Proposed HDC Minutes for August 3, 2020

HISTORIC DISTRICT COMMISSION
REGULAR MEETING
2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

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

~~ MINUTES ~~

Monday, August 3, 2020

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

Called to order at 4:32 p.m. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, Administrative Specialist; Holly Backus, Preservation Planner
Attending Members: Pohl, Coombs, Camp, Oliver, Welch, Dutra
Absent Members: McLaughlin, Watterson
Late Arrivals: None
Early Departures: Camp, 8:56 p.m.

Motion to Approve the Agenda. (Coombs)
Roll-call Vote Carried 5-0//Camp, Oliver, Welch, Coombs, and Pohl-aye

I. PUBLIC COMMENT

None

II. CONSENT

<table>
<thead>
<tr>
<th>Property owner name</th>
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<th>Agent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kevin Werle 07-1355</td>
<td>80 Sankaty Road</td>
<td>Shed</td>
<td>49/114</td>
<td>Thornewill Design</td>
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<tr>
<td>Ships Inn 07-1428</td>
<td>14 Miacomet Avenue</td>
<td>Roof change</td>
<td>67/224</td>
<td>Bob Moulder</td>
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<tr>
<td>Terrence Newth 07-1394</td>
<td>2 White Street</td>
<td>Shed</td>
<td>80/215.1</td>
<td>BPC</td>
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<tr>
<td>Cameron Dias 07-1429</td>
<td>52R Surfside Road</td>
<td>Fence</td>
<td>67/221</td>
<td>Val Oliver</td>
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<tr>
<td>Lee Kalman 07-1430</td>
<td>43 Appleton Road</td>
<td>Fence</td>
<td>66/66</td>
<td>Val Oliver</td>
</tr>
<tr>
<td>Barsamian Trust 07-1407</td>
<td>97 Cliff Road</td>
<td>Shed move to 3B Newtown</td>
<td>30/636</td>
<td>Val Oliver</td>
</tr>
<tr>
<td>Val Oliver 07-1405</td>
<td>3B Newtown Road</td>
<td>Shed move from 97 Cliff</td>
<td>55/210.1</td>
<td>Self</td>
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<tr>
<td>Barsamian Trust 07-1409</td>
<td>97 Cliff Road</td>
<td>New shed</td>
<td>30/636</td>
<td>Val Oliver</td>
</tr>
<tr>
<td>8 Bishops Rise, LLC 07-1416</td>
<td>8 Bishops Rise</td>
<td>Rev. 72028: perg/otdr kitch</td>
<td>40/32</td>
<td>M. Cutone Architecture</td>
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<tr>
<td>Cedarview Point 07-1398</td>
<td>40 Shawkemo Road</td>
<td>Deck fenestration</td>
<td>27/4</td>
<td>Botticelli &amp; Pohl</td>
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<tr>
<td>42/44 Arb Way, LLC 07-1421</td>
<td>9 Arbour Way</td>
<td>Rev. 72990: omit window</td>
<td>29/137</td>
<td>Botticelli &amp; Pohl</td>
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<tr>
<td>Greg + Courtnie McKechnie 07-1415</td>
<td>50 Dukes Road</td>
<td>Door change</td>
<td>58/245</td>
<td>Thornewill Design</td>
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<tr>
<td>12 Lincoln Ave 07-1374</td>
<td>12 Lincoln Avenue</td>
<td>Driveway-shell to peastone</td>
<td>30/183</td>
<td>Emeritus</td>
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<tr>
<td>Laszlo &amp; Irene Von Lazar 07-1432</td>
<td>34 Lovers Lane</td>
<td>Renew COA 68390</td>
<td>68/66</td>
<td>NAG</td>
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<tr>
<td>Tim Madden 07-1431</td>
<td>12 Margaret's Way</td>
<td>Window changes</td>
<td>20/9</td>
<td>Self</td>
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<tr>
<td>Casey &amp; Erin Craig 07-1422</td>
<td>7 Golf View Drive</td>
<td>Fence</td>
<td>66/167</td>
<td>Lewis Kelsey</td>
</tr>
</tbody>
</table>

Voting Coombs (acting chair), Camp, Welch, Dutra
Alternates None
Recused Pohl, Oliver
Documentation None
Representing None
Public None
Concerns No concerns.

Motion Motion to Approve. (Welch)
Roll-call Vote Carried 4-0//Dutra, Welch, Camp, and Coombs-aye

Certificate # HDC2020-07-(as noted)
### III. CONSENT WITH CONDITIONS

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>1. Peter Richl 07-1423</td>
<td>132 Miacomet Road</td>
<td>Pool and hardscape</td>
<td>81/6.5</td>
<td>David Troast</td>
</tr>
<tr>
<td>• Pool must not be visible at time of inspection and in perpetuity</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Peter Richl 07-1393</td>
<td>132 Miacomet Road</td>
<td>Cabana</td>
<td>81/6.5</td>
<td>BPC</td>
</tr>
<tr>
<td>• Due to lack of visibility</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Audrey Sterk 07-1419</td>
<td>6 Marsh Hawk Lane</td>
<td>Pool</td>
<td>56/396</td>
<td>Julie Jordin</td>
</tr>
<tr>
<td>• Pool must not be visible at time of inspection and in perpetuity</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Voting**

- Pohl, Coombs, Camp, Oliver, Dutra
- Welch
- None
- None
- None
- None
- None
- None
- No additional concerns.

**Motion**

*Motion to Approve per noted conditions.* (Oliver)

**Roll-call Vote**

Carried 5-0//Coombs, Camp, Dutra, Oliver, and Pohl-aye

Certificate # HDC2020-07-(as noted)

### IV. OLD BUSINESS

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>1. Martha Morris 06-1233</td>
<td>9 Dennis Drive</td>
<td>Roof top solar</td>
<td>67/366</td>
<td>ACK Smart</td>
</tr>
</tbody>
</table>

**Voting**

- Pohl, Coombs, Camp, Oliver, Welch
- None
- None
- Architectural elevation plans, site plan, photos, correspondence, and manufacturer spec sheet.
- Tim Carruthers, ACK Smart
- None
- Carruthers – These are visible from in front of the property; propose to install “solar skin” onto the arrays; explained the skin. Explained why it looked like plastic where it is located inside.
- Pohl – There was one of these panels at the office; asked who saw it. It doesn’t look remotely like roof shingles; it looks like plastic. We should get the sample onto a roof to see it in place.
- McCarthy – The sample was from a solar application submitted by Timothy Holmes.
- Camp – One of her concerns is what the neighbors would see of this. She was going to say she’d like to give it a try; but Mr. Pohl’s comments stop her. Agrees about seeing it in place.
- Welch – He would also like to see the sample in place. He would love for these to work at least outside the old historic district (OHD). For that to work, he would need to see something from town counsel addressing when the warranty expires, what word craft would be needed to address when these skins start to delaminate and flake. He’d also like information about how these would weather the Island salty winds.
- Oliver – Agrees viewing the example would go a long way. The rendering doesn’t look right.
- Coombs – Agrees with what’s been said; this is contrary to the guidelines. It needs to be scrutinized before we allow it on the front of the roof.

**Motion**

*Motion to View with a sample on the roof of 9 Dennis Drive and information on durability.* (Camp)

**Roll-call Vote**

Carried 5-0//Coombs, Oliver, Welch, Camp, and Pohl-aye

Certificate # HDC2020-07-1032

2. Bartlett Farm House, LLC 05-1032 | 24 Bartlett Farm Road | New dwelling      | 65/86      | Emeritus      |

**Voting**

- Pohl, Coombs, Camp, Oliver
- None
- None
- Architectural elevation plans, site plan, and photos.
- Matt MacEachern, Emeritus Development
- None
- None
- Concerns (4:57) MacEachern – Reviewed changes made per previous concerns; north elevation, could move the flanking windows in.
- Camp – North elevation, prefers the windows in the gable dormer be ganged; they look peculiar. No other concerns.
- Coombs – North elevation, the dormer is much wider than the windows, so they should be unganged to fill the dormer, same with spacing of the windows in the gable forward.
- Oliver – Appreciates the changes. Would still prefer the south elevation faced Bartlett Farm Road.
- Pohl – He’s okay with the revisions. He’s not loving the north elevation gable-forward window configuration but it’s okay.

**Motion**

*Motion to Approve through staff with the north elevation gable forward outer windows to move more center and the dormer windows to have a solid mullion between the windows.* (Coombs)

**Roll-call Vote**

Carried 3-1//Oliver-nay, Camp, Coombs, and Pohl-aye Certificate # HDC2020-05-1032
3. **Bartlett Farm House, LLC 06-1110** 24 Bartlett Farm Road Pool 65/86 Emeritus Development  
Voting Pohl, Coombs, Camp, Dutra  
Alternates None  
Recused None  
Documentation Landscape design plans, site plan, and photos.  
Representing Matt MacEachern, Emeritus Development  
Public None  
Concerns (5:09) **MacEachern** – They are still making revisions; asked this be held.  
Not opened at this time.  
Motion **Motion to Hold at applicant's request.** (Camp)  
Roll-call Vote Carried 4-0//Dutra, Camp, Coombs, and Pohl-aye  
Certificate #

4. **Whitney Gifford 06-1232** 32 Pocomo Road New dwelling 14/77 Emeritus  
Voting Pohl, Coombs, Camp, Oliver, Welch  
Alternates None  
Recused None  
Documentation Architectural elevation plans, site plan, and photos.  
Representing Matt MacEachern, Emeritus Development  
Public None  
Concerns (5:10) **MacEachern** – Reviewed changes made per previous concerns; could go all-natural trim with a colored sash: white or dark.  
**Welch** – Appreciates the changes; no concerns.  
**Oliver** – Okay with the trim being natural to weather.  
**Coombs** – Suggested Cottage red sash and door for a barn.  
**Welch** – He's okay with it subject to no cut and fill beyond what’s shown on the plan and retaining vegetation on the north and west. Confirmed it is white trim and sash.  
**Pohl** – Clarified the 3rd floor dormers were eliminated on the front elevation but kept on the rear. He thinks this is inappropriate for its location.  
Motion **Motion to Approve through staff with natural-to-weather trim and Cottage red sash and doors.** (Oliver)  
Roll-call Vote Carried 5-0//Camp, Welch, Coombs, Oliver, and Pohl-aye  
Certificate # HDC2020-06-1232

5. **78 Wauwinet Rd 06-1065** 78 Wauwinet Road New dwelling 14/18 Emeritus  
Voting Pohl, Coombs, Camp, Oliver, Welch  
Alternates None  
Recused None  
Documentation Architectural elevation plans, site plan, and photos.  
Representing Matt MacEachern, Emeritus Development  
Public None  
Concerns (5:17) **MacEachern** – Reviewed changes made per previous concerns.  
**Oliver** – For her a big issue is the white trim. Appreciates the elimination of the 3rd-floor dormers on the front.  
**Coombs** – Appreciates the removal of the 3rd-floor dormer; south façade looks much better. Okay with the white trim.  
**Camp** – Likes it with and without the 3rd-floor dormers.  
**Welch** – He’s okay with it subject to no cut and fill beyond what’s shown on the plan and retaining vegetation on the north and west. Confirmed it is white trim and sash.  
**Pohl** – Clarified the 3rd floor dormers were eliminated on the front elevation but kept on the rear. He thinks this is inappropriate for its location.  
Motion **Motion to Approve through staff without the 3rd-floor dormers; no cut and fill beyond what is shown on sheet G1.2; vegetation as it currently exists on the north and west to be retained as it shows on the Google maps; and the roof walk to be natural to weather.** (Welch)  
Roll-call Vote Carried 4-1//Pohl-nay, Oliver, Camp, Coombs, and Welch-aye  
Certificate # HDC2020-06-1065
Motion Concerns Public Representing Documentation Recused Alternates Voting 8.
Roll Motion Concerns Public Representing Documentation Recused Alternates Voting 7.
Roll Motion Concerns Public Representing Documentation Recused Alternates Voting

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6. Will Folberth 06-1121 58 Walsh Street New dwelling 29/97 Sanne Payne

Voting Pohl, Coombs, Camp, Oliver
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments, and surveyor confirmation of flood-zone height.
Representing Sanne Payne
Public None

Concerns (5:26)

Backus – Read letter of concerns from owners at 4 Brant Point, a letter of rebuttal from the owner, and comments from HSAB members. She feels this is too tall and has too much fenestration.

Oliver – Agrees with HSAB and the neighbor; in the first hearing she said it lacked hierarchy and needs a main mass with additions trailing off; should eliminate the flat-façade balcony and shingle the 2nd-floor French door deck. Asked about doing something different with the skirting; there is too much verticality. It’s not as much the height as it is the massing and hierarchy.

Camp – She has been confused by this from the beginning; what the neighbor has to say is important. This design is cookie-cutter; it needs some drastic changes. The 1st-floor balcony is oversized, and the roof walk looks like a crown.

Coombs – Agrees with what’s been said. She feels this needs a redesign. This is inappropriate for the area and doesn’t fulfill the HDC mission of protecting the sense of historic places and the OHD.

Pohl – He agrees with what’s been said as well; he feels HSAB comments are spot on.

Payne – We have taken to heart the neighbor’s concerns about fill.

Motion Motion to Hold for revisions. (Camp)
Roll-call Vote Carried 4-0//Oliver, Coombs, Camp, and Pohl-aye Certificate #

7. Nant. Boys & Girls Club 06-1145 69 Sparks Avenue New dwelling 55/139.2 Emeritus Development

Voting Pohl, Coombs, Oliver, Dutra
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Matt MacEachern, Emeritus Development
Public None

Concerns (5:41)

MacEachern – Reviewed changes made per previous concerns; south elevation faces Sparks Avenue; natural trim and black sash.

Oliver – South elevation, preferred the 2-dormer version.

Dutra – Likes the revisions. He prefers the 3 dormers on the south elevation. The old roof pitch did not make it look as wide.

Coombs – South elevation, likes the 3-dormer version. Agrees about the old pitch making it look not so wide.

Pohl – He liked the steeper roof pitch, but the current proposal is approvable.

Motion Motion to Approve as submitted. (Oliver)
Roll-call Vote Carried 4-0//Dutra, Coombs, Oliver, and Pohl-aye Certificate # HDC2020-006-1145

8. Thompson 05-1039 73 Baxter Rd Demo-move garage 49/27 Emeritus Development

Voting Pohl, Coombs, Camp, Welch
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, photos, historical documentation, and advisory comments.
Representing Matt MacEachern, Emeritus Development
Public None

Concerns (5:50)

MacEachern – This has been tracking with the new design; garage appears to be a Sears kit; estimate to move it is $100,000, which seems excessive. He doesn’t feel this is a significant historic structure. There is a precedent for secondary structures on the road which in some cases are larger and more predominant than the main house.

Backus – SAB was concerned about what would replace it in relation to the historic structure and would like this reused.

Camp – The design of the proposed is very important and shouldn’t overwhelm the main structure; she wants to ensure we don’t get a 2-story garage replacing this.

Welch – He feels it is important to reuse this structure and would like it relocated; regarding other community or local significance, he doesn’t see that and would allow it to be moved off. He doesn’t support a demolition.

Coombs – She doesn’t think this should be demolished; Sears & Roebuck buildings were very popular on the Island in the 1930s and 1940s but have been systematically destroyed; that is an interesting era of our history. This has possibilities in this location and being added onto. It looks to be in good shape.

Pohl – Two members would not approve a demolition but okay with moving on site or off site as long as it’s retained.

Motion Motion to Hold for additional research into where it might be moved. (Coombs)
Roll-call Vote Carried 4-0//Welch, Camp, Coombs, and Pohl-aye Certificate #
9. Thompson 07-1292

73 Baxter Rd

Garage 49/27 Emeritus

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<tr>
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<th>Pohl, Coombs, Camp, Oliver, Welch</th>
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<tbody>
<tr>
<td>Alternates</td>
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<td>Representing</td>
<td>Matt MacEachern, Emeritus Development</td>
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Concerns (6:04)

Backus – Read SAB comments. Read into the record a letter from the Osbornes, direct abutters. Read into the record a letter dated 7/28 from Mary Thompson.

MacEachern – Read into the record a letter of rebuttal from the homeowner. Photos disprove the SAB comment of no 2-story garages on Baxter Road. He had thought about turning the roof.

Oliver – The pictures are helpful; however, the garages/cottages were not right on the street. Suggested the roof line running the other way. It would behoove using some element of the old garage, such as the front, to harken back to it; a hipped roof would tie into the main structure. Suggested connecting it to the main house.

Coombs – The idea of using the front of the existing garage is good; that would keep the idea and simplicity of a Sears & Roebuck building. South and north elevations with the dormer look too tall; would like the height dropped down; there is no additive massing.

Camp – Flush dormers on the north and south are inappropriate for this neighborhood. The two gabled windows on the front gable are inappropriate. The garages in the photos have quirky elements; this doesn’t look like ‘Sconset. Agrees about turning the gable. In relation to the main house it looks squeezed in. A hipped roof would help.

Welch – Acknowledging the move off is key. He shares Ms. Oliver’s concerns. In respect to Ms. Camp and Ms. Coombs comments about simplification, that could be addressed by starting with the silhouette of the existing structure; moving up from there would create a ‘Sconset story.

Pohl – A concern is the gable forward in relation to the main house being caved forward. This can’t be moved to the south sides of the property. Likes the idea of retaining the front portion of the existing garage.

Motion

Motion to Hold for revisions. (Oliver)

Roll-call Vote

Carried 5-0//Welch, Camp, Coombs, Oliver, and Pohl-aye

Certificate #

10. Elizabeth Pagnum 05-0865

19 Lily Street

Hardscape 42.4.3/42 David Troast

<table>
<thead>
<tr>
<th>Voting</th>
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</tr>
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<tbody>
<tr>
<td>Alternates</td>
<td>None</td>
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<tr>
<td>Recused</td>
<td>Camp, Oliver</td>
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<tr>
<td>Documentation</td>
<td>Architectural elevation plans, site plan, photos, and advisory comments.</td>
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<tr>
<td>Representing</td>
<td>David Troast, Ernst Landscaping</td>
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<tr>
<td>Public</td>
<td>None</td>
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Concerns (6:22)

Backus – Read recent comments from HSAB on revisions. The Planning Board did issue a special permit for two driveways for this property. The apron is required and could be a cobble strip.

Troast – Reviewed changes made per previous concerns; the Nantucket Planning Board approved the curbcut.

Welch – Appreciates the changes. The exception is that some additional, taller vertical screening on the gable end would not be inappropriate; his concern is introducing the hard surface next to the exposed gable.

Coombs – She would also like the plantings to be taller around the foundation to the new wing. The apron into the driveway should be solid cobblestone. Asked what happens to the original driveway (being kept). Mr. Troast said there are other homes with two driveways along Lily Street, but she doesn’t know where those are.

Pohl – The existing driveway is all brick. Reducing this to one space is a big win; the cobblestone set into the grass is also good way to soften it. Tall plants screening the verticality of the gable is also a win.

Motion

Motion to Approve through staff with plant materials added to the street side of the new gable of approximately 10 feet tall and a minimum five-foot cobble apron on the street. (Welch)

Roll-call Vote

Carried 3-0//Coombs, Welch, and Pohl-aye

Certificate #

HDC2020-05-0865
11. John Halliwell Trust 07-1277

2 Webster Road  
Revised 02-0719: garage  
79/146  
Thornwill Design

Voting  
Pohl, Coombs, Camp, Oliver, Welch

Alternates  
Dutra

Recused  
None

Documentation  
Architectural elevation plans, site plan, and photos.

Representing  
Luke Thornewill, Thornwill Design

Public  
None

Concerns (6:38)  
Thornwill – Provided photos showing the half-round window is only visible from inside the property; the main house was approved natural to weather, but the owner wants to change that to white trim; that’s why this is proposed white; cottage was approve with white trim.

Oliver – Appreciates the photos; she doesn’t think the half-round window will be visible. Her concern is the cupola, which is very vertical; the main house has a white cupola, which makes this cupola more difficult unless it is natural to weather.

Camp – Agrees with Ms. Oliver.

Coombs – Also agrees; this was on her postal route and the garage will be minimally visible. Okay with the cupola if it’s natural to weather.

Welch – Agrees with what’s been said.

Motion  
Motion to Approve through staff with the garage cupola to be natural to weather. (Coombs)

Roll-call Vote  
Carried 5-0//Welch, Oliver, Camp, Coombs, and Pohl-aye  
Certificate #  
HDC2020-07-1277

V. NEW BUSINESS

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<tr>
<td>1. Town of Nantucket 07-1434</td>
<td>25 Federal Street</td>
<td>HVAC mini-split</td>
<td>42.4.2/29</td>
<td>Lauren Sinatra</td>
</tr>
</tbody>
</table>
| Voting  
Pohl, Coombs, Camp, Oliver, Dutra
| Alternates  
Welch
| Recused  
None
| Documentation  
Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
| Representing  
Lauren Sinatra, Energy Coordinator
| Public  
None
| Concerns (6:46)  
Sinatra – Presented project; Mark Voigt, Department of Public Works will oversee construction of the enclosure – red cedar lattice to be square and tighter with an apparent skirt and removable panels for access. This will replace existing window units, which are damaging the sills. This is on a pedestrian walkway and can’t make it wider.

Backus – Read HSAB comments.

Oliver – As long as it is properly screened, she’s okay with it as long as it is mindfully handled; this is next to the Town Memorial. Asked if there is merit for a small board fence rather than lattice (might not allow sufficient air circulation).

Camp – She'd prefer a fence with planting; if not, tighter vertical lattice.

Coombs – Agrees about the vertical, tighter lattice; she’d prefer that over the solid board.

Dutra – Likes the idea of the fence if it’s tongue and groove; however, the lattice look is okay as well. As for plantings, a climbing plant would work; Euonymus, which already exists there, is fine.

Welch – Thinks there should be about 10-inch clearance for a fence.

Pohl – If we’re all okay with tighter horizontal lattice; that would be okay.

Motion  
Motion to Approve through staff with square, natural-to-weather lattice; line set to be enclosed in natural-to-weather cedar; lattice to go to the ground; and vegetation on the street side. (Oliver)

Roll-call Vote  
Carried 5-0//Coombs, Camp, Dutra, Oliver, and Pohl-aye  
Certificate #  
HDC2020-07-1434

2. Rich Grt Pt Prop 07-1364

3 Iris Place  
Aluminum handrails  
68/337  
KOH Architecture

Voting  
Pohl, Coombs, Camp, Oliver, Welch

Alternates  
Dutra

Recused  
None

Documentation  
Architectural elevation plans, site plan, and photos.

Representing  
Dinah Klamert, KOH Architecture

Public  
None

Concerns (7:02)  
Klamert – Presented project: wood posts painted grey and black handrail with brackets.

No concerns.

Motion  
Motion to Approve as submitted. (Oliver)

Roll-call Vote  
Carried 5-0//Welch, Coombs, Camp, Oliver, and Pohl-aye  
Certificate #  
HDC2020-07-1364
### 3. Stephen Didriksen 07-1417

**25 Union Street**  
**Handicap Ramp**  
**42.3.2/218**  
**Thornewill Design**

**Voting**  
Pohl, Coombs, Camp, Oliver, Dutra

**Alternates**  
Welch

**Recused**  
None

**Documentation**  
Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.

**Representing**  
Carrie Thornewill, Thornewill Design

**Public**  
None

**Concerns (7:07)**

- **Backus** – Read HSAB comments; circa 1800s typical Nantucket structure. HSAB suggested a 6-foot board fence going down to the ground to screen the ramp.
- **Thornewill** – Presented project; ramp is rising to 41 inches so requires a railing.
- **Coombs** – She has a ramp and it is important to the house; she sees no reason to hide it. If the ramp isn’t so wide, she can grab the railing should she start to roll back – reduce the width.
- **Dutra** – It’s a tough thing to screen; he thinks plantings would be a sufficient screen. Pointed out that the ramp won’t be permanent.
- **Oliver** – Asked if it’s possible to have the ramp go behind the hedge (no). The railing should be natural to weather. This is what it is and is important.
- **Coombs** – Agrees with Ms. Coombs: it is what it is; add plantings to disguise it a little.
- **Pohl** – If it isn’t quite so wide, there’s room for climbing plants.

**Motion**  
Motion to Approve through staff with the ramp as proposed in terms of size; components to be natural to weather; length and railing to be mitigated with soft plantings; and reduce the width to 3.5 feet. (Oliver)

**Roll-call Vote**  
Carried 5-0 /// Camp, Coombs, Dutra, Oliver, and Pohl-aye  
Certificate # HDC2020-07-1417

### 4. 22 Starbuck, LLC 07-1280

**22 Starbuck Road**  
**Pool**  
**60/118**  
**Thornewill Design**

**Voting**  
Pohl, Coombs, Camp, Oliver, Welch

**Alternates**  
Dutra

**Recused**  
None

**Documentation**  
Landscape design plans, site plan, photos, and advisory comments.

**Representing**  
Luke Thornewill, Thornewill Design

**Public**  
None

**Concerns (7:22)**

- **Thornewill** – Resubmitted a site plan with photos; has an autocover; there is a vegetative buffer along Starbuck Road.
- **Oliver** – She didn’t get to view this and doesn’t know the visibility. Any visibility can be mitigated with the no-visibility caveat. Asked if pools in Madaket require a special permit.
- **Welch** – Asked for confirmation that the grade at pool is higher than the street; the point is it’s a full in-ground pool higher than the road. No concerns with the vegetation.
- **Camp** – 40 feet seems long.
- **Coombs** – Thinks there is a special permit requirement; would like that confirmed before approval.
- **Pohl** – This isn’t visible.

**Motion**  
Motion to Approve with the pool to be screened at time of inspection and in perpetuity. (Oliver)

**Roll-call Vote**  
Carried 5-0 /// Camp, Coombs, Dutra, Oliver, and Pohl-aye  
Certificate # HDC2020-07-1280

### 5. Greg & Courtney McKechnie 07-1420

**50 Dukes Road**  
**Addition**  
**58/245**  
**Thornewill Design**

**Voting**  
Pohl, Coombs, Camp, Oliver, Dutra

**Alternates**  
Welch

**Recused**  
None

**Documentation**  
Architectural elevation plans, site plan, and photos.

**Representing**  
Carrie Thornewill, Thornewill Design

**Public**  
None

**Concerns (7:33)**

- **Thornewill** – Presented project; east elevation sunroom will be at grade; will be coming back to replace the walls.
- **Coombs** – Looks good.
- **Camp** – Agrees; asked about retainage.
- **Oliver** – No concerns. East elevation looks like the floor is going to a mudblock.

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

**Roll-call Vote**  
Carried 5-0 /// Camp, Oliver, Coombs, Dutra, and Pohl-aye  
Certificate # HDC2020-07-1420
6. Ian MacKenzie 07-1293  
4 Howard Court  
Hardscape: walls, fence, drive  
42.3.4/36  
David Bartsch

Voting  
Pohl, Coombs, Camp, Oliver, Welch

Alternates  
Dutra

Recused  
None

Documentation  
Landscape design plans, site plan, photos, and advisory comments.

Representing  
David Bartsch

Public  
None

Concerns (7:39)  
Backus – Read HSAB comments. 4 Howard Court was part of 2 Howard Court and subdivided under 41-81L.

Bartsch – Presented project; retainage to the west faces the house, 18” wall on the south, and no retainage at the driveway; explained the fences.

Oliver – Would like to view this; the photos are of the property prior to work.

Camp – A view is a good idea; she doesn’t know much fencing is in the neighborhood. Also concerned about the amount of shell driveway.

Coombs – Agrees about the need for a view.

Welch – He thinks he’ll be fine with this. On the plans, would ask the font to be punched up and bold in order to make writing stand out against the driveway.

Motion  
Motion to View. (Oliver)

Roll-call Vote  
Carried 5-0 //Camp, Coombs, Welch, Oliver, and Pohl -aye  
Certificate #

7. Mark Burlington Trust 07-1360  
15 Beach Street  
Move off to 9 Beach Street  
73.1.3/26  
Topham Design

Voting  
Pohl, Coombs, Camp, Welch, Dutra

Alternates  
Oliver stepped off for a break

Recused  
None

Documentation  
Architectural elevation plans, site plan, photos, correspondence historic documentation, and advisory comments.

Representing  
Joe Topham, Topham Design

Public  
Linda Williams, for Ronald & Nydia Marron at 11 Beach Street

Concerns (7:51)  
Backus – Read SAB comments. Read comments of concern from the abutter. This structure is not on the National Historic Landmark (NHL) list. 11 Beach Street is an historic structure, Gone Native.

Topham – Presented project.

Williams – Her clients have no concerns with this moving to 9 Beach Street.

Welch – He wants to view this in context with the other applications.

Dutra – Agrees a view would be good.

Coombs – Wants a view as well.

Camp – View.

Motion  
Motion to View. (Coombs)

Roll-call Vote  
Carried 5-0 //Welch, Camp, Coombs, and Pohl -aye  
Certificate #

8. Roberta Brown 07-1359  
9 Beach Street  
Move on fm 15 Beach Street  
73.1.3/24  
Topham Design

Voting  
Pohl, Coombs, Camp, Welch, Dutra

Alternates  
Oliver stepped off for a break

Recused  
None

Documentation  
Architectural elevation plans, site plan, and photos.

Representing  
Sophie Metz

Public  
None

Concerns (7:59)  
Backus – Read SAB comments. Read comments of concern from the abutter. This structure is not on the National Historic Landmark (NHL) list. 11 Beach Street is an historic structure, Gone Native.

Topham – Presented project.

Consensus wants the view the move off and move on together.

Motion  
Motion to View. (Dutra)

Roll-call Vote  
Carried 5-0 //Welch, Camp, Coombs, Dutra, and Pohl -aye  
Certificate #

9. Reyelt N.T. 07-1361  
38 Derrymore Road  
New dwelling  
30/72  
Sophie Metz

Voting  
Pohl, Coombs, Camp, Oliver, Dutra

Alternates  
Welch

Recused  
None

Documentation  
Architectural elevation plans, site plan, and photos.

Representing  
Sophie Metz

Public  
None

Concerns (8:04)  
Backus – Read HSAB comments. 4 Howard Court was part of 2 Howard Court and subdivided under 41-81L.

Bartsch – Presented project; retainage to the west faces the house, 18” wall on the south, and no retainage at the driveway; explained the fences.

Oliver – Would like to view this; the photos are of the property prior to work.

Camp – A view is a good idea; she doesn’t know much fencing is in the neighborhood. Also concerned about the amount of shell driveway.

Coombs – Agrees about the need for a view.

Welch – He thinks he’ll be fine with this. On the plans, would ask the font to be punched up and bold in order to make writing stand out against the driveway.

Motion  
Motion to View. (Oliver)

Roll-call Vote  
Carried 5-0 //Coombs, Camp, Dutra, Oliver, and Pohl -aye  
Certificate #

Page 8 of 11
10. Durran Lewis 07-1369
6 Mary Ann Drive
New dwelling
68/440
Brook Meerbergen

Voting
Pohl, Coombs, Camp, Oliver, Welch

Alternates
Dutra stepped out

Recused
None

Documentation
Architectural design plans, site plans, and photos.

Representing
Brook Meerbergen

Public
None

Concerns (8:38)
Motion to Hold for representation. (Oliver) Carried 5-0/
Coombs, Camp, Welch, Oliver, and Pohl-aye

Meerbergen – Presented project; rear is structure is 27’ and the front structure is about 24.5’.

Welch – This creates density in an already dense area; the contextual setting is addressed, and the visibility is addressed.

Oliver – There doesn’t seem to be enough parking; parking is a huge issue in reviewing how a structure relates to the surroundings; people will park on the street and that is our purview.

Backus – Area is zoned CTEC and requires one parking space per bedroom.

Coombs – Asked the height of the two buildings; it looks like the rear one is higher than the front.

Pohl – Asked for a revised site plan addressing the parking issue.

Motion
Motion to Hold for more information. (Oliver)

Roll-call Vote
Carried 5-0//Welch, Coombs, Camp, Oliver, and Pohl-aye

Certificate #

11. MacGregor - ACK 07-1375
5 Sun Island Road
Roof top solar Building A
69/29.1
My Generation Energy

12. MacGregor - ACK 07-1376
5 Sun Island Road
Roof top solar Building B
69/29.1
My Generation Energy

13. MacGregor - ACK 07-1377
5 Sun Island Road
Roof top solar Building C
69/29.1
My Generation Energy

14. MacGregor - ACK 07-1378
5 Sun Island Road
Roof top solar Building D
69/29.1
My Generation Energy

15. MacGregor - ACK 07-1379
5 Sun Island Road
Roof top solar Building E
69/29.1
My Generation Energy

16. MacGregor - ACK 07-1380
5A Sun Island Road
Roof top solar Building A
69/29.3
My Generation Energy

17. MacGregor - ACK 07-1381
5A Sun Island Road
Roof top solar Building B
69/29.3
My Generation Energy

18. MacGregor - ACK 07-1382
9 Sun Island Road
Roof top solar Building A
69/29.2
My Generation Energy

Voting
Pohl, Coombs, Camp, Oliver, Welch

Alternates
Dutra stepped out

Recused
None

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

Representing
Linda Williams
Jeanie Bridge, My Generation Energy

Public
None

Concerns (8:10)
Williams – Presented project; visibility from a travelled way is none; use is not within HDC purview; energy produced here will go back into the power grid.

Coombs – She’s concerned about the number of panels. Our approval criteria are for individual houses, not for commercial ventures; these panels are for a business on an existing business. If we approve them, the precedent would be trouble. This is beyond our scope and should be looked into before any approval is done.

Oliver – The panels are okay on the flat buildings; but per Ms. Coombs concern, is the overall number panels is over 1000; that is a power plant. She questions if the area is zoned for that. The Madaket Landfill was voted as the Solar Overlay District. It seems to her, this will start a precedent for throwing up huge numbers of panels. It’s hard enough to integrate and screen them as it is. Along with this we should have information on the other components associated with power production.

Camp – Despite how it sounds, HDC supports the concept of using the solar. She has no further comments.

Welch – He wants to view this. He also wants additional information: clarification in part for the application and in part for the view – three buildings say A and two say B. The paperwork needs to be in an order that he can clearly understand. For the view, he wants a site plan labeled for the overall project with lot numbers added to the alphabetical indication to clarify the buildings. Would also like an indication on the site plan where the panels will be.

Pohl – Our purview is visibility of the panels; Ms. Oliver’s concerns about the components is valid. He will want to view this. The applicant can rebut comments at the next hearing.

Motion
Motion to View Items 11-18 with the panels indicated on the various buildings; the buildings clearly labeled with street and building number on an aerial photo; and a sample of the product. (Welch)

Roll-call Vote
Carried 5-0//Camp, Oliver, Coombs, Welch, and Pohl-aye

Certificate #
Proposed HDC Minutes for August 3, 2020

19. Sherburne Turnpike, LLC 07-1389 20 Sherburne Turnpike Move off/demo MH 30/195 T. Garrette/J. Hanley
Voting Pohl, Coombs, Camp, Oliver, Dutra
Alternates Welch
Recused None
Documentation Architectural elevation plans, site plan, photos, and historic documentation.
Representing Sophie Metz
Public None
Concerns (8:51) Metz – Presented project; circa 1976.
No concerns.
Motion Motion to Approve as a move off/demolition. (Camp)
Roll-call Vote Carried 5-0//Oliver, Coombs, Dutra, Camp, and Pohl-aye Certificate # HDC2020-07-1389

20. Sherburne Turnpike, LLC 07-1390 20 Sherburne Turnpike Move off/demo GH 30/195 T. Garrette/J. Hanley
Voting Pohl, Coombs, Camp, Oliver, Dutra
Alternates Welch
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Sophie Metz
Public None
Concerns (8:54) Metz – Presented project.
Coombs – Would like as much vegetation to be saved; it can be moved out of the way.
Motion Motion to Approve as a move off/demolition on the condition whatever vegetation that can be saved. (Camp)
Roll-call Vote Carried 5-0//Oliver, Coombs, Dutra, Camp, and Pohl-aye Certificate # HDC2020-07-1390

21. DePalma Family 07-1366 4 Hydrangea Lane New dwelling 73/86 Val Oliver
Voting Pohl, Coombs, Welch, Dutra
Alternates None
Recused Oliver
Documentation Architectural elevation plans, site plan, photos, and advisory comments.
Representing Val Oliver, V. Oliver Design
Public None
Concerns (8:56) Backus – Read SAB comments.
Oliver – Presented project.
Coombs – She doesn’t mind the structure; ensured all the windows will be 6-over-one. East elevation, the two windows left of the front door are smaller than the others; all four windows should be the same size.
Dutra – East elevation, suggested aligning the meeting rails of the windows with the door. West elevation, the French doors look tall.
Welch – He likes the north elevation bumpout.
Motion Motion to Approve through staff with all windows to be 6-over-one; add railing to the front porch; change the front door to bungalow style; and make the two smaller windows left of the door one larger window. (Welch)
Roll-call Vote Carried 5-0//Dutra, Coombs, Welch, and Pohl-aye Certificate # HDC2020-07-1366

22. Donald Pongrace 07-1367 13/16 Warren Street Rev. 01-0558: shed-pergola 55/43.3 KM Designs
23. Donald Pongrace 07-1368 13/16 Warren Street Rev. 01-0557: fence/gate 55/43.3 KM Designs
24. Laura Ubaldino 07-1357 24 Trotters Lane As built Driveway 67/147 Thornewill Design
25. Laura Ubaldino 07-1358 24 Trotters Lane As-built fenst. change 67/147 Thornewill Design
26. John Galisher 07-1351 34 Washing Pond Road Pool - hardscape 31/133 Atlantic Landscaping
27. 289 Hummock Pond, LLC 07-1424 289 Hummock Pond Rd Move off to 287 HPR 83/4 Emeritus
29. Hummock Pond Holdings 07-1425 287 Hummock Pond Rd Move/demo dwelling 83/39 Emeritus
30. Hummock Pond Holdings 07-1426 287 Hummock Pond Rd Re-site garage+altts 83/39 Emeritus
31. Allie Shieffelin 07-1372 23 Starbuck Road Addition 60/107 Thornewill Design
32. Cliff Ln 81 LLC 07-1392 81 Cliff Road Addition 30/165 BPC
33. Town of Nantucket 07-1384 10 Surfside Road Parking Lot Change 55/137 SMRT Architects
34. Sea La Vie LLC 07-1408 42 Dukes Road Rev. 67176: pool change 56/249 NAG
35. James Soltesz 07-1402 2 Grey Lady Lane New dwelling 66/701 Val Oliver
36. Ginger Laytham 07-1406 18 McKinley Avenue Rebuild existing deck 73.3.2/46 Val Oliver
37. Maryanne & Dale Waine 07-1410 11 Bishops Rise Pool 40/31.1 Self
38. 12 Lincoln Ave NT 07-1403 12 Lincoln Avenue Cabana rev. 06-1969 30/183 Emeritus
39. 12 Lincoln Ave NT 07-1404 12 Lincoln Avenue Garage rev. 07-1327 30/183 Emeritus
40. Pete Hadley 07-1418 34 Dukes Road Rev. 72068: fenestration 56/187 Emeritus
41. Richard & Deborah Hohlt 07-1433 121 Madaket Road Rev. 72983: roof walk 40/60.1 Botticelli & Pohl
42. Eileen Mandell 07-1401 15 Austin Locke Way Addition 82/55 Botticelli & Pohl

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Proposed HDC Minutes for August 3, 2020

43. Mark Wendling 07-1397
   4 John Adams Lane
   Pool
   30/628
   Botticelli & Pohl

44. Mark Wendling 07-1396
   4 John Adams Lane
   Hardscaping
   30/628
   Botticelli & Pohl

45. John Confalone R.T. 07-1400
   30 Cliff Road
   Lift house + add foundation
   42.4.4/36
   Val Oliver

Voting
   Pohl, Coombs, Oliver, Welch, Dutra

Alternates
   None

Recused
   None

Documentation
   None

Representing
   None

Public
   None

Concerns (9:11)
   Not opened at this time.

Motion
   Motion to Hold Items 22 – 46 for Thursday at 1 p.m. (Coombs)

Roll-call Vote
   Carried 5-0//Oliver, Welch, Dutra, Oliver, and Pohl-aye

VI. OTHER BUSINESS

Approve Minutes
   June 23 & 30, July 2, 6, 10 & 13, 2020:
   Motion to Approve. (Welch)
   Roll-call Vote
   Carried 5-0//Dutra, Coombs, Oliver, Welch, and Pohl-aye

Review Minutes-
   July 21 & 28, 2020

Other Business
   • Next HDC Meeting New Business Thursday 8/6/20 at 1:00-4:00pm- if needed
   • Next HDC Old Business meeting Monday 8/10/20 at 4:30pm
   • HDC review of revisions to HDC Background Summary to finalize for web page including vote
   • Review policy of Move/demo hearings in relation to new dwellings
   • Discussion of Certified Local Government (CLG) and possible vote
   • Discussion of adding Tuckernuck to MAB

Commission Comments
   Welch – Asked the approval of the mission statement be placed at the beginning of the next agenda.

List of additional documents used at the meeting:
   1. Draft minutes as listed.

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

Roll-call Vote
   Carried 5-0//Coombs, Welch, Dutra, Oliver, and Pohl-aye

Submitted by:
   Terry L. Norton

Historic Structures Advisory Board  Sconset Advisory Board  Madaket Advisory Board