



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 ~~

Thursday, July 25, 2019

Planning and Land Use Services, 2 Fairgrounds Road, Conference Room – 1:00 p.m.

Called to order at 1:00 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Administrative Specialist; Holly Backus, Land Use Specialist and Local Hazard Mitigation Plan Coordinator
 Attending Members: Pohl, McLaughlin, Oliver, Welch
 Absent Members: Coombs, Camp, Watterson, Dutra
 Late Arrivals: Welch, 1:04 p.m.
 Early Departures: None

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

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.	Cannonbury Lane Partners	2 Westerwick Drive	Garage Studio	73-31	Workshop APD
Voting	Pohl, McLaughlin, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen , Workshop APD – Presented project and reviewed the previously approved main house.				
Public	None				
Concerns (1:01)	Oliver – No concerns. McLaughlin – The “C” awning window should be fixed.				
Motion	Motion to Approve through staff with the “C” window to be fixed. (McLaughlin)				
Vote	Carried 3-0		Certificate #	72786	
2.	Cannonbury Lane Partners	2 Westerwick Drive	Cabana	73-31	Workshop APD
Voting	Pohl, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen , Workshop APD – Presented project; explained the lack of visibility.				
Public	None				
Concerns (1:04)	Welch – Confirmed the location of the pool and Cabana. This is approvable due to limited visibility. McLaughlin – The “A-3” window is mis-labeled on the elevations; confirmed it is a fixed window.				
Motion	Motion to Approve through staff with the “A-3” window to be fixed. (Oliver)				
Vote	Carried 4-0		Certificate #	72787	
3.	Cannonbury Lane Partners	2 Westerwick Drive	Shed	73-31	Workshop APD
Voting	Pohl, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen , Workshop APD – Presented project; would like approved with the gable end windows lowered and to be fixed.				
Public	None				
Concerns (1:08)	McLaughlin – The gable-end windows should be fixed. No concerns.				
Motion	Motion to Approve through staff with the gable windows lowered 2 feet and to be fixed. (McLaughlin)				
Vote	Carried 4-0		Certificate #	72788	

4.	Derrymore Investments	12 Derrymore Road	New dwelling	41-241	Workshop APD
Voting	Pohl, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen , Workshop APD – Presented project.				
Public	None				
Concerns (1:09)	<p>Oliver – She wants to view this because of the pergola.</p> <p>Welch – He would like to view as well. Likes the use of additive massing. The chimney shoulder, asked if that is aesthetic or if there is a reason. Would like to see the footprint of the existing structures.</p> <p>McLaughlin – Questions the visibility of the pergola. The awning windows should be fixed or 3-over-3 double hung.</p> <p>Pohl – The gable roof blocks the view of the chimney shoulders.</p>				
Motion	Motion to View with a site plan showing the footprint of the existing structures and hold for revisions. (Welch)				
Vote	Carried 4-0		Certificate #		
5.	Derrymore Investments	12 Derrymore Road	Garage/Studio	41-241	Workshop APD
Voting	Pohl, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen , Workshop APD – Presented project; asked this project be commented on Tuesday, July 30 without his representation.				
Public	None				
Concerns (1:15)	<p>Oliver – Wants to view this and have it track with the house.</p> <p>Welch – Asked this be noted on the site plan as well. If Mr. Kotchen isn't at the July 31 meeting, he doesn't want to approve through staff if this is tracking the house.</p> <p>McLaughlin – Noted the awning windows should be fixed.</p> <p>Pohl – Confirmed the living portion of the garage is slab on grade. The orientation on the elevations is mis-labeled; garage doors face north.</p>				
Motion	Motion to View with it noted on the site plan and hold to track with the house. (Oliver)				
Vote	Carried 4-0		Certificate #		
6.	Derrymore Investments	12 Derrymore Road	Shed	41-241	Workshop APD
Voting	Pohl, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen , Workshop APD – Presented project.				
Public	None				
Concerns (1:45)	No concerns.				
Motion	Motion to Hold to track. (Oliver)				
Vote	Carried 4-0		Certificate #		
7.	Amis, Carlisle	2 Prospect Street	Shed	55-443	Self
8.	Brody, Paul	11 E Street	Cottage revisions	60.2.1-4	BPC
9.	Brody, Paul	11 E Street	Garage revisions	60.2.1-4	BPC
Voting	Pohl, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (1:20)	Not opened at this time.				
Motion	Motion to Hold Items 7, 8, & 9 for representation. (Welch)				
Vote	Carried 4-0		Certificate #		

