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 4:30 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, Dutra
Absent Members: McLaughlin, Watterson
Late Arrivals: Welch, 4:40 p.m.
Early Departures: None

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

I. PUBLIC COMMENT
None

II. CONSENT

<table>
<thead>
<tr>
<th>Property owner name</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Joan Porter 07-1370</td>
<td>13 Baxter Road</td>
<td>Roof change</td>
<td>73.1.4-7</td>
<td>Jim Reis</td>
</tr>
<tr>
<td>Curt Burwell 07-1383</td>
<td>14 Mayhew Lane</td>
<td>80 sf shed addition</td>
<td>41-44.7</td>
<td>BPC</td>
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<tr>
<td>Sankaty Head GC 07-1356</td>
<td>100 Sankaty Road</td>
<td>Rev. 03-0816: cell tower</td>
<td>49-2</td>
<td>Dan Bilezikian</td>
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<tr>
<td>12 FM Real Est Trust 07-1385</td>
<td>12 Fulling Mill Road</td>
<td>Rev. 12.0294: drmr/fen</td>
<td>27-32</td>
<td>Botticelli &amp; Pohl</td>
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<tr>
<td>Seventeen BR Prop. 07-1354</td>
<td>1 Low Beach Road</td>
<td>Rev. 11-0149: garage fen</td>
<td>73.3.2-27</td>
<td>Botticelli &amp; Pohl</td>
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<tr>
<td>Seventeen BR Prop. 07-1353</td>
<td>1 Low Beach Road</td>
<td>Rev. 12-0399: shed win</td>
<td>73.3.2-27</td>
<td>Botticelli &amp; Pohl</td>
</tr>
<tr>
<td>Two Finback, LLC 07-1352</td>
<td>2 Finback Lane</td>
<td>Gutter/trim/frnt door clr</td>
<td>66-521</td>
<td>Brook Meerbergen</td>
</tr>
<tr>
<td>Thomas Levin 07-1363</td>
<td>234 Madaket Road</td>
<td>A/C condensers</td>
<td>59.4-120</td>
<td>SCC</td>
</tr>
<tr>
<td>Ronald Winters 07-1362</td>
<td>6 Essex Road</td>
<td>Fence</td>
<td>56-286</td>
<td>Ethan McMorrow</td>
</tr>
<tr>
<td>Grey Lady Lane, LLC 07-1365</td>
<td>12 Grey Lady Lane</td>
<td>Screened in porch</td>
<td>66-706</td>
<td>Val Oliver</td>
</tr>
<tr>
<td>Thomas Wynn 07-1373</td>
<td>10 Moors End Lane</td>
<td>Dormers/deck/otdr shwr</td>
<td>43-214</td>
<td>JB Studio</td>
</tr>
<tr>
<td>Christopher Karlson 07-1386</td>
<td>27 Fair Street</td>
<td>Roof change</td>
<td>42.3.2-193.1</td>
<td>William Freed</td>
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Motion to Approve due to lack of visibility. (Oliver) Carried unanimously//Welch, Camp, Dutra, and Coombs-aye

III. CONSENT WITH CONDITIONS

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</table>

Voting Pohl, Coombs, Camp, Oliver, Dutra
Alternates Welch
Recused None
Documentation None
Representing None
Public None
Concerns No additional concerns.

Motion to Approve with conditions due to lack of visibility. (Oliver) Carried 5-0//Coombs, Camp, Dutra, Oliver, and Pohl-aye

Certificate # HDC2020-07-1636
## IV. SIGNS

<table>
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<tbody>
<tr>
<td>1. NIR 07-1305</td>
<td>Straight Wharf</td>
<td>Projecting Sign / Respoke</td>
<td>42.2.4-1</td>
<td>Chris Bartick</td>
</tr>
<tr>
<td>2. NIR 07-1344</td>
<td>Straight Wharf</td>
<td>Projecting Sign / Respoke</td>
<td>42.2.4-1</td>
<td>Chris Bartick</td>
</tr>
</tbody>
</table>

