



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 ~~

Tuesday, August 6, 2019

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

Called to order at 4:30 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Administrative Specialist; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch, Watterson
 Absent Members: Dutra
 Late Arrivals: None
 Early Departures: Watterson, 7:10 p.m.; McLaughlin, 8:41 p.m.

Agenda adopted by unanimous consent.

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. Vorce, Andrew – 72812	40 Essex Road	Dormer	67-624	Self
2. Sheehy, Edward – 72813	42 Skyline Drive	Hardscape	79-44	NAG
3. Hedden, John – 72814	4 Weatherly Place	Rev. 72413: fence	67-951.1	Self
4. Giles, Angela – 72815	2 Weatherly Place	Fence	67-304.2	Self
5. Kocoloski, Adam – 72816	57 Polpis Road	Roof material change	54-25	Ethan McMorrow
6. Ahnemann, Edward – 72817	26 Sesapana	Addition and dormer	68-98	Thornewill Design
7. Ceylon Elves, LLC – 72818	3 Wyer's Way Lot A	Rev. 72217: add deck	41-380	Botticelli & Pohl
8. Connors, Timothy – 72819	65 Monomoy Road	Rev. 72776: MH front door	43-108	Botticelli & Pohl
9. Connors, Timothy – 72820	65 Monomoy Road	Rev. 72531: PH porch	43-108	Botticelli & Pohl
10. Iliiev, Atanas – 72821	19B Waydale Road	Windows-hardscape	67-29	Self
11. Bell, Leanne – 72822	34 Chuck Hollow Road	Garage	75-67	BPC
12. Bollam, Richard – 72823	7 Curlew Court	New deck-hardscape	68-516	Concept Design
13. 77 Pocomo, LLC – 72824	77 Pocomo Road	Rev. 72517: re-site/porch	15-6	Emeritus
14. Black, Michelle – 72825	28 Eel Point Road	Pool cabana	40-44	Emeritus
15. Fredericks, David – 72826	4 White Street	Alterations	80-215	Val Oliver
16. The James Family – 72827	2 Saccacha	Rev. 72641: window/door	82-23.2	Val Oliver
17. Cuddy, Chris – 72828	60 Kendrick	Deck	76.4.3-57	Jeff Booms
18. Welch, Stephen – 72829	13 Waydale Road	Repair/relocate door	67-32	Self
19. Snuch, Alan Trustee – 72830	45 Quidnet Road	MH- pergola	21-21	Smith & Hutton Arch
20. Bowden/Gullickson – 72831	15B Meader Street	Omit dormer/window change	42.2.3-45	BPC
21. Cox, Fredrika – 72832	7 Long Pond Drive	Remove windows/screen A/C	59-32	Self
22. Mahan, Jacquim – 72833	13 Arkansas Avenue	New garage	59.4-158	Concept Design

Voting Pohl, Coombs, McLaughlin, Oliver, Welch

Alternates None

Recused Watterson

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve Items 1-14. (Oliver)**

Vote Carried 3-0//McLaughlin abstain//Pohl and Watterson recused Certificate # **72812 to 72833**

Motion **Motion to Approve Items 15-22. (Coombs)**

Vote Carried 2-0//McLaughlin abstain//Oliver, Welch, & Watterson recused Certificate # **72812 to 72833**

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.	Bass, Shannon – 72834	34 Western Avenue	Rev. 72414: A/C unit end	87-82	Emeritus
	• No visible or front façade refrigerant line sets				
2.	Whiteley, Timothy – 72835	3 White Hart Lane	Rev. 70705: rail change	80-84	NAG
	• Due to lack of visibility				
3.	Snuch, Alan Trustee – 72836	45 Quidnet Road	Cabana-pergola	21-21	Smith & Hutton Arch
	• Due to lack of visibility				
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson				
Alternates	Welch				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	Motion to Approve through staff per noted conditions. (Coombs)				
Vote	Carried 4-0//McLaughlin abstain			Certificate #	72834 to 72836

