



# 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 30, 2019**

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

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Called to order at 4:30 p.m. and announcements by Ms. Coombs

Staff in attendance: Cathy Flynn, Administrative Specialist; Terry Norton, Town Minutes Taker  
 Attending Members: Coombs (acting chair), McLaughlin, Camp, Oliver, Welch, Watterson, Dutra  
 Absent Members: Pohl  
 Late Arrivals: Camp, 4:32 p.m.  
 Early Departures: None

Agenda adopted as amended by unanimous consent.

## I. PUBLIC COMMENT

**Hillary Rayport**, Nantucket Historical Commission (NHC) Chair – Update of July 18<sup>th</sup> meeting, items of discussion included the inappropriateness of inverted-U bike racks, placement of the bike bollards so as bikes aren't clustered.

Discussion about functionality of wooden bike racks.

**Welch** – Suggested that if anyone has objections or comments to add to her memo to forward them to Ms. Rayport by Friday. Asked that a discussion about the process related to roadways and sidewalks be added to the agenda.

**McLaughlin** – Stated that the Department of Public Works (DPW) is putting up a lot of street furniture without HDC approval and if this continues the DPW management should be fired. He finds the bollards inappropriate.

**Coombs** – The Historical Commission is by statute the leading commission of a historic municipality.

## II. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Winters, Austen – 72789	7 Golfview Drive	Outdoor shower	66-167	Thirty Acre Wood
2. Peters, Kim M Trust – 72790	13 Hallowell Lane	Roof change	30-11	Scott Menard
3. 262 Polpis N.T. – 72791	262 Polpis Road	Shed	25-1	M. C. Architect
4. Atchinson, Robert – 72792	28 Pequot Street	Rev. 67467: color change	80-186	Rhett Dupont
5. Atchinson, Robert – 72793	28 Pequot Street	Rev. 67558: color change	80-186	Rhett Dupont
6. Steamship Authority – 72794	1 Steamboat Wharf	Temporary tent	42.4.2-14	LINK
7. 2 Huntington Trust – 72795	2 Huntington Street	Demo shed	71.3.2-332	Self
8. 2 Huntington Trust – 72796	2 Huntington Street	Shed	71.3.2-332	Self

Voting Coombs, McLaughlin, Oliver, Camp, Dutra

Alternates Welch, Watterson

Recused None

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Oliver)**

Vote Carried 4-0//McLaughlin abstain

Certificate # **72789 to 72796**

**III. SIGNS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	N.I.R. Retail	3 North Union Street	Wall sign	42.3.1-214.2	Emeritus
2.	N.I.R.	38 Main Street	Projecting sign	42.3.1-189	Cara Marquis
3.	Egan Maritime	158 Polpis Road	Master sign plan	27-28	Self
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – Recommend held due to lack of representation.				
Concerns	No comments at this time.				
Motion	<b>Motion to Hold for representation. (Watterson)</b>				
Vote	Carried 5-0			Certificate #	
4.	Brock Building Trust	53 Main Street	Existing sing change	42.3.1-223	Plymouth Sign Co.
5.	Brock Building Trust	53 Main Street	Existing sing change	42.3.1-223	Plymouth Sign Co.
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – Recommend held for revisions.				
Concerns	No comments at this time.				
Motion	<b>Motion to Hold for revisions. (Watterson)</b>				
Vote	Carried 5-0			Certificate #	
Motion to Move Ms. Williams' Items back to their original location on the agenda. (Watterson) Carried 5-0					