- Voting: Pohl, Coombs, Camp, Oliver, Welch
- Alternates: Welch, Watters, Dutra
- Recused: None
- Documentation: Sign design plans, site plan, photos, and advisory comments.
- Sign Advisory: None
- Public: None
- Concerns (4:42) Flynn – Both signs approved as submitted
- Motion: **Motion to Approve. (Camp)**
- Roll-call Vote: Carried 5-0//Coombs, Oliver, Welch, Camp, and Pohl-aye

## V. NEW BUSINESS CARRIED OVER FROM 7/21/20

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</thead>
<tbody>
<tr>
<td>1. 62 Walsh, LLC 07-1349</td>
<td>62 Walsh Street</td>
<td>Demo/move cottage</td>
<td>29-85</td>
<td>Botticelli &amp; Pohl</td>
</tr>
<tr>
<td>2. 62 Walsh, LLC 07-1348</td>
<td>62 Walsh Street</td>
<td>Move/demo garage</td>
<td>29-85</td>
<td>Botticelli &amp; Pohl</td>
</tr>
</tbody>
</table>

- Voting: Coombs (acting chair), Camp, Oliver, Welch, Dutra
- Alternates: None
- Recused: Pohl
- Documentation: Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
- Representing: Lisa Botticelli, Botticelli & Pohl
- Public: None
- Concerns (4:43) Botticelli – Presented project have an interested party; built four or five years ago.
- Backus – HSAB has no concerns.
- Welch – He’s glad Housing Nantucket might take it.
- No concerns.
- Motion: **Motion to Approve as a move-off/demolition. (Camp)**
- Roll-call Vote: Carried 5-0//Coombs, Oliver, Welch, Camp, and Pohl-aye

- Certificate #: HDC2020-07-1349

- Certificate #: HDC2020-07-1348

- 3. Woodie Stevenson 07-1333 | 75 North Liberty Street | Front porch railing | 41-140 | Val Oliver |

- Voting: Pohl, Coombs, Camp, Welch, Dutra
- 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 (4:48) Oliver – Presented project; railing is grey. Asked to hold this to talk to the owner
- Backus – Contemporary house; she has no concerns. HSAB comments: asked for crossbucks; concerns about white railing, would prefer natural to weather.
- Camp – Would prefer a simpler design such as crossbuck.
- Welch – The image makes the balusters look larger than they probably are. Agrees a simpler crossbuck design in the three decorative areas would be more appropriate.
- Coombs – She can’t see the screen share. (NCTV folks to help her work out video.)
- Dutra – He doesn’t mind it; it gives a Victorian feel to the house.
- Pohl – Suggested replacing the ornate design with crossbucks – eliminate the middle diamond.
- Motion: **Motion to Hold for revisions. (Camp)**
- Roll-call Vote: Carried 4-0//Dutra, Coombs, Welch, Camp, and Pohl-aye

- Certificate #: HDC2020-07-1333
Proposed HDC Minutes for July 28, 2020

4. Eliza & David Silva 07-1316 16 Helen’s Drive Re-site & fenestration changes 66-53 Self
Voting Pohl, Camp, Oliver Welch, Dutra
Alternates Coombs having video issues.
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Eliza Silva, owner
Public None
Concerns (4:56) Silva – Presented project.
Oliver – The two-over-two windows are an odd proportion because they are using the existing openings; however, visibility is minimal in the proposed location.
Camp – Doesn’t think this will be visible; okay with the proposal.
Dutra – No concerns due to lack of visibility.
Welch – Agrees with comments made but okay due to limited visibility.

