



# 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 ~~

**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

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Kevin Werle 07-1355	80 Sankaty Road	Shed	49/114	Thornewill Design
2. Ships Inn 07-1428	14 Miacomet Avenue	Roof change	67/224	Bob Moulder
3. Terrence Newth 07-1394	2 White Street	Shed	80/215.1	BPC
4. Cameron Dias 07-1429	52R Surfside Road	Fence	67/221	Val Oliver
5. Lee Kalman 07-1430	43 Appleton Road	Fence	66/66	Val Oliver
6. Barsamian Trust 07-1407	97 Cliff Road	Shed move to 3B Newtown	30/636	Val Oliver
7. Val Oliver 07-1405	3B Newtown Road	Shed move from 97 Cliff	55/210.1	Self
8. Barsamian Trust 07-1409	97 Cliff Road	New shed	30/636	Val Oliver
9. 8 Bishops Rise, LLC 07-1416	8 Bishops Rise	Rev. 72028: perg/otdr kitch	40/32	M. Cutone Architecture
10. Cedarview Point 07-1398	40 Shawkemo Road	Deck fenestration	27/4	Botticelli & Pohl
11. 42/44 Arb Way, LLC 07-1421	9 Arbour Way	Rev. 72990: omit window	29/137	Botticelli & Pohl
12. Greg + Courtney McKechnie 07-1415	50 Dukes Road	Door change	58/245	Thornewill Design
13. 12 Lincoln Ave 07-1374	12 Lincoln Avenue	Driveway-shell to peastone	30/183	Emeritus
14. Laszlo & Irene Von Lazar 07-1432	34 Lovers Lane	Renew COA 68390	68/66	NAG
15. Tim Madden 07-1431	12 Margaret's Way	Window changes	20/9	Self
16. Casey & Erin Craig 07-1422	7 Golf View Drive	Fence	66/167	Lewis Kelsey

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**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Peter Riehl <b>07-1423</b>	132 Miacomet Road	Pool and hardscape	81/6.5	David Troast
	• Pool must not be visible at time of inspection and in perpetuity				
2.	Peter Riehl <b>07-1393</b>	132 Miacomet Road	Cabana	81/6.5	BPC
	• Due to lack of visibility				
3.	Audrey Sterk <b>07-1419</b>	6 Marsh Hawk Lane	Pool	56/396	Julie Jordin
	• Pool must not be visible at time of inspection and in perpetuity				
Voting	Pohl, Coombs, Camp, Oliver, Dutra				
Alternates	Welch				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	<b>Motion to Approve per noted conditions. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, Camp, Dutra, Oliver, and Pohl-aye			Certificate #	<b>HDC2020-07-(as noted)</b>

**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.	Martha Morris <b>06-1233</b>	9 Dennis Drive	Roof top solar	67/366	ACK Smart
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and manufacturer spec sheet.				
Representing	Tim Carruthers, ACK Smart				
Public	None				
Concerns (4:41)	<p><b>Carruthers</b> – 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.</p> <p><b>Pohl</b> – 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.</p> <p><b>McCarthy</b> – The sample was from a solar application submitted by Timothy Holmes.</p> <p><b>Camp</b> – 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.</p> <p><b>Welch</b> – 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.</p> <p><b>Oliver</b> – Agrees viewing the example would go a long way. The rendering doesn’t look right.</p> <p><b>Coombs</b> – 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.</p>				
Motion	<b>Motion to View with a sample on the roof of 9 Dennis Drive and information on durability. (Camp)</b>				
Roll-call Vote	Carried 5-0//Coombs, Oliver, Welch, Camp, and Pohl-aye			Certificate #	
2.	Bartlett Farm House, LLC <b>05-1032</b>	24 Bartlett Farm Road	New dwelling	65/86	Emeritus
Voting	Pohl, Coombs, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (4:57)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns; north elevation, could move the flanking windows in.</p> <p><b>Camp</b> – North elevation, prefers the windows in the gable dormer be ganged; they look peculiar. No other concerns.</p> <p><b>Coombs</b> – North elevation, the dormer is much wider than the windows, so they should be separated to fill the dormer; same with spacing of the windows in the gable forward.</p> <p><b>Oliver</b> – Appreciates the changes. Would still prefer the south elevation faced Bartlett Farm Road.</p> <p><b>Pohl</b> – He’s okay with the revisions. He’s not loving the north elevation gable-forward window configuration but it’s okay.</p>				
Motion	<b>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)</b>				
Roll-call Vote	Carried 3-1//Oliver-nay; Camp, Coombs, and Pohl-aye			Certificate #	<b>HDC2020-05-1032</b>