IV. 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 N. Union Street	Wall sign	42.3.1-214.2	Emeritus
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	Watterson				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend approvable as submitted.				
Concerns	No concerns.				
Motion	Motion to Approve. (Oliver)				
Vote	Carried 5-0			Certificate #	72837
2.	Mooney, Robert	167 Orange Street	Overhang sign	55-176.4	Kristen Johnson
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	Watterson				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend approval per SAC comments.				
Concerns	No additional concerns				
Motion	Motion to Approve through staff per SAC comments. (Oliver)				
Vote	Carried 5-0			Certificate #	72838
3.	Brock Building Trust	53 Main Street	Existing sign change	42.3.1-223	Plymouth Sign Co.
4.	Brock Building Trust	53 Main Street	Existing sign change	42.3.1-223	Plymouth Sign Co.
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	Watterson				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Being held.				
Concerns	No comments at this time.				
Motion	Motion to Hold. (Oliver)				
Vote	Carried 5-0			Certificate #	
5.	Richmond Great Point	9 Nancy Ann Lane	Wall sign	68-135	David Armanetti
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	Watterson				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend approvable as submitted				
Concerns	No concerns.				
Motion	Motion to Approve. (Oliver)				
Vote	Carried 5-0			Certificate #	72839

VI. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Carlisle, Amis	2 Prospect Street	As-built shed	55-443	Self
Voting	Coombs (acting chair), McLaughlin, Oliver, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	Amis Carlisle – Moved the shed; asked if the building where it is now could be used as an office and what that would involve.				
Public	None				
Concerns (4:38)	Coombs – Read HSAB comments: must be behind hedge. Check with the building inspector on what is needed for an office. Oliver – He’s moving the shed behind the hedge. The application is filled out and he has elevation drawings. McLaughlin – Part of this is visible down the driveway; he’d like to see a complete application, signed by the owner, and photos of all sides. Watterson – The trim should match the house.				
Motion	Motion to Approve the shed in the new location through staff with the application to reflect all trim details and color pallet to match the house. (Watterson)				
Vote	Carried 4-0//McLaughlin abstain		Certificate #	72840	
2.	Musi, Ken	20 Willard Street	Roof walk	29-78	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.				
Representing	Linda Williams – Reviewed changes made per previous concerns and context of roof walks in the Brant Point area. If it drops to the ridge, she can’t see over the main ridge. She can’t drop it more than 3 inches; they want air circulation between the roof walk and the roof.				
Public	None				
Concerns (4:52)	Watterson – Prefer it in the new location but it should be lowered to be closer to the roof. Believes a mid-post will be required along the length. Coombs – The house doesn’t accept a roof walk well. South elevation, the left leg comes down past the roof of the dormer; feels that is too long. Agrees the space between the roof walk and ridge should be typical; it sits too high. Welch – Agrees with what’s been said. This is quirky element in a quirky area. Agrees a center post would help create a sense of smaller scale. The bottom joist of the roofwalk should be no more than 3” above the ridge; this provides latitude to the normal requirement of 1 inch above the ridge. McLaughlin – Our general policy is that roof walks should be on 2-story structures; north and south elevations, the legs are too long. Pohl – The roof walk can come down and there will be space for the dormer. Suggested a mock up to ensure the proposed won’t be visible. We need the hatch shown on the plans submitted through staff.				
Motion	Motion to Approve through staff with the roof walk joist lowered 3” below current proposal and the hatch to be reflected on the elevation and add a center post added to the north and south elevations to terminate on the other side of the rail with no cap. (Watterson)				
Vote	Carried 4-1//McLaughlin opposed		Certificate #	72841	

3. Judson, Marta 143 Orange Street Fence 55-154 Linda Williams

Voting Pohl, Coombs, McLaughlin, Welch, Watterson

Alternates None

Recused None

Documentation Landscape design plans, site plan, and photos.

Representing **Linda Williams** – Site plan with dimensions is in the file. This is in the mid-Island commercial district. People walk through the yard to reach the NRTA stop; the owner is adamant about having the fence. No one in this area has screening outside the fence; reviewed context photos of 6-foot fences outside privet. An alternate fence along the front is a board fence with cap and 1” spaces between the boards. The corner where grade goes up belongs to the neighbor.
Objects to the motion; we have 3 members willing to work with it outside the privet; feels this has been hijacked.

Public None

Concerns (5:09) **Watterson** – Part of the grass berm belongs to the Town; he’s sympathetic with the need and desire for a fence. He would support this if, on the left corner where there is a grade change, that grade is modified to keep the top rail of the fence at a consistent height as it wraps the corner.

Coombs – If the hedge is inside the fence, there needs to be some vegetation on the outside to break up the fence. All the context pictures show vegetation on both sides of the fence.