Motion Motion to Approve as submitted. (Camp)
Roll-call Vote Carried //Dutra, Oliver, Welch, Camp, and Pohl-aye Certificate # HDC2020-07-1316

5. Eliza & David Silva 07-1303 16 Helen’s Drive New dwelling 66-53 Self
Voting Pohl, Camp, Oliver Welch, Dutra
Alternates Coombs (resolved video issues after hearing started)
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Eliza Silva, owner
Public None
Concerns (5:05) Silva – Presented project; should only be able to see the west and north elevations and that will be limited.
Oliver – The west elevation needs more fenestration on the 2nd floor of the main mass; it’s 30-feet tall and no windows. The west elevation has the same expanse of shingled wall. There are a lot of anomalies but thinks lack of visibility will carry it. South elevation has two entry points. Regarding the front door, the existing building is a simpler style; the new house has large overhangs and is more complicated, which detracts from the front door.
Camp – She’d like more consistency in the size of window; the front door looks random. Suggested it’s possible for that 30-foot roof to come down; would also like to see something in that gable. South elevation, the 1st-floor windows could be more consistent in size. North elevation, the large roof plane under the dormer looks odd. West elevation, the front door doesn’t look like a front door.
Dutra – West elevation, agrees raising the middle mass roof up would help and agrees it needs a more traditional front door, suggested something over the door to give it more presence. Okay with the north elevation. South elevation, understands the problem with mixed window sizes; suggested moving the French doors left so the “A” windows could be increased in size; the 5 ganged windows could be reduced by one and spaced. East elevation, not that concerned since it’s the back.
Backus – Pointed out that the existing structure is 30 feet tall and this is proposed as 30 feet as well.
Welch – Agrees with much that’s been said. A viewing would benefit the whole project. On the proposed west elevation, the comments to raise the middle mass roof height will help eliminate the expanse of shingle on the main mass. He wants to reserve comments on other elements until after he has viewed this.
Coombs – The east side of the building needs to be viewed from Miacomet Avenue
Pohl – Suggested raising the middle gable roof; that will minimize the expanse of shingle wall. Agrees with the idea of fenestration being more homogenous in size and minimizing the upper-level expanse of shingle.

Motion Motion to View and hold for revisions and a good resolution Google aerial view from about 500 meters up. (Welch)
Roll-call Vote Carried 5-0 //Dutra, Camp, Oliver, Welch, and Pohl-aye Certificate #

Voting Pohl, Camp, Oliver Welch, Dutra
Alternates Coombs having video issues.
Recused None
Documentation Landscape design plans, site plan, and photos.
Representing Eliza Silva, owner
Public None
Concerns (5:25) Silva – Presented project.
Camp – She’s okay with Belgium block; but not sure about the shell.

Motion Motion to View and hold to track. (Oliver)
Roll-call Vote Carried 5-0 //Camp, Dutra, Welch, Oliver, and Pohl-aye Certificate #
VI. OLD BUSINESS

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<tbody>
<tr>
<td>1.262 Polpis N.T 07-1288</td>
<td>262 Polpis Road</td>
<td>Rev. 72782: cabana addition</td>
<td>25-1</td>
<td>M. Cutone Architecture</td>
</tr>
</tbody>
</table>

- **Voting**
  - Pohl, Coombs, Camp, Oliver, Dutra
- **Alternates**
  - Welch
- **Recused**
  - None
- **Documentation**
  - Architectural elevation plans, site plan, and photos.
- **Representing**
  - Doug Mills, Mark Cutone Architecture
- **Public**
  - None
- **Concerns (5:29)**
  - **Mills** – This was held due to a technical glitch.
  - **Pohl** – Some commissioners had concerns with the size of the cabana creating a split vote without Mr. Dutra.
  - **Coombs** – The proposal is too large for the area.
  - **Oliver** – She feels it’s too big to start with and is getting bigger.
  - **Camp** – She thinks its low enough not to be obtrusive.

**Motion**

**Motion to Approve as submitted. (Camp)**

**Roll-call Vote**

Carried 3-2/8/Coombs and Oliver-nay; Dutra, Camp, and Pohl-aye Certificate # HDC2020-07-1288