**IV. OLD BUSINESS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Hurowitz, Jim	71 Pochick Avenue	Spiral staircase & deck	79-14	Self
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	None				
Public	None				
Concerns (4:52)	<b>Oliver</b> – The ¼-inch scale drawings are of the existing condition, there is nothing on the proposed deck and staircase. She viewed this, and it won't be visible. <b>McLaughlin</b> – He didn't make the viewing, but the spiral stairway is not appropriate.				
Motion	<b>Motion to Approve due to lack of visibility. (Camp)</b>				
Vote	Carried 5-0			Certificate #	72797
2.	Minihan, Andrew	7 Cachalot Lane	New dwelling	67-859	Self
Voting	Coombs, McLaughlin, Camp, Watterson, Welch				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Andrew Minihan</b> , owner – He changed from clapboards to shingles on the front.				
Public	None				
Concerns (4:55)	<b>Watterson</b> – The house is nice and fits in; the double hung window shutters need a mid-rail. Gable 3 <sup>rd</sup> -floor window should be 4" thinner, 2832 is a better window. The fan window gives it personality even though it's atypical. <b>Camp</b> – The front door fan window is too formal for Cachalot. The shutters, trim, and sash should be painted. <b>McLaughlin</b> – No comments. <b>Welch</b> – Nice, appropriate design and appropriate. Agrees with Mr. Watterson about adding a mid-slat to the shutters. <b>Coombs</b> – The fan window over the front door is not appropriate; that is a downtown element. Appreciates shutters if they are wood and have the cross bar. The chimney top should be corbelled in or out by two brick courses; it is also too wide for a single-flue chimney and should come in about 6 inches.				
Motion	<b>Motion to Approve through staff with the 3032 windows to be a 2832 window; a mid-rail added to the shutters; colors to be white trim and sash and Hamilton blue shutters; chimney to have corbelling at the top and the neck to be narrowed by 6 inches; per Exhibit A. (Watterson)</b>				
Vote	Carried 5-0			Certificate #	72798

<b>3. Yeager, David</b>	<b>2 Howard Court</b>	<b>Additions</b>	<b>42.3.4-36.3</b>	<b>Brook Meerbergen</b>
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra			
Alternates	Welch, Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>Brook Meerbergen</b> – Presented project; circa between 1923-1949, estimates mid to late 1930s.			
Public	<b>Hillary Rayport</b> , NHC Chair – This is one of the most charming structures on Howard Court; it has a presence when leaving Greater Light, and epitomized little cottages on quiet lanes. Raising the height would cause it to loom over Greater Light.			
Concerns (5:07)	<b>Coombs</b> – Read HSAB comments: completely changes character of structure and neighborhood across from Greater Light. <b>Oliver</b> – She'd like to see what's around it; looking at just the drawing, adding another floor looks like a lot. <b>Camp</b> – She's concerned about the scale of the proposed. She also wants to look at the neighborhood. Doesn't want to lose the current scale.			
Motion	<b>Motion to View. (Camp)</b>			
Vote	Carried 5-0		Certificate #	
4. <del>21 Crooked Lane, LLC</del>	<del>1 West Chester St. Ext</del>	<del>Addition</del>	<del>41-480</del>	<del>Brook Meerbergen</del>
5. <del>21 Crooked Lane, LLC</del>	<del>1 West Chester St. Ext</del>	<del>Pickle ball court</del>	<del>41-480</del>	<del>Brook Meerbergen</del>
6. Glowacki, Walter	30B Evergreen Way	Fence/gate	68-714	Linda Williams
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	<b>Linda Williams</b> – Presented project; submitted photos of Richmond Development area at the table.			
Public	None			
Concerns (5:15)	<b>Watterson</b> – We don't want a 6-foot fence on the road; that should start 25 feet back. The lattice should be square. <b>Oliver</b> – We've been requesting plantings every other section of the fence, especially along the property line. <b>McLaughlin</b> – No comments. <b>Coombs</b> – There should be plantings on the Evergreen Way side of the fence. 5&1 to the side of the house then it becomes a split rail to the street and across the front.			
Motion	<b>Motion to Approve through staff per Exhibit A. (Oliver)</b>			
Vote	Carried 5-0		Certificate #	<b>72799</b>
<b>7. Musi, Ken</b>	<b>20 Willard Street</b>	<b>Roof walk</b>	<b>29-78</b>	<b>Linda Williams</b>
<b>8. Judson, Marta</b>	<b>143 Orange Street</b>	<b>Fence</b>	<b>55-154</b>	<b>Linda Williams</b>
Voting	Coombs, McLaughlin, Camp, Oliver, Welch,			
Alternates	Watterson, Dutra			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	<b>Linda Williams</b> – Asked these two be held.			
Public	None			
Concerns (5:25)	Not opened at this time.			
Motion	<b>Motion to Hold at Representative's request. (Camp)</b>			
Vote	Carried 5-0		Certificate #	
9. Derrymore Investments	12 Derrymore Road	New dwelling	41-241	Workshop APD
Voting	Oliver (acting chair), McLaughlin, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	None			
Public	<b>Diane Coombs</b> – This house at 71 feet runs from setback to setback; that is not typical for Derrymore.			
Concerns (5:25)	<b>Oliver</b> – The site plan is telling as to the change in size and scale. There are a lot of 2-story structures up there but not with as large a footprint; he's trying to match Gingy Lane when Derrymore has a simpler vernacular. Suggested eliminating the "odd" saltbox form on the north elevation; cut off the gable and run the porch across the front; the dormer pitch is steep; windows should be double-hung instead of transoms; all dormer eaves should be dropped to be on top of the window head casings. <b>McLaughlin</b> – South and north elevation meeting rails don't align, 1-foot too low. The four casement windows should be fixed or 3-over-3 double hung. <b>Welch</b> – Agrees with Ms. Oliver about the size. Agrees about the meeting rails; the south elevation will be visible. Roof massing is problematic; however, if the overall structure is reduced, that would be less of an impact; if the structure is smaller, feels the salt-box would be appropriate.			
Motion	<b>Motion to Hold for revisions. (Welch)</b>			
Vote	Carried 3-0		Certificate #	