Welch – Asked how many fence images shown are immediately adjacent to Orange Street with the fence 30” above the sidewalk; images shown do not reflect this situation. We were on the cusp of an approval at the last meeting with a 42”-high fence inside the privet; he requested clarification for locations of the fence, the whole thing fell apart at that point and motion retracted. A site plan was requested showing dimensions of the fence, which is typical of all fence applications. If a 48” fence is approved in the proposed location, the top will be 72” above the sidewalk 3’ away. Of the images presented by applicant’s agent, the Marine Home Center fence is perpendicular to Orange Street and terminates 8’ from the street. The Williams or Cherry Street fence is 90 degrees to the street and is not by the way a solid fence, it is a board and lattice fence. A 60” inch fence is proposed along Dave Street. We now have a site plan that indicates fence locations; believes that subject to fence being interior of privet, at 42” tall, with privet to mask top of the fence at 72” above grade, fence being solid board with cap, in locations shown on the the site plan stamped 6/25/2019 is appropriate under the circumstances. Agrees the top of the fence should be level around the yard; the bottom of the fence can simply be cut to facilitate installation.

McLaughlin – He has been to this property four times. The privet can be maintained to block the fence and the fence should be inside the privet. The fence at 7 Spring Street has been there since 1950, which was stockade at the time, and was replaced with a board fence. He recommends leaving the hedge and putting the fence inside with the gate at the steps. The regulation has been for 50 years no board fence on the street.

Pohl – It is a unanimous concern that some vegetation be on the outside of the fence. When we looked at this issue *apropos* of Sagem’s Path, we said that the fence had to be planted out to mitigate the view of run-on board fences. We have two member who want the privet on the outside. We discussed: keeping the top of the fence level, planting in front of the fence, the height of the fence 42”, and a cap on the fence.

Motion **Motion to Approve through staff per Exhibit A showing a 42” board fence with Type II cap level across the top; with the 42” measured from average grade along Orange Street inside the privet; the fence to be placed inside the existing privet, in the three locations shown on Exhibit A and subject to privet screening in perpetuity. (Welch)**

Vote Carried 4-0//Watterson abstain Certificate # 72842

4.	Brody, Paul	11 E Street	Solar Panels	60.2.1-4	BPC
5.	Brody, Paul	11 E Street	Cottage revisions	60.2.1-4	BPC
6.	Brody, Paul	11 E Street	Garage revisions	60.2.1-4	BPC

Voting Pohl, Coombs, McLaughlin, Oliver, Watterson

Alternates Welch

Recused None

Documentation None

Representing **Joe Paul, BPC** – Asked these be held

Public None

Concerns (5:47) No comments at this time.

Motion **Motion to Hold at applicant’s request. (Watterson)**

Vote Carried Certificate #

VII. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Berman, Rona	28 Lyons Lane	New cottage	71-8	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson				
Alternates	Welch				
Representing	Linda Williams – This is being withdrawn.				
Concerns (5:48)	No discussion				
Motion	Motion to Accept the withdrawal. (Oliver)				
Vote	Carried 5-0			Certificate #	