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2. **Tim Quinlisk 03-0793**

- **Voting**
  - Welch (acting chair), Coombs, Camp, Dutra
- **Alternates**
  - Coombs & Camp Read back in
- **Recused**
  - Pohl, Oliver
- **Documentation**
  - Architectural elevation plans, site plan, photos, correspondence, historical documentation, and neighborhood map.
- **Representing**
  - Lisa Botticelli, Botticelli & Pohl
  - Sarah Alger, Sarah F. Alger P.C.
  - Tim Quinlisk, owner
- **Public**
  - Linda Williams, for 90 Quidnet Road owners Quidnet Properties, LLC
- **Concerns (5:40)**
  - **Botticelli** – Reviewed additional information submitted and changes made per previous comments; addressed concerns expressed in a letter from attorney Yankow and context photos.
  - **Alger** – There is eclectic architecture in the area and the proposal is in keeping with that; it is a modest proposal.
  - **Williams** – The south elevation is of most concern to her clients; there is a substantial grade change rising up to 88 Quidnet. Asked for a view with ridge poles to better understand the new placement and height. Asked for shingled rails. Reviewed her historic packet on the house; circa 1910.
  - **Quinlisk** – Feels the architecture is in the context of Quidnet village; encourages the commissioners to look at the privat in place and the context of the area. The design is trying to maintain the low profile.
  - **Dutra** – Appreciates the work that’s been done; it’s charming architecture. South elevation is the largest concern regarding the silhouette of what it used to be; asked that the little gable forward be represented.
  - **Coombs** – They did a good job at reflecting the historic elevation. South elevation, agrees the gable mass could be maintained. Sorry to see the 1-story element with a chimney being eliminated. Would like the height brought down by using more one-story additions. The east elevation has a very long ridge and would like to see that broken up. The ganged windows should be separated.
  - **Camp** – Ms. Botticelli has been very sensitive to the Quidnet vernacular and appreciates her colleagues’ comments. The flush dormers take away from the beautiful design. Agrees about the loss of the 1-story element with the chimney; that was a very charming element. East elevation, the deck isn’t appropriate and detracts from the design; a gable with a simple window would be better. The north elevation is her favorite and the sun porch windows are great; eliminating the ganged windows in the gable would help emphasize the sun porch; French doors with windows in the upper gable are inappropriate where a simple window would be best.
  - **Welch** – The clipped hip is appropriate and gives a nod to the atypical hip on the original structure. Appreciates changes on the west. South elevation, the clipped gables help a lot; thinks an element of the original gable might be worked in such as in the outdoor shower and might mitigate the perceived height. Agrees a shingled railing would be more appropriate. North elevation of the porch will run into a roof structure. If a portion of the porch on the south elevation were shingled it would help. Regarding the sun-porch fenestration, he it takes to heart as well as on the gable. The north elevation is the most successful due to its simplicity. The more global comment, he’d like them to consider a mudsill to eliminate the step up; that might help bring down the height of the south elevation. Poled the sitting members regarding a view. He’s okay with some sort of dormer on the east elevation if it helps break up the ridge line; though it isn’t visible.

**Motion**

**Motion to View with a ridge pole and a stake at the southwest front-most corner. (Coombs)**

**Roll-call Vote**

Carried 4-0///Camp, Dutra, Coombs, and Welch-aye Certificate #
3. Nancy Digiluio 06-1181 35 Dartmouth Street  Aluminum roof shingles  76.4.2-304  East Coast Metal Roofing
Voting  Pohl, Coombs, Camp, Oliver
Alternates  None
Recused  None
Documentation  Architectural elevation plans, site plan, and photos.
Representing  Paul Lechiara, East Coast Metal Roofing
Public  None
Concerns (5:36)  
- **Oliver** – Thanked the applicant for the samples. She can’t approve this; it’s too much of an anomaly; the color choices are flat.
- **Pohl** – The aluminum shingles don’t look remotely like asphalt shingles.
- **Camp** – She will go with the rest of the board.
- **Coombs** – She feels aluminum shingles are inappropriate.