3.	Bartlett Farm House, LLC <b>06-1110</b>	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)	<b>MacEachern</b> – They are still making revisions; asked this be held. Not opened at this time.				
Motion	<b>Motion to Hold at applicant’s request. (Camp)</b>				
Roll-call Vote	Carried 4-0//Dutra, Camp, Coombs, and Pohl-aye			Certificate #	
4.	Whitney Gifford <b>06-1232</b>	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)	<b>MacEachern</b> – Reviewed changes made per previous concerns; could go all-natural trim with a colored sash: white or dark. <b>Welch</b> – Appreciates the changes; no concerns. <b>Oliver</b> – Okay with the trim being natural to weather. <b>Camp</b> – Suggested Cottage red sash and door for a barn. <b>Coombs</b> – No concerns; would love the Cottage red sash and door.				
Motion	<b>Motion to Approve through staff with natural-to-weather trim and Cottage red sash and doors. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, Welch, Coombs, Oliver, and Pohl-aye			Certificate #	<b>HDC2020-06-1232</b>
5.	78 Wauwinet Rd <b>06-1065</b>	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)	<b>MacEachern</b> – Reviewed changes made per previous concerns. <b>Oliver</b> – For her a big issue is the white trim. Appreciates the elimination of the 3 <sup>rd</sup> -floor dormers on the front. <b>Coombs</b> – Appreciates the removal of the 3 <sup>rd</sup> -floor dormer; south façade looks much better. Okay with the white trim. <b>Camp</b> – Likes it with and without the 3 <sup>rd</sup> -floor dormers. <b>Welch</b> – 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. <b>Pohl</b> – Clarified the 3 <sup>rd</sup> floor dormers were eliminated on the front elevation but kept on the rear. He thinks this is inappropriate for its location.				
Motion	<b>Motion to Approve through staff without the 3<sup>rd</sup>-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 is shown on the Google aerial map; and the roof walk to be natural to weather. (Welch)</b>				
Roll-call Vote	Carried 4-1//Pohl-nay; Oliver, Camp, Coombs, and Welch-aye			Certificate #	<b>HDC2020-06-1065</b>

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 Public	Sanne Payne					
Concerns (5:26)	<p><b>Backus</b> – 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.</p> <p><b>Oliver</b> – 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 2<sup>nd</sup>-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.</p> <p><b>Camp</b> – 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 1<sup>st</sup>-floor balcony is oversized, and the roof walk looks like a crown.</p> <p><b>Coombs</b> – Agrees with what’s been said. She feels this needs a redesign. This is inappropriate for the area and doesn’t fulfil the HDC mission of protecting the sense of historic places and the OHD.</p> <p><b>Pohl</b> – He agrees with what’s been said as well; he feels HSAB comments are spot on.</p> <p><b>Payne</b> – We have taken to heart the neighbor’s concerns about fill.</p>					
Motion	<b>Motion to Hold for revisions. (Camp)</b>					
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
Voting	Pohl, Coombs, Oliver, Dutra					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing Public	Matt MacEachern, Emeritus Development					
Concerns (5:41)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns; south elevation faces Sparks Avenue; natural trim and black sash.</p> <p><b>Oliver</b> – South elevation, preferred the 2-dormer version.</p> <p><b>Dutra</b> – Likes the revisions. He prefers the 3 dormers on the south elevation. The old roof pitch did not make it look as wide.</p> <p><b>Coombs</b> – South elevation, likes the 3-dormer version. Agrees about the old pitch making it look not so wide.</p> <p><b>Pohl</b> – He liked the steeper roof pitch, but the current proposal is approvable.</p>					
Motion	<b>Motion to Approve as submitted. (Oliver)</b>					
Roll-call Vote	Carried 4-0//Dutra, Coombs, Oliver, and Pohl-aye				Certificate #	<b>HDC2020-006-1145</b>
8.	Thompson	05-1039	73 Baxter Rd	Demo-move garage	49/27	Emeritus
Voting	Pohl, Coombs, Camp, Welch					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historical documentation, and advisory comments.					
Representing Public	Matt MacEachern, Emeritus Development					
Concerns (5:50)	<p><b>MacEachern</b> – 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.</p> <p><b>Backus</b> – SAB was concerned about what would replace it in relation to the historic structure and would like this reused.</p> <p><b>Camp</b> – 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.</p> <p><b>Welch</b> – 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; agrees to concept of adding on to the existing structure.</p> <p><b>Coombs</b> – She doesn’t think this should be demolished; Sears &amp; 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.</p> <p><b>Pohl</b> – Two members would not approve a demolition but okay with moving on site or off site as long as it’s retained.</p>					
Motion	<b>Motion to Hold for additional research into where it might be moved. (Coombs)</b>					
Roll-call Vote	Carried 4-0//Welch, Camp, Coombs, and Pohl-aye				Certificate #	