2. Joffe Trust	18 New Street	Fence	55-338	Kerry Joffee
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Watterson			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory board comments.			
Representing	Julian Joffe , owner – Presented project.			
Public	None			
Concerns (5:49)	<p>Motion to move to the front of new business. (Watterson) Carried unanimously</p> <p>Pohl – Read HSAB comments: fence should be natural to weather on the other side of drive.</p> <p>Oliver – She has no concerns; the application lacks some information. Staff needs to suss out applications more carefully to ensure all required material is provided.</p> <p>Welch – No concerns with the fence. Notes that applicant is requesting a 40” fence to match existing whereas the application states 4’ tall, which needs to be rectified in the motion; we need a site plan that accurately represents the driveway, structures and fence, to scale, as requested of all applicants.</p> <p>Coombs – Agrees about the need for a proper site plan.</p> <p>McLaughlin – No comments.</p>			
Motion	Motion to Approve through staff with the fence to be 40”, natural-to-weather, Type II with submission of a proper to-scale site plan. (Welch)			
Vote	Carried 5-0	Certificate #	72843	
3. Great State Properties	92 Washington Street	Re-site garage	42.2.3-22	Smith & Hutton Arch
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, 2016 approved COA, and advisory board comments.			
Representing	Scott Hutton , Smith & Hutton Architecture – Presented project.			
Public	Joseph Deimler, Smith & Hutton Architecture			
Concerns (5:58)	<p>Pohl – Read HSAB comments: no concerns but must apply to relocate the shed. Explained the need for a separate application to move the shed.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 5-0	Certificate #	72844	
4. Butler, David	8 Salros Road	Hardscape-fence	67-106	Self
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Watterson			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	David Butler – Presented project.			
Public	None			
Concerns (6:05)	No concerns.			
Motion	Motion to Approve as per Exhibit A. (Welch)			
Vote	Carried 5-0	Certificate #	72845	
5. Vinecliff #2 N.T.	47 Cliff Road	Fence	29-43	M. C. Architecture
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson			
Alternates	Welch			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory board comments.			
Representing	Doug Mills , Mark Cutone Architecture – Presented project, cable and wood posts; feels it won’t be visible from North Beach Street. The wall is very tall, and the fence keeps people from falling off.			
Public	None			
Concerns (6:09)	<p>Discussion about getting the fence guidelines on the Town website.</p> <p>Pohl – Read HSAB comments: inappropriate materials four 19th century structure and neighborhood.</p> <p>Coombs – As long as it’s hard to see from the path at the bird preserve at the bottom of the bluff, she has no concerns.</p> <p>Watterson – Asked about the property with a trail and if it’s a public way. Wants to view it from there.</p> <p>Oliver – Probably better than wood in terms of visibility. Also wants to view.</p> <p>McLaughlin – Wants to see a sample of what the fence looks like.</p>			
Motion	Motion to View and Hold for photo of the fence material. (Coombs)			
Vote	Carried 5-0	Certificate #		

6. Schoudel, Jon	13 Union Street	Main House- color change	42.3.2-16	M. C. Architecture
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing Public	Doug Mills , Mark Cutone Architecture – Presented project: to change only trim and sash to Quaker Grey			
Concerns (6:16)	Oliver – The application is confusing. If that were clearer, this would have gone on consent. No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried 5-0		Certificate #	72846
7. Schoudel, Jon	13 Union Street	Studio - color change	42.3.2-16	M. C. Architecture
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing Public	Doug Mills , Mark Cutone Architecture – Same change as for the main house.			
Concerns (6:18)	No concerns.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried 5-0		Certificate #	72847
8. Eckert, Jennifer	21B Vestal Street	Demo/move off	41-36.1	Sophie Metz
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and Sanborn maps.			
Representing Public	Sophie Metz – Presented project; based upon aerials, not there in the 1940s but appeared in 1955; thinks perhaps 1950.			
Concerns (6:19)	Staff – Didn't go to HSAB due to an oversight. Oliver – Need a better GIS map to understand where this is located. She is okay with this but HSAB should weigh in on it. Watterson – This is a cute old shed but doesn't think it has any historic importance; okay with this. Coombs – Losing this little cottage in Town is too bad; wants to look at this again. Understands concerns with moving it but would prefer to see that. McLaughlin – This is a typical Coffin shed from the 1940s owned by Mr. Hussey; he'd hate to see this demolished; we are losing too many. This is a beautiful design. Asked to view this; we shouldn't rush on approving a demolition. Pohl – Right of way and vegetation sometimes interfere with the ability to move a structure. Discussion about when HSAB could review this and when it would come back before the board.			
Motion	Motion to Hold for further research. (McLaughlin)			
Vote	Carried 5-0		Certificate #	
9. Leo, Nick	6 Madaket Road	Rev. 70948: north door	41-184.1	Ethan McMorrow
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing Public	Ethan McMorrow – Presented project.			
Concerns (6:34)	No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 5-0		Certificate #	72848
10. Kocoloski, Adam	57 Polpis Road	Addition	54-25	Ethan McMorrow
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing Public	Ethan McMorrow – Presented project.			
Concerns (6:37)	No concerns due to lack of visibility.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 5-0		Certificate #	72849