Motion  
**Motion to Deny due to architectural inappropriateness. (Oliver)**

Roll-call Vote  
Carried 4-0///Coombs, Camp, Oliver, and Pohl-aye  Certificate #  HDC2020-06-1181

4. Stephen Erisman 07-1302 2 Saccacha Avenue  Outdoor shw/lattice fence  82-23.2  Val Oliver
Voting  Pohl, Coombs, Camp, Welch, Dutra
Alternates  None
Recused  Oliver
Documentation  Architectural elevation plans, site plan, and photos.
Representing  Val Oliver, V. Oliver Design
Public  None
Concerns (6:35)  
- **Oliver** – Reviewed changes made per previous concerns; railing is around air-conditioning units (A/C); reviewed precedent photos; lattice is square, which is the only difference from the solid board of the approval.
- **Coombs** – She went out and looked at this; she no longer has concerns. It will weather in nicely.
- **Camp** – Doesn’t understand why this is before us.
- **Welch** – Originally, he spoke against this with respect to what he could see in the image. He viewed this, and it is set back away from the street; the design is all over the area.

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

Roll-call Vote  
Carried 4-0///Camp- abstain; Welch, Dutra, Coombs, and Pohl-aye  Certificate #  HDC2020-07-1302

5. Sheila Wilner Trust 01-0548 10 Beach Street  demo  73.2.4-10  Emeritus
Voting  Pohl, Camp, Oliver, Welch
Alternates  None
Recused  None
Documentation  Architectural elevation plans, site plan, photos, correspondence, and historic documentation.
Representing  Matt MacEachern, Emeritus Development
Public  Linda Williams – for resident about 100 feet away
Concerns (6:45)  
- **MacEachern** – Presented project; he hasn’t seen the email; at the last hearing, material was submitted just before the meeting and it is happening again, and that timing feels unfair to him and his client. He’s surprised at everyone’s response to this project, it was held up for months due to COVID; pre-COVID we were talking about exterior structural details. He knows this structure is not indicative of 1880s historic Codfish Park; contends it is dated circa 1930s-1940s, not 1920s.
- **Backus** – This has a charm everyone appreciates and is an important part of Sconset; circa 1920s. Read Nantucket Preservation Trust (NPT) email regarding Codfish Park. SAB did not meet.
- **Williams** – Reviewed her historic packet; no one knows where the building came from. A lot of the low cottages/shacks have been lost to structures like what’s proposed. Would like some of the historic structure maintained.
- **Oliver** – This is a lot of information; we should have an opportunity to digest.
- **Pohl** – The new information submitted by opponents should have been submitted in time for the applicant and his agent to review it, just as the applicant must make information available for the public. Agrees with what’s been said. It is not indicative of the 1880s buildings in Codfish Park regarding the steep roof pitch, but the scale is. We did the applicant a benefit by reviewing the new application to get it more in scale with the variegated architectural style found in Codfish Park. Asked for a discussion of the policy about reviewing applications removing historic structures be put on the agenda.
- **Camp** – She would hate to lose this structure; it’s got a lot of history of Codfish Park; it’s her job to preserve Codfish Park.

Motion  
**Motion to Hold for review of information submitted today with the inclusion of all minutes to day in the next packet. (Welch)**

Roll-call Vote  
Carried 4-0///Camp, Oliver, Welch, and Pohl-aye  Certificate #
6. Sheila Wilner Trust 01-0547 10 Beach Street New dwelling 73.2.4-10 Emeritus

Voting Pohl, Camp, Oliver, Welch
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, photos, correspondence, and advisory comments.
Representing Matt MacEachern, Emeritus Development
Public None
Concerns (7:10) MacEachern – Reviewed changes made per previous concerns; asked commissioners to review recent approvals in Codfish Park. Doesn’t think he can bring the plate height or ridge height down and more.
Backus – There was no SAB meeting but read into the record statements from some SAB members: changes superficial; current design pays no respect to history of Codfish Park and should incorporate current structure.
Welch – Too large and overpowers the site; 1½ structure inappropriate; needs simplification; in this location it’s too homogenous to the point it won’t fit in; still uncomfortable talking about this design without having resolved the demolition/move-off. The wall above the 1st floor is very tall.
Oliver – She doesn’t feel comfortable without resolving the demolition. The changes look positive. Concurs with Mr. Welch; this is a modern structure and lacks the additive “carbuncles” of Codfish Park.
Camp – Nothing to add; she agrees.
Pohl – Like the SAB comment about salvaging the doorway. Agrees with what’s been said.