9. Thompson 07-1292		73 Baxter Rd	Garage	49/27	Emeritus
Voting	Pohl, Coombs, 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 (6:04)	<p><b>Backus</b> – 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.</p> <p><b>MacEachern</b> – 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.</p> <p><b>Oliver</b> – 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.</p> <p><b>Coombs</b> – The idea of using the front of the existing garage is good; that would keep the idea and simplicity of a Sears &amp; Roebuck building. South and north elevations with the dormer look too tall; would like the height dropped down; there is no additive massing.</p> <p><b>Camp</b> – Flush dormers on the north and south are inappropriate for this neighborhood. The two ganged 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.</p> <p><b>Welch</b> – Acknowledging the move off is key to a new building; 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.</p> <p><b>Pohl</b> – A concern is the gable forward in relation to the main house being eaves 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.</p>				
Motion	<b>Motion to Hold for revisions. (Oliver)</b>				
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
Voting	Pohl, Coombs, Welch				
Alternates	None				
Recused	Camp, Oliver				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	David Troast, Ernst Landscaping				
Public	None				
Concerns (6:22)	<p><b>Backus</b> – 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.</p> <p><b>Troast</b> – Reviewed changes made per previous concerns; the Nantucket Planning Board approved the curb cut.</p> <p><b>Welch</b> – 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</p> <p><b>Coombs</b> – 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.</p> <p><b>Pohl</b> – 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.</p>				
Motion	<b>Motion to Approve through staff with plant materials added to the street side of the new gable of approximately 10 feet tall minimum and a minimum five-foot cobble apron on the street. (Welch)</b>				
Roll-call Vote	Carried 3-0//Coombs, Welch, and Pohl-aye			Certificate #	<b>HDC2020-05-0865</b>

11. John Halliwell Trust <b>07-1277</b>	2 Webster Road	Rev. 02-0719: garage	79/146	Thornewill Design
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Luke Thornewill, Thornewill Design			
Public	None			
Concerns (6:38)	<p><b>Thornewill</b> – 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.</p> <p><b>Oliver</b> – 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.</p> <p><b>Camp</b> – Agrees with Ms. Oliver.</p> <p><b>Coombs</b> – 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.</p> <p><b>Welch</b> – Agrees with what’s been said.</p>			
Motion	<b>Motion to Approve through staff with the garage cupola to be natural to weather. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Welch, Oliver, Camp, Coombs, and Pohl-aye		Certificate #	<b>HDC2020-07-1277</b>

**V. NEW BUSINESS**

<b>Property owner name</b>	<b>Street Address</b>	<b>Scope of work</b>	<b>Map/Parcel</b>	<b>Agent</b>
1. Town of Nantucket <b>07-1434</b>	25 Federal Street	HVAC mini-split	42.4.2/29	Lauren Sinatra
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)	<p><b>Sinatra</b> – 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.</p> <p><b>Backus</b> – Read HSAB comments.</p> <p><b>Oliver</b> – 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).</p> <p><b>Camp</b> – She’d prefer a fence with planting; if not, tighter vertical lattice.</p> <p><b>Coombs</b> – Agrees about the vertical, tighter lattice; she’d prefer that over the solid board.</p> <p><b>Dutra</b> – 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.</p> <p><b>Welch</b> – Thinks there should be about 10-inch clearance for a fence.</p> <p><b>Pohl</b> – If we’re all okay with tighter horizontal lattice; that would be okay.</p>			
Motion	<b>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)</b>			
Roll-call Vote	Carried 5-0//Coombs, Camp, Dutra, Oliver, and Pohl-aye		Certificate #	<b>HDC2020-07-1434</b>
2. Rich Grt Pt Prop <b>07-1364</b>	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)	<p><b>Klamert</b> – Presented project: wood posts painted grey and black handrail with brackets.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Welch, Coombs, Camp, Oliver, and Pohl-aye		Certificate #	<b>HDC2020-07-1364</b>