11. 247 Walsh, LLC	7 Walsh Street	Rev. 72385: skirt to board	42.4.1-55	Ethan McMorrow
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	Ethan McMorrow – Presented project.			
Public	None			
Concerns (6:41)	Welch – Asked there be a separation as opposed to a V-groove; the boards to be separated 1”. No further concerns.			
Motion	Motion to Approve through staff with the square-edge boards to be spaced 1”. (Welch)			
Vote	Carried 5-0	Certificate #	72850	
12. 247, LLC	7 Walsh Street	Hardscaping, driveway, deck	42.4.1-55	Atlantic Landscaping
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Watterson			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory board comments.			
Representing	Lindsay Congleton , Atlantic Landscaping Inc. – Staff submitted wrong plans; presented project.			
Public	None			
Concerns (6:6:44)	(6:32) Pohl – Read HSAB comments: what’s apron material; too much landscape & incorrect site plan. Oliver – We don’t know where this is; that application is incomplete; we need complete applications to do our job. Motion to Hold until after Ethan McMorrow. (Welch) Carried unanimously. Oliver – There is no information. Wants to hold this for the proper application drawings. Welch – If the next old business meeting is Thursday, this could come back on Thursday.			
Motion	Motion to Hold for old for the next meeting. (Welch)			
Vote	Carried 5-0	Certificate #		
13. 72 Main Street Trust	72 Main Street	Fence & driveway gate	42.3.1-152	LINK
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson			
Alternates	Welch			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	Victoria Ewing , LINK – Presented project; return is to meet the existing fence.			
Public	None			
Concerns (6:46)	Pohl – Read HSAB comments: not appropriate; would be a wall; only one opening; porch light fixtures. Oliver – More fencing would look like a wall. She’d like to view this. Asked why it needs 2 openings and the return section. Coombs – She wonders how many houses have that large a gate and wants to view this. McLaughlin – Noted that one side corner will have a very tall post and the other side corner doesn’t need that tall post. The gates must open into the property. Pohl – Need more detailed dimensions on the fence: grade to top of opaque, to top of rail, and existing fence sitting on a wall. The proportions of the proposed fence are different than the existing.			
Motion	Motion to View and hold for more information. (Oliver)			
Vote	Carried 5-0	Certificate #		
14. Steamship Authority	1 Steamboat Wharf	Shed/ticket booth	42.4.2-14	LINK
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	Victoria Ewing , LINK – Presented project; there is no aluminum; all white cedar and trim.			
Public	None			
Concerns (7:00)	Pohl – Read HSAB comments: should match little ticket office; no aluminum. Oliver – Need to clarify the elevation of the office building to reflect what this will look like under the porch. Welch – Need the roof material called out. Wants to see how it will look under the overhang. McLaughlin – We have no plot plan. Materials are not called out.			
Motion	Motion to Hold for more information on the final set of drawings. (Welch)			
Vote	Carried 5-0	Certificate #		
Break 7:04 to 7:11 p.m.				

15.	Dawson, Mark	5 Amelia Drive	Awning color change	67-751	Self
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:11)	Not opened at this time.				
Motion	Motion to Hold for representation. (Welch)				
Vote	Carried 5-0		Certificate #		
16.	'Sconset Low Beach Trust	27 Low Beach Road	Window/door color change	74-37.4	NAG
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	Steve Theroux , Nantucket Architectural Group – Presented project.				
Public	None				
Concerns (7:12)	Pohl – Read SAB comments: would prefer dark instead of black. The application is to go to white. Oliver – The plans say black shutters. No concerns.				
Motion	Motion to Approve through staff with drawings corrected to indicated shutters, doors, and trim to be white. (Welch)				
Vote	Carried 5-0		Certificate # 72851		
17.	Voyages, Roland	14 Osprey Way	Rooftop solar	82-33	Cotuit Solar
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer's spec sheet.				
Representing	Karen Alence , Cotuit Solar – Presented project; contends not visible.				
Public	None				
Concerns (7:15)	Welch – Contrast of solar panels and wood roofs is a regular concern of the Commission; suggests we need to come up with a solution. Asked if the roof shingles that would not be covered and a foot into the shadow line could be stained dark. As to changing the color of panels with covering, the skin for solar only last 7 years. Oliver – These will be visible from Hummock Pond Road; it's wide open between the houses. McLaughlin – This will be visible from Hummock Pond Road. Pohl – First order of business is to view.				
Motion	Motion to View. (Coombs)				
Vote	Carried 5-0		Certificate #		
18.	202 Eel Pt Rd Realty Trst	202 Eel Point Road	Addition/window changes	38-2.3	Sanne Payne
19.	202 Eel Pt Rd Realty Trst	202 Eel Point Road	Convert garage to GH	38-2.3	Sanne Payne
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:26)	No comments at this time.				
Motion	Motion to Hold for August 13th. (Oliver)				
Vote	Carried 5-0		Certificate #		
20.	O'Brien, Peter	36 Low Beach Road	Pool & hardscape	74-55	Ahern, LLC
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Miroslava Ahern , Ahern, LLC – Presented project.				
Public	None				
Concerns (7:27)	Welch – Noted that the top of deck is at 9 feet, the bottom of the wall is at 9 feet, the top of the wall is 12 feet. No concerns as long as is not visible.				
Motion	Motion to Approve with the pool not to be visible at time of inspection or thereafter. (Welch)				
Vote	Carried 5-0		Certificate # 72852		