10. Donahue, Tim 20 Monomoy Road Rev.: Garage/shed 54-145 Will Gorman
 Voting Pohl, McLaughlin, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing **Will Gorman** – Presented project; the house has curved brackets.
 Public None
 Concerns (1:21) **McLaughlin** – The brackets on the pent roofs should be straight, 45-degree angles, not curved.
Welch – These could also be approved with adequate screening. Suggested holding for a view and to be heard on Tuesday.
Pohl – We approved the garage/guesthouse. Suggested a view to ascertain visibility of the curved brackets.
 Motion **Motion to View and to be heard on Tuesday, July 31. (Welch)**
 Vote Carried 4-0 Certificate #

VII. OTHER BUSINESS

Approve Minutes	None
Review Minutes	July 16, 2019
Other Business	<ul style="list-style-type: none"> Discussion of Municipal Vulnerability Preparedness (MVP) grant participation. <p>Holly Backus – Stephen Welch and Val Oliver attended the MVP program Community Resilience Building workshop in January 2019. Nantucket is a certified MVP community through the State; that means Nantucket is eligible for a grant, which we got. Explained the various things for which the grant can be used. We are going through the Request for Proposal process to hire a consultant who will lead a public discussion that will include the HDC and the Historical Commission. This will entail a few projects to be established within a year: a flood risk response and recover program, coordinate how the National Flood Insurance program works, provide FEMA information for flood adaptation, and develop guidelines for flood adaptation. We will discuss how to handle streetscape appropriately in the face of rising water; Consue Springs was a wake-up call. Charleston, SC, has the same issues as Nantucket; she has a copy of their guidelines and photos of what they’ve done for historic homes to meet FEMA flood requirements.</p> <p>Oliver – There was an example of a raised historic house in which the ground level has an interior floor with stairs to the first-floor living space; all the rising is interior with no change to the exterior other than getting taller.</p> <p>Backus – Once we have the consultant and have all the information, we can go forward with conversations and hearings on how to handle streetscape and create guidelines. This is only on component.</p> <p>Pohl – The Conservation Commission (ConCom) should be involved in this; rather than having a house towering up from grade, they could create a retaining wall with terrace so that the visual height of the structure is less than if it comes all the way down; however, ConCom says that the grade can’t be manipulated in a flood plain. We have two town agencies with different priorities; those priorities need to be reconciled.</p> <p>Welch – The FEMA and building codes come into conflict with HDC because they promote taller buildings, with the 1st floor structure above the flood threshold; also, they want big vents that open versus a traditional façade. You might want the regulatory boards to hold a workshop before the public hearing. Examples incorporated the concept of elevating on the interior, with the floor two feet below the door; that disguises the height very well. One simple solution to bigger problems would be to mask elevation by using retaining walls behind vegetation; but if ConCom doesn’t allow that, it’s a problem.</p> <p>Backus – She has envisioned a meeting of the regulatory boards before the public hearing. There is a component within our agency to ensure all the plans are on the same page. This grant is about getting our historical resources included in a Hazard Mitigation Plan; but there are requirements that have to be met by those resources. The consultant would use all available information: FEMA flood maps, location of the historic district, area master plans.</p> <p>McLaughlin – Asked if Charleston raised pre-existing structures as well.</p> <p>Backus – The guidelines we come up with would be for existing as well as in-fill structures. The Charleston’s photos are examples of what can be done.</p> <p>Welch – One thing we’ll need and will be important to community education is that there is a cost to the homeowner, some of which is offset by reduced rates for FEMA flood insurance; once they build above a certain level, insurance is dramatically less. The interior stair is an example of giving something up for an advantage; it would have been a great idea for the North Wharf structure even though they might have lost 9 square feet of interior living space. The addressing of areas could be broken down through the GIS by lots, i.e. breaking down Brant Point by streets.</p> <p>Backus – Explained how she found out about the MVP program and ended up applying for the certification and the grant and what is being sought in a consultant, who she hopes to be hired by Fall.</p> <p>Pohl – Asked Ms. Backus to send copies of the presentation to the commissioners.</p> Discussion of National Grid Distribution Reliability Project (L8) in regard to new utility poles and overhead wires. <p>Oliver – Asked if there is an update on this.</p> <p>Welch – It is going a certain way and there appears to be no changing it. This was proposed as going through The Creeks, an ecologically sensitive area; they could have gone across the harbor and up the public access to</p>