10. Derrymore Investments	12 Derrymore Road	Garage studio	41-241	Workshop APD
Voting	Oliver (acting chair), McLaughlin, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	None			
Public	None			
Concerns (5:35)	<p><b>Oliver</b> – She has the same comment about the saltbox; make the eave even and add a roof.</p> <p><b>McLaughlin</b> – The “C” casements should be fixed.</p> <p><b>Welch</b> – He’s okay with the saltbox form on this.</p>			
Motion	<b>Motion to Hold to track with the main house. (Welch)</b>			
Vote	Carried 3-0		Certificate #	
11. Derrymore Investments	12 Derrymore Road	Shed	41-241	Workshop APD
Voting	Oliver (acting chair), McLaughlin, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	None			
Public	None			
Concerns (5:37)	<p><b>Oliver</b> – This is simple but has an “oddball” placement on the lot. The bi-fold doors are an anomaly. The black and grey color pallet is inappropriate in Town; that goes for the other two structures as well.</p> <p><b>McLaughlin</b> – Casements should be fixed.</p> <p><b>Welch</b> – Okay with the bi-fold as long as they are v-groove.</p>			
Motion	<b>Motion to Hold to track. (Welch)</b>			
Vote	Carried 3-0		Certificate #	
12. Carlisle, Amis	2 Prospect Street	As-built Shed	55-443	Self
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra			
Alternates	Welch, Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Amis Carlisle</b> – Presented project.			
Public	None			
Concerns (5:40)	<p><b>Staff</b> – We don’t have the plans.</p> <p><b>Oliver</b> – This is an as-built in an odd spot. She has a photo. The shed design is okay; it’s the location on the street.</p> <p><b>Coombs</b> – Read HSAB comments: like the batten door but placement is inappropriate and should be moved to back.</p> <p><b>Camp</b> – Doesn’t know anything about this structure and would like to have a complete application: elevation, site plan, and view.</p> <p><b>McLaughlin</b> – This was built without permit. It should be move to the corner near the pink house; it’s not approvable in this proposed location.</p>			
Motion	<b>Motion to View and to come back on Tuesday, August 6. (Camp)</b>			
Vote	Carried 5-0		Certificate #	
13. Kiss	12 Creek Lane	New dwelling	38-98	BPC
Voting	Coombs, McLaughlin, Oliver, Welch, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, front door design options, site plan, and photos.			
Representing	<b>Joe Paul</b> , BPC – Reviewed changes made per previous concerns and additional information; willing to make the side door all wood.			
Public	None			
Concerns (5:56)	<p><b>Welch</b> – Believes the front door Option A is appropriate.</p> <p><b>Oliver</b> – The secondary door should be something else; likes the Option C side door with the Option A front door.</p> <p><b>Watterson</b> – He’d prefer the side door be solid wood; v-groove, or batten is good.</p> <p><b>McLaughlin</b> – The front door is 3’6” wide, which seems wide.</p> <p><b>Coombs</b> – Agrees about the side door being all wood. She’d like both doors to be Essex green.</p>			
Motion	<b>Motion to Approve through staff with the front entry to be Option A with the side door to be solid wood, vertical v-groove, and all doors to be Essex green. (Watterson)</b>			
Vote	Carried 5-0		Certificate #	72800

14. Brody, Paul	11 E Street	Solar Panels	60.2.1-4	BPC
Voting	Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, manufacturer's spec sheet, and advisory board comments.			
Representing	<b>Joe Paul</b> , BPC – This is solely for the solar panels; he located them on the upper-most, flatter roof pitches.			
Public	None			
Concerns (6:07)	<b>Oliver</b> – There was question about the roof color; we really don't like these on wood; roof should be black asphalt. She went out there; the least visible side is the south so that is preferable. <b>Coombs</b> – Read MAB comments: panels should be on the ground. The array over three buildings is between 50 and 60 panels. It would help to be able to identify the individual panels. <b>Camp</b> – The texture difference between wood roof and shiny panels is too much. <b>McLaughlin</b> – Over on A Street is a garage with black roof and panels; that was a mistake. If you can put them on the ground, that's where they should go. There is room to put them on the ground.			
Motion	<b>Motion to Hold for revisions and possible location options. (Oliver)</b>			
Vote	Carried 4-0		Certificate #	
15. Brody, Paul	11 E Street	Cottage revisions	60.2.1-4	BPC
16. Brody, Paul	11 E Street	Garage revisions	60.2.1-4	BPC
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Watterson, Dutra			
Recused	None			
Documentation	None			
Representing	<b>Joe Paul</b> , BPC – Asked theses not be opened.			
Public	None			
Concerns (6:22)	None			
Motion	<b>Motion to Hold at the applicant's request and to be heard August 6. (Oliver)</b>			
Vote	Carried 5-0		Certificate #	
17. Donahue, Tim	20 Monomoy Road	Garage shed revisions	54-145	Will Gorman
Voting	Oliver (acting chair), McLaughlin, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Will Gorman			
Public	None			
Concerns (6:23)	<b>Welch</b> – He viewed this; though the brackets are atypical, they will not be visible. He has no concerns on that basis. <b>McLaughlin</b> – No comments.			
Motion	<b>Motion to Approve due to limited visibility. (Welch)</b>			
Vote	Carried 2-0//McLaughlin abstain		Certificate #	72801
18. Little, Thomas	9 North Avenue	New garage	42.4.4-58	Ben Normand
Voting	Coombs, McLaughlin, Camp, Dutra, Watterson			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Ben Normand</b> , Residential Design – Explained how the garage matches the house.			
Public	None			
Concerns (6:25)	<b>McLaughlin</b> – The 6-light awnings are visible and should be fixed. No others have concerns.			
Motion	<b>Motion to Approve through staff with the 6-light awning windows to be fixed. (Watterson)</b>			
Vote	Carried 5-0		Certificate #	72802
19. Mardissian, Aris	42 Dukes Road	2 <sup>nd</sup> -floor addition	56-249	NAG
Voting	Coombs, McLaughlin, Camp, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Bill McGuire</b> , Nantucket Architectural Group – Reviewed changes made per previous concerns.			
Public	None			
Concerns (6:28)	No concerns.			
Motion	<b>Motion to Approve. (McLaughlin)</b>			
Vote	Carried 4-0		Certificate #	72803

<b>20. Smith, Horace</b>	<b>97 West Chester Street</b>	<b>2<sup>nd</sup> floor garage addition</b>	<b>41-838</b>	<b>Emeritus</b>
Voting	Oliver (acting chair), McLaughlin, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Reviewed changes made per previous concerns; awning windows are fixed.			
Public	None			
Concerns (6:32)	<b>Welch</b> – Given the mass of privet along the front, the visibility will be limited. No concerns as long as screening is in place.			
Motion	<b>Motion to Approve subject to the privet screening along West Chester Street be in place at the time of inspection and thereafter. (Welch)</b>			
Vote	Carried 3-0	Certificate #	<b>72804</b>	
<b>21. Byrnes, Randy</b>	<b>9 Liberty Street</b>	<b>Alterations/color change</b>	<b>42.3.1-54</b>	<b>Concept Design</b>
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>T.J. Watterson</b> , Concept Design – Shutters to be Hamilton blue, Navy blue door, and light grey clapboard.			
Public	None			
Concerns (6:36)	No concerns.			
Motion	<b>Motion to Approve with Folger (aka Hamilton) blue shutters. (Camp)</b>			
Vote	Carried 5-0	Certificate #	<b>72805</b>	
<b>22. 85 N Sankaty Road, LLC</b>	<b>85 North Sankaty Road</b>	<b>New dwelling</b>	<b>49-91</b>	<b>M. C. Architecture</b>
Voting	Coombs, McLaughlin, Oliver, Welch, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Mark Cutone</b> , Mark Cutone Architecture – Reviewed changes made per previous concerns; Quaker grey trim and sash and black door.			
Public	None			
Concerns (6:39)	<b>Watterson</b> – The changes are very successful. No concerns.			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Vote	Carried 5-0	Certificate #	<b>72806</b>	
<b>23. Richmond Gr Pt Devel.</b>	<b>10 &amp; 12 DavKim Lane</b>	<b>Commercial building</b>	<b>68-61 &amp; 62</b>	<b>Recom Architecture</b>
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and color chips.			
Representing	<b>Ethan Griffin</b> , Gryphon Architecture – Submitted context photos at the table; all the roofs are light in this area.			
Public	None			
Concerns (6:45)	<b>Oliver</b> – A break in the roof would mitigate the length. Asked if the front could be made more appealing. <b>Camp</b> – Agrees about the length; the pitch is almost flat, though that keeps the height down. <b>Watterson</b> – He has no concerns; it's typical of an industrial setting and doesn't think the length will be out of place. <b>McLaughlin</b> – No comments. <b>Coombs</b> – Agrees the roof line should be broken up. Front elevation windows should be ungangled.			
Motion	<b>Motion to Hold for revisions to soften the front. (Camp)</b>			
Vote	Carried 5-0	Certificate #		

V. OTHER BUSINESS	
Approve Minutes	None
Review Minutes	July 16, 2019
Other Business	<ul style="list-style-type: none"> <li>• Plastic sheds.  <b>Coombs</b> – Mr. Pohl said he was going to talk to Marine Lumber about these.  <b>Oliver</b> – We’ve given them a warning and now it is back. She’s seen four of these around the Island. They have to stop selling them.  <b>Welch</b> – If a plastic shed meets our definition of a shed, a letter should go to the property owner to remove it or get it permitted. We can’t control what a vendor sells; trying to dissuade the sale of these sheds isn’t working.  <b>Dutra</b> – The HDC Act definition of a structure is, “A structure can be... or anything else.” That is vague and leaves the interpretation up to HDC. If it isn’t visible, you can have it.  <b>Watterson</b> – We can’t control something if it isn’t visible.  <b>Welch</b> – Asked staff to issue a warning letter to the property owners saying the sheds are a violation of the Act and to contact the office to start the application process.  <b>Coombs</b> – Asked Mr. McLaughlin to go through his old papers; she believes there’s something somewhere about plastic sheds not being permitted at all.</li> <li>• Discussion of HDC appeal 1 Sunset Ridge Lane.  <b>Staff</b> – The discussion is about who voted on the application. Mr. Pohl was the Chair for this.</li> <li>• Discussion of HDC appeal at 41 Chuck Hollow Road.  <b>Steven Cohen</b>, Cohen &amp; Cohen Law P.C., for 41 Chuck Hollow Road – This project is being appealed by the neighbor and will be at the Select Board the end of August. The Building Commissioner issued the building permit because the HDC Statute doesn’t say a project can’t move forward if it is under appeal and he felt it was discretionary. The neighbor is appealing the Building Commissioner’s decision to issue the permit; that hearing is August 8 before the Zoning Board of Appeals (ZBA) to overturn the Building Commissioners issuing of the building permit. He is asking the HDC to take the position and send a letter to the ZBA stating that when the HDC issues a Certificate of Appropriateness (COA), you consider it sufficient for issuance of a building permit. He finds the ZBA making a decision about the validity of the HDC permit strange without the HDC weighing in.  <b>Welch</b> – Our Act is a legislative act referenced in the code, not a zoning bylaw; asked what the applicability is.  <b>Cohen</b> – The HDC Act stands alone apart from Town Zoning Bylaw; the Act states will issue a building permit only if it is accompanied by a COA. The Building Commissioner stance is that a COA is valid to issue a permit even if it is under appeal. He was in here before asking for the opposite regarding the pool at 9 Lincoln Circle; the HDC’s stance at the time was that approval of the COA was sufficiently valid for issuing a permit.  <b>Watterson</b> – Asked the merits of the appeal.  <b>Cohen</b> – The appeal to the Select Board is whether or not the HDC decision was arbitrary and capricious. The ZBA appeal is about the issuance of the building permit.  <b>Oliver</b> – Once we issue a COA, it is valid; if it’s appealed, that is on the claimant. She doesn’t want to take a vote on this without additional information.  <b>Coombs</b> – Asked for a copy of the 41 Chuck Hollow Road COA. We’ll talk about this when Mr. Pohl gets back.  <b>Staff</b> – Ms. Camp was the chair for the house with a 3-2 vote with Mr. Welch and Ms. Oliver opposed; Ms. Oliver was the chair for the pool and shed and the votes were unanimous; Mr. Pohl was the chair for the color change and the vote was unanimous. She will put this on next week’s agenda.</li> <li>• Discussion of update on Vineyard Wind project. No action at this time.</li> <li>• Discussion of synthetic materials. No action at this time.</li> <li>• Discussion and update on Nantucket Sidewalk Work Group. No action at this time.</li> <li>• Discussion of implementing a time 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> <li>• Discussion of Net Zero Stretch Code and impacts to HDC. No action at this time.</li> </ul>
Commission Comments	<b>McLaughlin</b> – Asked that Discussion about hiring a new HDC Administrator be put on the next agenda: who appoints, who has authority.

List of additional documents used at the meeting:

1. Hillary Rayport’s memorandum on Bike parking dated July 30, 2019
2. Nantucket Historical Commission minutes for July 18, 2019
3. COAs regarding 41 Chuck Hollow Road: house, pool, and shed.

Adjourned at 7:19 p.m. by unanimous consent

Submitted by:  
Terry L. Norton