21. Cueto, Francis	29 Orange Street	Front porch like-kind replcmnt	42.3.2-65	Michael Sweeney
Voting	Coombs (acting chair), McLaughlin, Oliver, Welch			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	Michael Sweeney – Presented project; circa 1790 and renovated in 1847.			
Public	None			
Concerns (7:33)	<p>Coombs – Read HSAB comments: contributing; repairs need to keep old materials.</p> <p>Welch – Asked if the upper portion is part of the fascia or structural. (Both) Given the nature of this structure, asked for a proportional drawing that shows a profile/section through.</p> <p>Oliver – It needs to look as it does now and be of wood.</p> <p>McLaughlin – Application needs to call out that it will be wood.</p>			
Motion	Motion to Approve as an authentic replication using the same materials and methods of joinery and that is to be documented in advance with an as-built drawing of the porch area, fascia, and columns. (Welch)			
Vote	Carried 3-0//Coombs abstain		Certificate #	72853
22. Liebling, Mark	13 Wigwam Road	Fence-gate	77-5.7	Brook Meerbergen
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:42)	No comments at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Vote	Carried 5-0		Certificate #	
23. Svargaloka, LLC	5 Elbow Lane	Addition	73.2.4-43	McMullen & Associate
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<p>Nathan McMullen, McMullen & Associates – Presented project; it's contributing, not individually significant; remove the newer Portland cement chimney.</p> <p>Karen McMullen, McMullen & Associates – There are a huge variety of dormers in 'Sconset.</p>			
Public	None			
Concerns (7:43)	<p>Pohl – Read SAB comments: individually significant; east dormer oversized; west like proposed.</p> <p>Welch – Would like a more historical dormer structure for the three across the front; the proportion of the dormer trim and window trim to the proportion of glass is a concern; suggested cottage corners to allow for wider taller windows or that dormer window casings and corner boards be one and the same board with the dormer fascia and window head casing to follow the same; would require a rim board header. Suggested making the bathroom shallower by a foot allowing to decrease the depth of the dormer thus pulling it off the outside wall and decreasing the dormer visible wall.</p> <p>Oliver – Suggested a small porch under the bathroom so that its outside wall isn't so close to the edge of the structure.</p> <p>McLaughlin – The windows in the dormers should be 3-over-3 or tilt in.</p> <p>Pohl – He will need the space above the window headers. We can write an exemption to the energy code.</p>			
Motion	Motion to Hold for revisions. (Oliver)			
Vote	Carried 5-0		Certificate #	
24. Fogarty, B.	1 Wall Street	Move off-demo	82-83	Emeritus
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (8:05)	No concerns.			
Motion	Motion to Approve as a move off or demolition. (Oliver)			
Vote	Carried 5-0		Certificate #	72854