<b>3. Stephen Didriksen 07-1417</b>					
	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)	<p><b>Backus</b> – Read HSAB comments; circa 1800s typical Nantucket structure. HSAB suggested a 6-foot board fence going down to the ground to screen the ramp.</p> <p><b>Thornewill</b> – Presented project; ramp is rising to 41 inches so requires a railing.</p> <p><b>Coombs</b> – 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.</p> <p><b>Dutra</b> – It's a tough thing to screen; he thinks plantings would be a sufficient screen. Pointed out that the ramp won't be permanent.</p> <p><b>Oliver</b> – 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.</p> <p><b>Camp</b> – Agrees with Ms. Coombs: it is what it is; add plantings to disguise it a little.</p> <p><b>Pohl</b> – If it isn't quite so wide, there's room for climbing plants.</p>				
Motion	<b>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)</b>				
Roll-call Vote	Carried 5-0//Camp, Coombs, Dutra, Oliver, and Pohl-aye		Certificate #	<b>HDC2020-07-1417</b>	
<b>4. 22 Starbuck, LLC 07-1280</b>					
	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)	<p><b>Thornewill</b> – Resubmitted a site plan with photos; has an autocover; there is a vegetative buffer along Starbuck Road.</p> <p><b>Oliver</b> – 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.</p> <p><b>Welch</b> – 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.</p> <p><b>Camp</b> – 40 feet seems long.</p> <p><b>Coombs</b> – Thinks there is a special permit requirement; would like that confirmed before approval.</p> <p><b>Pohl</b> – This isn't visible.</p>				
Motion	<b>Motion to Approve with the pool to be screened at time of inspection and in perpetuity. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, Coombs, Welch, Oliver, and Pohl-aye		Certificate #	<b>HDC2020-07-1280</b>	
<b>5. Greg &amp; Courtney McKechnie 07-1420</b>					
	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)	<p><b>Thornewill</b> – Presented project; east elevation sunroom will be at grade; will be coming back to replace the walls.</p> <p><b>Coombs</b> – Looks good.</p> <p><b>Camp</b> – Agrees; asked about retainage.</p> <p><b>Oliver</b> – No concerns. East elevation looks like the floor is going to a mud block.</p>				
Motion	<b>Motion to Approve as submitted. (Dutra)</b>				
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, Dutra, and Pohl-aye		Certificate #	<b>HDC2020-07-1420</b>	

<b>6. Ian MacKenzie 07-1293</b>					
	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)	<p><b>Backus</b> – Read HSAB comments. 4 Howard Court was part of 2 Howard Court and subdivided under 41-81L.</p> <p><b>Bartsch</b> – Presented project; retainage to the west faces the house, 18” wall on the south, and no retainage at the driveway; explained the fences.</p> <p><b>Oliver</b> – Would like to view this; the photos are of the property prior to work.</p> <p><b>Camp</b> – A view is a good idea; she doesn’t know how much fencing is in the neighborhood. Also concerned about the amount of shell driveway.</p> <p><b>Coombs</b> – Agrees about the need for a view.</p> <p><b>Welch</b> – He thinks he’ll be fine with this. On the plans, would ask the font stating materials be punched up and bold in order to make writing stand out against the driveway.</p>				
Motion	<b>Motion to View. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, Coombs, Welch, Oliver, and Pohl-aye		Certificate #		
<b>7. Mark Burlington Trust 07-1360</b>					
	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)	<p><b>Backus</b> – 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.</p> <p><b>Topham</b> – Presented project.</p> <p><b>Williams</b> – Her clients have no concerns with this moving to 9 Beach Street.</p> <p><b>Welch</b> – He wants to view this in context with the other applications.</p> <p><b>Dutra</b> – Agrees a view would be good.</p> <p><b>Coombs</b> – Wants a view as well.</p> <p><b>Camp</b> – View.</p>				
Motion	<b>Motion to View. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Dutra, Welch, Camp, Coombs, and Pohl-aye		Certificate #		
<b>8. Roberta Brown 07-1359</b>					
	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, photos, correspondence historic documentation, and advisory comments.				
Representing	Joe Topham, Topham Design				
Public	Linda Williams, for Ronald & Nydia Marron at 11 Beach Street				
Concerns (7:59)	<p><b>Topham</b> – Presented project.</p> <p>Consensus wants the view the move off and move on together.</p>				
Motion	<b>Motion to View. (Dutra)</b>				
Roll-call Vote	Carried 5-0//Welch, Camp, Coombs, Dutra, and Pohl-aye		Certificate #		
<b>9. Reyelt N.T. 07-1361</b>					
	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)	<p><b>Metz</b> – Presented project.</p> <p><b>Oliver</b> – She would like to view to understand the context. It’s a handsome house.</p> <p>Consensus agrees to a view.</p> <p><b>Pohl</b> – This house looks nice.</p>				
Motion	<b>Motion to View. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, Camp, Dutra, Oliver, and Pohl-aye		Certificate #		