Berkeley Avenue, then down Monomoy Road. Nat Grid is not going to spend millions now then come back in three years to bury them.

Pohl – Apparently the drop-pole surcharge ended two years ago.

Welch – Now we have a storm replacement surcharge. The new taller poles will support additional critical infrastructure; he feels that doesn't make sense.

Oliver – The workshop last year identified burying all the utilities to make it safer.

Welch – The Town consultant has requested a 10-foot bury depth, which is not the standard in any municipality; the standard bury depth is closer to 3 feet. Also, the heat that needs to dissipate can't at a depth of 10 feet. Also, you can't dig up the width of a historic road for a 10-foot trench.

Backus – The Consultant seemed to get where the Town was coming from.

- Discussion of update on Vineyard Wind project.

McLaughlin – Asked for an update from Mr. Welch.

Welch – We are pursuing negotiations as previously reported which are not to be disclosed at this time. Once the attorney for the Town and Vineyard Wind come up with settlement concepts, we can weigh in as to whether or not we agree to it. The group involved with the attorney will be meeting Tuesday, July 30 to hear if there are any developments in negotiations. He sent the HDC letter of concerns based upon the finding of direct adverse effect.

McLaughlin – HDC agreed to discuss this at a Thursday meeting.

Pohl – All commissioners should be present for discussions on these larger issues; every member should be present.

- Discussion and update of Sidewalk Work Group

Backus – Rob McNeil and the chair have presented to the Select Board in May. There are questions about the progress of the Main Street work. She believes the chair of the Historical Commission, several of whom are in the workgroup, wants to speak with the HDC. She told the Select Board that the HDC and Historical Commission normally would work together to create the regulations.

Welch – This has not been successfully represented through several Town boards as far as strategic inter-relational planning; suggested having a meeting with the Historical Commission. If we don't communicate with them regularly there are areas we overlap and we might come to loggerheads with them. We saw what worked and what didn't at 86 Main Street; if we had that information in application form, we could refer it to the Historical Commission for their recommendations.

- Discussion of synthetic materials.

Pohl – This is in the hands of the Builders Association; they are supposed to put together a presentation for HDC at a publicly noticed meeting.

Oliver – Pointed out that a plastic shed she brought photos of is at Jackson Point; they need to stop selling them.

- Discussion of implementing a timer during HDC application review. (1:17:26)

Welch – It isn't about having a time but managing time; suggested we can have a productive discussion about "time" versus "timer". At the very least having the discussion might discourage some people from filibustering their applications.

Oliver – People tend repeat those who've already spoken. She thought of Town Meeting where they use a timer.

Pohl – Agrees with Mr. Welch about "time" otherwise we'd only be able to discuss a timer.

Commission Comments

Pohl – He asked Mr. Hedden to put discussion on Net Zero on the Tuesday, July 30 agenda.

List of additional documents used at the meeting:

1. MVP Grant application.
2. Charleston, SC, flood adaptation guidelines.
3. Photos of Charleston solutions.
4. Brant Point Area Plan.
5. Community Resilience Plan.
6. Hazard Mitigation Plan.
7. FEMA flood regulations.
8. State Building Code.
9. *Building with Nantucket in Mind*.
10. ConCom Wetlands Act Regulations.
11. Inquirer & Mirror.
12. Photo of a plastic shed for sale at Marine Home Center.

Adjourned at 2:19 p.m. by unanimous consent

Submitted by:
Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board