25. O'Brien, Peter	36 Low Beach Road	New guest house	74-55	Emeritus
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (8:06)	<p>Pohl – Read SAB comments: No concerns.</p> <p>McLaughlin – The meeting rails don't line up.</p> <p>Welch – Suggested just raising the dormer height.</p>			
Motion	Motion to Approve through staff with the dormer raise so meeting rails to align. (Oliver)			
Vote	Carried 5-0	Certificate #	72855	
26. Raith, J.	14 Easy Street	Rev. 66630: deck alteration	42.3.1-13	Emeritus
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (8:11)	<p>Pohl – Read HSAB comments: No; there's a reason it was approved as is, existing decks nicely proportioned.</p> <p>Oliver – Suggested making the connector narrower so that it doesn't stand out.</p> <p>Welch – Suggested raising the porch roof pitch with a hidden walk to eliminate the railing and hide the connector.</p> <p>Coombs – Agrees with what's been said.</p>			
Motion	Motion to Hold for revisions. (Welch)			
Vote	Carried 5-0	Certificate #		
27. Mackenzie, Ian	2 Howard Court	Addition/alteration	42.3.4-36	Emeritus
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	Matt MacEachern , Emeritus Development – Presented project; north elevation "C" awning windows can be double hung.			
Public	None			
Concerns (8:14)	<p>Pohl – Read HSAB comments: no concerns; appreciate sensitivity and going with 1930s look.</p> <p>Welch – Suggested the entry lattice should be simpler. The awning windows won't be visible.</p> <p>McLaughlin – The "C" and "D" awning windows should be 3-over-3.</p> <p>No other concerns.</p>			
Motion	Motion to Approve through staff with the north elevation "C" window to be 3-over-3 double hung of proportional size and the entryway lattice to be square. (Welch)			
Vote	Carried 5-0	Certificate #	72856	
28. Bayliss, Edward	52 Eel Point Road	Rev. 72445: windows/resize	32-25	Emeritus
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (8:21)	<p>Discussion about whether or not it has gotten taller.</p> <p>Pohl – On the previously approved, the roof pitch is steeper, but the eaves are lower.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (McLaughlin)			
Vote	Carried 5-0	Certificate #	72857	

29. Black, Michelle	28 Eel Point Road	Rev. 72747: fenst; brzwy; chmny	40-44	Emeritus
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (8:25)	<p>McLaughlin – Asked about the south elevation “D” windows – fixed 4-lights.</p> <p>Welch – Believes the south elevation won’t be visible except the 2nd floor at distance. Okay with the connector, if not visible.</p> <p>Coombs – Concerned about the breezeway being visible from the street.</p> <p>Oliver – The connector is unnecessary on a complicated building in an open expanse; it will be visible from the east and west. Front dormer looks better but the windows are no longer aligned with those below. No concerns about the rear. Feels keeping the space between the house and guest house is important.</p> <p>Pohl – Front 1st-floor windows are under a porch so doesn’t think the mis-alignment will be discernable. Regarding the connector, suggested keeping it off the table until the two structures are framed.</p>			
Motion	Motion to Approve through staff without the breezeway connector at this time. (Oliver)			
Vote	Carried 5-0		Certificate #	72858
30. Black, Michelle	28 Eel Point Road	Rev. 71647: garage	40-44	Emeritus
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (8:35)	<p>Oliver – With the exception of the breezeway, the changes are appropriate.</p> <p>Coombs – Agrees.</p> <p>Welch – No concerns except the breezeway connector.</p> <p>McLaughlin – East elevation, the casement windows in the dormer should be something else.</p>			
Motion	Motion to Approve through staff without the breezeway connector at this time. (Oliver)			
Vote	Carried 5-0		Certificate #	72859
31. Black, Michelle	28 Eel Point Road	New ancillary structure	40-44	Emeritus
Voting	Pohl, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern , Emeritus Development – Presented project, outdoor kitchen.			
Public	None			
Concerns (8:41)	<p>Oliver – She struggles with this until the house and garage are built. This is an anomaly; suggested putting it by the pool.</p> <p>Welch – The skirting on this is very atypical.</p>			
Motion	Motion to Hold for revisions. (Welch)			
Vote	Carried 4-0		Certificate #	
32. Greene F E Wade Trust	31 Shell Street	Addition	73.1.3-5.3	Kent Murphy
Voting	Pohl, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	Kent Murphy – Presented project; north gable windows should be 2-over-2; Nr.1 door is existing on the north and being moved to the west; judging from construction it’s circa late 1940s-early 1950s.			
Public	None			
Concerns (8:45)	<p>Pohl – Read SAB comments: north elevation, gable windows 2-over-2 or 6-over-6; east elevation gable double windows should be 1-over-1 or 2-over-2 make glass too long and question balcony; west elevation door Nr.1 doesn’t exist, highly visible on Shell.</p> <p>Welch – He’s going to ask for a view.</p> <p>Oliver – It would help to have the photos or drawings of the existing next to the proposed elevations. Asked the age.</p> <p>Coombs – Suggested calling Peggy Rueben who is the sister to the Greene’s; it was there in 1955.</p> <p>Pohl – This is contribution. Going to 6-over-1 windows would imply moving all the windows; this looks like the eave on the existing house is changing which implies the entire roof is coming off. This doesn’t look like a lot of the existing is being saved. Looking for historical information; exactly what is and what is not changing; and photos of the existing on the same sheet as proposed elevation.</p>			
Motion	Motion to View and Hold for additional information on historical references and existing elevations beside elevation of proposed changes. (Oliver)			
Vote	Carried 4-0		Certificate #	