10. Durran Lewis <b>07-1369</b>	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)	(8:09) Motion to Hold for representation. (Oliver) Carried 5-0//Coombs, Camp, Welch, Oliver, and Pohl-aye <b>Meerbergen</b> – Presented project; rear is structure is 27’ and the front structure is about 24.5’. <b>Welch</b> – This creates density in an already dense area; the contextual setting is addressed, and the visibility is addressed. <b>Oliver</b> – 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. <b>Backus</b> – Area is zoned CTEC and requires one parking space per bedroom. <b>Coombs</b> – Asked the height of the two buildings; it looks like the rear one is higher than the front. <b>Pohl</b> – Asked for a revised site plan addressing the parking issue.			
Motion	<b>Motion to Hold for more information. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Welch, Coombs, Camp, Oliver, and Pohl-aye		Certificate #	
11. MacGregor - ACK <b>07-1375</b>	5 Sun Island Road	Roof top solar Building A	69/29.1	My Generation Energy
12. MacGregor - ACK <b>07-1376</b>	5 Sun Island Road	Roof top solar Building B	69/29.1	My Generation Energy
13. MacGregor - ACK <b>07-1377</b>	5 Sun Island Road	Roof top solar Building C	69/29.1	My Generation Energy
14. MacGregor - ACK <b>07-1378</b>	5 Sun Island Road	Roof top solar Building D	69/29.1	My Generation Energy
15. MacGregor - ACK <b>07-1379</b>	5 Sun Island Road	Roof top solar Building E	69/29.1	My Generation Energy
16. MacGregor - ACK <b>07-1380</b>	5A Sun Island Road	Roof top solar Building A	69/29.3	My Generation Energy
17. MacGregor - ACK <b>07-1381</b>	5A Sun Island Road	Roof top solar Building B	69/29.3	My Generation Energy
18. MacGregor - ACK <b>07-1382</b>	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)	<b>Williams</b> – 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. <b>Coombs</b> – 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. <b>Oliver</b> – 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. <b>Camp</b> – Despite how it sounds, HDC supports the concept of using the solar. She has no further comments. <b>Welch</b> – 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 site plan needs to be re-ordered so that we 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. <b>Pohl</b> – 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	<b>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)</b>			
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, Welch, and Pohl-aye		Certificate #	

19. Sherburne Turnpike, LLC <b>07-1389</b>	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)	<b>Metz</b> – Presented project; circa 1976. No concerns.			
Motion	<b>Motion to Approve as a move off/demolition. (Camp)</b>			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Dutra, Camp, and Pohl-aye		Certificate #	<b>HDC2020-07-1389</b>
20. Sherburne Turnpike, LLC <b>07-1390</b>	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)	<b>Metz</b> – Presented project. <b>Coombs</b> – Would like as much vegetation to be saved; it can be moved out of the way.			
Motion	<b>Motion to Approve as a move off/demolition on the condition whatever vegetation that can be saved. (Camp)</b>			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Dutra, Camp, and Pohl-aye		Certificate #	<b>HDC2020-07-1390</b>
21. DePalma Family <b>07-1366</b>	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)	<b>Backus</b> – Read SAB comments. <b>Oliver</b> – Presented project. <b>Coombs</b> – 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. <b>Dutra</b> – East elevation, suggested aligning the meeting rails of the windows with the door. West elevation, the French doors look tall. <b>Welch</b> – He thinks the north elevation bump out is appropriate.			
Motion	<b>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)</b>			
Roll-call Vote	Carried 5-0//Dutra, Coombs, Welch, and Pohl-aye		Certificate #	<b>HDC2020-07-1366</b>
22. Donald Pongrace <b>07-1367</b>	13/16 Warren Street	Rev. 01-0558: shed-pergola	55/43.3	KM Designs
23. Donald Pongrace <b>07-1368</b>	13/16 Warren Street	Rev. 01-0557: fence/gate	55/43.3	KM Designs
24. Laura Ubaldino <b>07-1357</b>	24 Trotters Lane	As built Driveway	67/147	Thornewill Design
25. Laura Ubaldino <b>07-1358</b>	24 Trotters Lane	As-built fenst. change	67/147	Thornewill Design
26. John Galihier <b>07-1351</b>	34 Washing Pond Road	Pool - hardscape	31/133	Atlantic Landscaping
27. 289 Hummock Pond, LLC <b>07-1424</b>	289 Hummock Pond Rd	Move off to 287 HPR	83/4	Emeritus
28. Hummock Pond Holdings <b>07-1427</b>	287 Hummock Pond Rd	Move on 289 HPR+addtn	83/39	Emeritus
29. Hummock Pond Holdings <b>07-1425</b>	287 Hummock Pond Rd	Move/demo dwelling	83/39	Emeritus
30. Hummock Pond Holdings <b>07-1426</b>	287 Hummock Pond Rd	Re-site garage+altts	83/39	Emeritus
31. Allie Shieffelin <b>07-1372</b>	23 Starbuck Road	Addition	60/107	Thornewill Design
32. Cliff Ln 81 LLC <b>07-1392</b>	81 Cliff Road	Addition	30/165	BPC
33. Town of Nantucket <b>07-1384</b>	10 Surfside Road	Parking Lot Change	55/137	SMRT Architects
34. Sea La Vie LLC <b>07-1408</b>	42 Dukes Road	Rev. 67176: pool change	56/249	NAG
35. James Soltész <b>07-1402</b>	2 Grey Lady Lane	New dwelling	66/701	Val Oliver
36. Ginger Laytham <b>07-1406</b>	18 McKinley Avenue	Rebuild existing deck	73.3.2/46	Val Oliver
37. Maryanne & Dale Waine <b>07-1410</b>	11 Bishops Rise	Pool	40/31.1	Self
38. 12 Lincoln Ave NT <b>07-1403</b>	12 Lincoln Avenue	Cabana rev. 06-1969	30/183	Emeritus
39. 12 Lincoln Ave NT <b>07-1404</b>	12 Lincoln Avenue	Garage rev. 07-1327	30/183	Emeritus
40. Pete Hadley <b>07-1418</b>	34 Dukes Road	Rev. 72068: fenestration	56/187	Emeritus
41. Richard & Deborah Hohlt <b>07-1433</b>	121 Madaket Road	Rev. 72983: roof walk	40/60.1	Botticelli & Pohl
42. Eileen Mandell <b>07-1401</b>	15 Austin Locke Way	Addition	82/55	Botticelli & Pohl

43. Mark Wendling <b>07-1397</b>	4 John Adams Lane	Pool	30/628	Botticelli & Pohl
44. Mark Wendling <b>07-1396</b>	4 John Adams Lane	Hardscaping	30/628	Botticelli & Pohl
45. Mark Wendling <b>07-1395</b>	4 John Adams Lane	Cabana	30/628	Botticelli & Pohl
46. John Confalone R.T. <b>07-1400</b>	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

Certificate #

**VI. OTHER BUSINESS**

Approve Minutes	June 23 & 30, July 2, 6, 10 & 13, 2020: <b>Motion to Approve.</b> (Welch)
Roll-call Vote	Carried 5-0//Dutra, Coombs, Oliver, Welch, and Pohl-aye
Review Minutes-	July 21 & 28, 2020
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting New Business Thursday 8/6/20 at 1:00-4:00pm- <b>if needed</b></li> <li>• Next HDC Old Business meeting <b>Monday 8/10/20</b> at 4:30pm</li> <li>• HDC review of revisions to HDC Background Summary to finalize for web page including vote</li> <li>• Review policy of Move/demo hearings in relation to new dwellings</li> <li>• Discussion of Certified Local Government (CLG) and possible vote</li> <li>• Discussion of adding Tuckernuck to MAB</li> </ul>
Commission Comments	<b>Welch</b> – 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