Motion Motion to Hold to track the demolition/move-off. (Welch)
Roll-call Vote Carried 4-0 // Oliver, Camp, Welch, and Pohl-aye

7. Nantucket Island Res 06-1267 29 Broad Street Railings 42.4.2-38 Linda Williams

Voting Pohl, Coombs, Camp, Oliver, Welch
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, photos, and historic documentation.
Representing Linda Williams
Public None
Concerns (7:24) Williams – Suggest portion of railing (as seen from Ash Street) next to brick to go to red and the piece off the right go to grey; they know they have to deal with the two huge condensers on Centre Street.
Oliver – She doesn’t want to see the railing different colors; it’s white now and thinks it best to keep it that. Agrees with the Centre Street railing matching the existing fire escape.
Camp – The white stands out; she likes the plan where railing disappears into the building. We’d all like to see the J.C. House return to the 1880s wrought iron; the next best thing is to let it fade into the background.
Welch – It needs visual cloaking so it’s almost not there; his problem is that the metal railing is so perfect – no inclusions or dents in the material. Up close it looks like metal and that is troublesome in the old historic district (OHD). The railing visible from Ash Street will be hard to ascertain details if it’s painted red. Grey on the abutting section helps to cloak the fact there are no imperfections. Anything above the eave should be painted red. The railing on Centre Street should be largely similar to existing.
Coombs – Likes the proposal which blends the Ash Street railing into the building; white is too obvious. Okay with the old fire escapes on Centre Street.
Pohl – The red and grey will serve to downplay the railing.
Flynn – She would have to pull the file to double check that the as-built fee was paid.

Motion Motion to Approve through staff as proposed at the table; the railing on Centre Street to match the details and color of the fire escape; and with the as-built fee paid. (Coombs)
Roll-call Vote Carried 5-0 // Camp, Oliver, Welch, Coombs, and Pohl-aye
8. Isaiah Tryman 01-0551 10 Polliwog Road Lift house/add basement 55-423.4 Self
Voting Pohl, Coombs, Camp, Oliver, Welch
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Isaiah Tryman, owner
Public None
Concerns (7:39) Tryman – Reviewed changes made to mitigate amount of exposed foundation and number of steps, per previous concerns. It’s being raised because the water from the pond floods the yard.
Welch – He’s fine with this. On the north and west elevation, the grade should come up one more step; it will make it more balanced. South elevation, it appears the lines indicating the foundation under the bump out are missing. Presented a photo of a similar structure raised a similar amount as proposed; it’s foundation was mitigated by plantings.
Oliver – She thinks it looks weird being so high up. Mr. Welch’s photo alleviates her concerns.
Coombs – It looks like there are 5 steps; that makes the front door so high. Only one basement windows should be exposed; the window wells can be constructed in a way to keep the water out.
Camp – No concerns.
Pohl – This would not be too unlike houses in Town.
Motion Motion to Approve through staff with the grade raised 8 additional inches to reduce the exposed foundation by one step. (Coombs)
Roll-call Vote Carried 5-0/Welch, Oliver, Camp, Coombs, and Pohl-aye Certificate # HDC2020-01-0551

9. 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, and manufacturer spec sheet.
Representing Tim Carruthers, ACK Smart
Public Jessie Dutra, not a sitting member on this.
Concerns (7:54) Carruthers – Reviewed changes made per previous concerns and everything they have done to gain an approval.
Coombs – It’s only 1 story and added trees will help screen the array; could approve with visibility screened in perpetuity.
Camp – Asked why they can’t put the evergreen trees in first and then we look at this. We’re all worried about this being on the front of the house. She can’t support this. The approval should specify the type and caliper of the trees.
Oliver – If it’s screened, she’d want to know what types and size of trees will be used. He’s doing a lot of positive things; she’s willing to do this due to the location and limited visibility.
Welch – He appreciates the changes and proposed screening and roof; for him it’s a matter of consistency with the guidelines: it’s on a primary structure and a primary façade.
Dutra – (Speaking as a citizen) you could specify the height and screening from ground to first branch on the tree.
Pohl – Scrub pine would be an effective screen; he has the same tree at his office and the canopy starts about 4 feet up.
He feels with the added stipulation that the panels will have limited visibility and year-round screening at time of inspection would be enough for him to approve this.
Motion Motion to Approve through staff with the screening trees to be 8 feet tall evergreens planted as noted in the diagram; the trees are to be in place at time of inspection and screening as shown in the diagram. (Coombs)
Roll-call Vote Carried 3-2/Welch & Camp-aye; Oliver, Coombs, and Pohl-aye Certificate # HDC2020-06-1227