Following Items Held for Thursday 1 p.m. in PLUS Conference Room by unanimous consent.

33. Island Energy Services	11 Industry Way	New office building	69-295	Val Oliver
34. Island Energy Services	11 Industry Way	New metal building	69-295	Val Oliver
35. Splaine, Erin Trust	11 South Shore Road	Rev. 72740	67-468.1	CWA
36. Groves, Linda	26 New Street	As-built fence-fee	55-44	Jenny Gifford
37. Jemison, Steve	9 West Chester Street	Rev. 72358: win/dr/dem chim	42.4.3-12	JB Studio

VII. OTHER BUSINESS

Approve Minutes	July 16, 2019:
Review Minutes	July 23, 25, & 31 and August 1, 2019
Other Business	<ul style="list-style-type: none"> Discussion of update on Vineyard Wind project. Welch – Suggest an executive session to discuss strategy. Move to schedule an executive session subject to compliance with Open Meeting Law (OML); time and date to be announced. (Welch) Carried unanimously Discussion of HDC appeals at 41 Chuck Hollow Road and 1 Sunset Ridge Lane. Pohl – One issue is the Chuck Hollow appeal to the Select Board; the other issue is this is also being appealed to the Zoning Board of Appeals (ZBA). We need to affirm as a board that when we issue our Certificate of Appropriateness (COA) and it is passed to the Building Commissioner, he is empowered to issue a building permit based upon that COA. Welch – What makes this confusing is that the COA is under appeal; however, that is outside our control. A COA is the basis for the Building Department to issue a permit; any question of whether that can be done when there is an appeal is outside our jurisdiction. Jay Maroney, counsel for 41 Chuck Hollow Road – Confirmed this is being appealed to the ZBA. Just asking HDC to tell the ZBA that the HDC COA is sufficient for the issuance of a building permit. Provided a draft letter of affirmation to be presented to the ZBA. Motion to Affirm a duly issued COA is acceptable for issuance of a building permit and that a property owner may proceed at their own risk if the COA is approved by the HDC. (Welch) Carried unanimously Pohl – He won't be here for either appeal. The 1 Sunset Ridge Lane appeal is against a pergola attached to the house. Staff – The appeal date for the 41 Chuck Hollow Road main house, pool, and color change is August 21, 2019. The appeal date for the 1 Sunset Ridge Lane pergola is August 21, 2019. Reviewed who was sitting on each hearing. Discussion about who would represent the HDC for the appeals before the Select Board: Diane Coombs and Val Oliver. Pohl – Mr. Hedden submitted information to the Select Board for the 1 Sunset Ridge Lane. Staff – She will do it for 41 Chuck Hollow Road. Discussion of National Grid Distribution Reliability Project (L8) regarding new utility poles and overhead wires. No action at this time. Discussion of implementing a timer during HDC application review. No action at this time. Discussion of synthetic materials. No action at this time. Plastic sheds. No action at this time. Discussion of Net Zero Stretch Code and impacts to HDC. No action at this time. Discussion and update of Sidewalk Work Group. No action at this time. Discussion of procedure for historic paving and streetscapes with the Nantucket Historical Commission. No action at this time. Discuss Historic District Commission Administrator. No action at this time. Discussion of Municipal Vulnerability Preparedness (MVP) grant participation. No action at this time.
Commission Comments	Welch – Thursday is a Goodbye thing for John Hedden at Fairgrounds Road Restaurant at 5:30 p.m.

List of additional documents used at the meeting:

1. Mr. Maroney's letter dated July 25, 2019
2. 41 Chuck Hollow Road appeal packet.
3. 1 Sunset Ridge Lane appeal packet.

Adjourned at 9:40 p.m. by unanimous consent

Submitted by:
Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee