if the deck is shingled, thinks it will be okay. West elevation is visible coming back from the Naval Station; needs a window. <b>Welch</b> – Agrees with Ms. Camp about the balusters. On the front, there is room to come in one foot each side with the railing on the inside edge of the windows would reduce the perceived scale of the deck. The excessive decking could be addressed in revisions. <b>McLaughlin</b> – The perimeter of the building is 243 with 83 feet of 2 <sup>nd</sup> -floor decking; he's allowed 57 feet. <b>Pohl</b> – Mr. Welch's suggestion is good; Ms. Coombs suggestion to add a window on the west elevation is a good one; agrees with Ms. Camp about the west elevation shingled rail.			
Motion	<b>Motion to Hold for revisions. (Welch)</b>			
Vote	Carried 5-0	Certificate #		
<b>25. Kimchee Bedding, LLC</b>	<b>27 West Chester Street</b>	<b>Rev. 71832: windows</b>	<b>42.4.3-2</b>	<b>Botticelli &amp; Pohl</b>
Voting	Coombs (acting chair), McLaughlin, Camp, Welch, Watterson			
Alternates	Dutra			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (8:33)	<b>Coombs</b> – Read HSAB comments. Asked how long the stained-glass window, which is being removed, had been there. <b>Welch</b> – South elevation, thought the door was set further back. He has no concerns. <b>Camp</b> – She doesn't think the stained-glass window is historic; it looks too heavy. South elevation, likes the diamond and prefer it remain. <b>Watterson</b> – Okay with removing the stained-glass window. Discussion about the stairs on the front.			
Motion	<b>Motion to Approve through staff per Exhibit A. (McLaughlin)</b>			
Vote	Carried 5-0	Certificate #	<b>72706</b>	
<b>26. Faro Shrada, LLC</b>	<b>20 Sankaty Head Road</b>	<b>Pool</b>	<b>48-31</b>	<b>Botticelli &amp; Pohl</b>
Voting	Coombs (acting chair), Camp, Welch, Watterson, Dutra			
Alternates	None			
Recused	Pohl			
Documentation	Landscape design plans, site plan, photos, and advisory board comments.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (8:46)	<b>Coombs</b> – Read SAB comments: No concerns. <b>Welch</b> – He has no concerns. Asked about the topography. No concerns.			
Motion	<b>Motion to Approve with the pool not to be visible at time of inspection or thereafter. (Welch)</b>			
Vote	Carried 5-0	Certificate #	<b>72707</b>	

<b>27. Ericksen, Michael</b>	<b>22 Orange Street</b>	<b>Rev. 72532: roofwalk skirt</b>	<b>42.3.2-225</b>	<b>Botticelli &amp; Pohl</b>
Voting	Coombs (acting chair), Camp, Welch, Watterson, Dutra			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (8:49)	<b>Coombs</b> – Read HSAB comments: not on this building. <b>Welch</b> – He has no concerns as long as it's natural to weather. No concerns.			
Motion	<b>Motion to Approve natural to weather. (Watterson)</b>			
Vote	Carried 5-0	Certificate #	<b>72708</b>	
<b>28. Dworetzky-Banse Family Tr</b>	<b>8 Shawkemo Road</b>	<b>Demo/move main house</b>	<b>43-90</b>	<b>Botticelli &amp; Pohl</b>
Voting	Coombs (acting chair), Camp, Welch, Watterson, Dutra			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (8:51)	<b>Welch</b> – It looks to be circa 1980s. Discussion about if it would be possible to move this. No concerns.			
Motion	<b>Motion to Approve as a move or demolition. (Camp)</b>			
Vote	Carried 5-0	Certificate #	<b>72709</b>	
<b>29. Dworetzky-Banse Family Tr</b>	<b>8 Shawkemo Road</b>	<b>Demo/move garage</b>	<b>43-90</b>	<b>Botticelli &amp; Pohl</b>
Voting	Coombs (acting chair), Camp, Welch, Watterson, Dutra			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (8:54)	No concerns.			
Motion	<b>Motion to Approve as a move or demolition. (Camp)</b>			
Vote	Carried 5-0	Certificate #	<b>72710</b>	
<b>30. Dworetzky-Banse Family Tr</b>	<b>8 Shawkemo Road</b>	<b>New dwelling</b>	<b>43-90</b>	<b>Botticelli &amp; Pohl</b>
Voting	Coombs (acting chair), Camp, Welch, Watterson, Dutra			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (8:26)	<b>Camp</b> – The double columns give it a formality that contrasts with the shutters; if you keep the formal columns, the shutters should be more formal or have single, square columns. <b>Welch</b> – The metal roof is informal contrasting with the formality of the columns; suggested single, square columns and simplified front-door sidelights. <b>Watterson</b> – Agrees with Ms. Camp and Mr. Welch. Discussion about the copper roof over the door.			
Motion	<b>Motion to Approve through staff with the columns to be single and square; no shutters on the front door; and the front door and shutters to be Newport Blue. (Camp)</b>			
Vote	Carried 5-0	Certificate #	<b>72711</b>	
<b>31. Dworetzky-Banse Family Tr</b>	<b>8 Shawkemo Road</b>	<b>New garage</b>	<b>43-90</b>	<b>Botticelli &amp; Pohl</b>
Voting	Coombs (acting chair), Camp, Welch, Watterson, Dutra			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (9:07)	<b>Watterson</b> – Noted that the doors are noted as one size on the window-door schedule but scale out differently. No other concerns.			
Motion	<b>Motion to Approve through staff with the doors drawn to match the door schedule. (Welch)</b>			
Vote	Carried 5-0	Certificate #	<b>72712</b>	

32. Dworetzky-Banse Family Tr 8 Shawkemo Road New recreational barn 43-90 Botticelli & Pohl  
 Voting Coombs (acting chair), Camp, Welch, Watterson, Dutra  
 Alternates None  
 Recused Pohl  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing **Lisa Botticelli**, Botticelli & Pohl – Presented project.  
 Public None  
 Concerns (9:10) No concerns.  
 Motion **Motion to Approve as submitted. (Camp)**  
 Vote Carried unanimously Certificate # **72713**

33. Crowley, Seamus 46A Nobadeer Farm Road #1 Addition 69-35 Topham Design  
 34. Eperav, Melissa 21 Bank Street New chimney 73.3.5-57 Concept Design  
 35. Haley, Victor 94 Orange Street Rev. 71910: addition 55.1.4-47 Concept Design  
 36. Maroney, Jay 29 Rhode Island Avenue Rev. 71942: addition 60.3.1-132 Concept Design

Voting Pohl, Coombs, Camp, Welch, Dutra  
 Alternates None  
 Recused Watterson  
 Documentation None  
 Representing None  
 Public None  
 Concerns (time) Not opened at this time.  
 Motion **Motion to Hold for Thursday, July 11 meeting. (Welch)**  
 Vote Carried 5-0 Certificate #

VII. OTHER BUSINESS	
Approve Minutes	April 10, 2019 and June 18, 2019: <b>Motion to Approve.</b> (Welch) Carried unanimously
Review Minutes	June 25 & 27, 2019
Other Business	<ul style="list-style-type: none"> <li>Discussion of update on Vineyard Wind project.: <b>Welch</b> – Asked the Board to vote to send a letter of support regarding advocating for the interests of Nantucket to go to the Town. Reviewed the contents of the letter. The Board should also establish a point of contact.  <b>Motion to Approve the letter subject to revisions mentioned at the table and Mr. Welch to be the point of contact.</b> (Dutra) Carried 5-0//Welch not voting.</li> <li>Discussion of synthetic materials. No action at this time.</li> <li>Discussion and update of Sidewalk Work Group. No action at this time.</li> <li>Discussion of implementing a timer during HDC application review. No action at this time.</li> <li>Discussion of National Grid Distribution Reliability Project in regard to new utility poles and overhead wires. No action at this time.</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:  
 1. Letter of support to go to Vineyard Wind.

Adjourned at 9:22 p.m. by unanimous consent

Submitted by:  
 Terry L. Norton

Historic Structures Advisory Board
Sconset Advisory Board
Madaket Advisory Board
Sign Advisory Committee