10. Richmond Meadows II 02-0614 4 Iris Place Aluminum handrails 68-366 KOH Architecture
Voting Pohl, Coombs, Oliver, Welch
Alternates Camp stepped off
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Dinah Klamert, KOH Architecture
Public None
Concerns (8:12) Klamert – Reviewed the project and the redesigned railing; posts are wood and handrail metal.
Oliver – Black is appropriate for this building; it ties into the black sash. Not sure about natural to weather posts with the black handrail; the posts should be painted to match the trim.
Welch – Agrees the wood posts should be painted to match the trim.
Coombs – Agrees.
Pohl – He likes that idea too.
Motion Motion to Approve through staff with the railing to be black and posts to be grey to match the trim. (Oliver)
Roll-call Vote Carried 4-0/Welch, Coombs, Oliver, and Pohl-aye Certificate # HDC2020-02-0614
11. Richmond Meadows II 02-0623 2 Orchid Place  Aluminum handrails  68-337  KOH Architecture

Voting  Pohl, Coombs, Oliver, Welch
Alternates  Camp stepped off
Recused  None
Documentation  Architectural elevation plans, site plan, and photos.
Representing  Dinah Klamert, KOH Architecture
Public  None
Concerns (8:21)  Klamert – The only difference is the house trim is white.
                   Oliver – Keep it simple and go white on white to blend into the house.
                   Welch – Asked if there will be other railings (one more on the other side of the site). As long as there won’t be one at every building, he’s okay with Ms. Oliver’s proposal.
                   Coombs – Feels the railings should all be one subdued color rather than matching the building.
                   Pohl – Agrees with Ms. Coombs; black rail with grey posts is pretty neutral.

Motion  Motion to Approve through staff with grey posts and black rail. (Coombs)
Roll-call Vote  Carried 4-0/Welch, Oliver, Coombs, and Pohl-aye  Certificate #  HDC2020-02-0623

12. Brian Harris 06-1164 50 Weeweeder Avenue  New dwelling  79-15  M. Cutone Architecture

Voting  Pohl, Coombs, Oliver, Welch
Alternates  None
Recused  None
Documentation  Architectural elevation plans, site plan, and photos.
Representing  Mark Cutone, Mark Cutone Architecture
Public  None
Concerns (8:28)  Cutone – Reviewed changes made per previous concerns; also held for a view with poles.
                   Oliver – Northwest and southeast elevations look like a hotel; this is long and looking at it on an angle doesn’t help.
                   Welch – Whatever height we settle on, he would like the application revised to reflect the final reduction of the ridge height. Northwest elevation, the transition from 4-bay to 1-story is atypical and elongated; to the right, that bumpout addition seems disproportionate as well. West elevation, the long stretch on an angle. It’s like a federal was added onto with a different type of structure. South elevation, this reverts to a contemporary Nantucket building. Southeast elevation, the rendering alludes to the disparity in the structure.
                   Coombs – Feels this building is just too big, it’s way beyond what’s normally in a rural beach-side area. The architecture doesn’t work together and is not appropriate in this location.
                   Pohl – The angles aren’t helping; the geometry is splayed out. The rendering of the northwest really shows the long, uninterrupted 1.5 story ridge lines. The more it can come down and the more the perceived length can be reduced will help.

Motion  Motion to Hold for revisions. (Oliver)
Roll-call Vote  Carried 4-0/Welch, Coombs, Oliver, and Pohl-aye  Certificate #
Proposed HDC Minutes for July 28, 2020

16. Leah Cabral 07-1336 7 Marble Way Roof top solar 66-446.1 Karen Alence

Voting
Pohl, Coombs, Oliver, Welch, Dutra

Alternates
None

Recused
None

Documentation
Architectural elevation plans, site plan, photos, and manufacturer spec sheet.

Representing
Karen Alence, Cotuit Solar
Leah Cabral, co-owner
Matthew Hill, co-owner

Public
None

Concerns (8:52) - Alence – Reviewed changes made per previous concerns; contends panels on the front dormers won’t be visible

- Cabral – Explained their desire for the solar; the flush dormers have a very shallow roof pitch; also, the road is one way with existing apple trees to help screen.

- Hill – This area is mostly commercial and not that heavily travelled.

- Oliver – She thinks the dormer panels will be visible, and they are on a wood roof.

- Dutra – He has no concerns; the dormers are shallow, on a barely travelled road, he feels it meets the criteria.

- Welch – It’s on a cedar roof; however, unlike other applications, it is consistent with the guidelines in that the arrays are on a secondary mass with limited visual impact; only the edge of the panels will be visible. He has no concerns.

- Coombs – She thinks this is good. Asked about visibility of the rear from Sleep Hollow.

- Pohl – We will see the edge of the panels on the front; but that’s not seeing the panels.

Motion
Motion to Approve as submitted. (Welch)

Roll-call Vote
Carried 4-1/\(\text{Oliver}-\text{nay};\text{Coombs, Dutra, Welch, and Pohl-aye}\)

Certificate # HDC2020-07-1336

17. Martha Morris 06-1233 9 Dennis Drive Roof top solar 67-366 ACK Smart

18. Bartlett Farm Hous LLC 05-1032 24 Bartlett Farm Road New dwelling 65-86 Emeritus

19. Bartlett Farm Hous LLC 06-1110 24 Bartlett Farm Road Pool 65-86 Emeritus

20. Whitney Gifford 06-1232 32 Pocomo Road New dwelling 14-77 Emeritus

21. 78 Wauwinet Road 06-1065 78 Wauwinet Road New dwelling 14-18 Emeritus

22. Will Forbeth 06-1121 58 Walsh Street Roof changes 29-97 Sanne Payne

23. Nantucket Bk&G Club 06-1145 69 Sparks Avenue New dwelling 55-139.2 Emeritus


25. Thompson 07-1292 73 Baxter Rd Garage 49-27 Emeritus

26. Elizabeth Pagnum 05-0865 19 Lily Street Hardscape 42.4.3-42 David Troast

27. John Halliwell Trust 07-1277 2 Webster Road Rev. 02-0719: garage 79-146 Thornewill Design

Voting
Pohl, Coombs, Camp, Welch, Dutra

Alternates
Oliver

Recused
None

Documentation
None

Representing
None

Public
None

Concerns (time) - Not opened at this time.

Motion
Motion to Hold for the beginning of the next meeting. (Welch)

Roll-call Vote
Carried 5-0/\(\text{Coombs, Dutra, Welch, Camp, and Pohl-aye}\)

Certificate #

VII. OTHER BUSINESS

Approve Minutes
June 23 & 30, July 2, 6, 10 & 13, 2020 - Held

Review Minutes
July 21, 2020

Other Business
- Next HDC Meeting Old Business Thursday 7/30/20 at 1:00-4:00pm - cancelled
- Next HDC New Business meeting Monday 8/3/20 at 4:30pm
- Discussion of Certified Local Government (CLG) and possible vote
- HDC review of revisions to HDC Background Summary to finalize for web page including vote
- Welch – Asked commissioners to read this prior to the vote on it.
- Discussion of adding Tuckernuck to MAB

Commission Comments
None

List of additional documents used at the meeting:
1. Draft minutes as listed
2. HDC Background Summary

Motion to Adjourn at 9:09 p.m. (Camp)

Carried unanimously/\(\text{Oliver, Coombs, Camp, Dutra, and Pohl-aye}\)

Submitted by:
Terry L. Norton

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