



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 ~~

Thursday, August 8, 2019

Planning & Land Use Services, 2 Fairgrounds Road, Conference Room – 1:00 p.m.

Called to order at 1:01 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Administrative Specialist
 Attending Members: Pohl, McLaughlin, Oliver, Welch
 Absent Members: Coombs, Camp, Watterson, Dutra
 Late Arrivals: Welch, between 1:12 and 1:21 p.m.
 Early Departures: Welch, 1:49 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

VII. NEW BUSINESS

Property owner name	Street Address	Scope of work	Map-Parcel	Agent
1. Groves, Linda	26 New Street	As-built fence-fee	55-44	Jenny Gifford
Voting	Pohl, McLaughlin, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:01)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Vote	Carried 3-0		Certificate #	
2. Dawson, Mark	5 Amelia Drive	Awning color change	67-751	Self
Voting	Pohl, McLaughlin, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	None			
Public	None			
Concerns (1:02)	No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 3-0		Certificate #	72860
3. 247, LLC	7 Walsh Street	Drwy, hardscaping, patio	42.4.1-55	Atlantic Landscaping
Voting	Pohl, McLaughlin, Oliver			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory board comments.			
Representing	Lindsay Congleton , Atlantic Landscaping Inc. – Apron to be Belgium block and fixed the site plan. Reviewed the project. The peastone could be grass.			
Public	None			
Concerns (1:04)	Pohl – Read HSAB comments: apron material clarified; too much landscaping; incorrect site plan. He believes the back won't be visible and there will be grass between the stepping stones. The Privet can be on the property line; that will provide more room for grass. Oliver – There are two types of bluestone paver; they should match. McLaughlin – The plans should be stamped in before the meeting.			
Motion	Motion to Approve through staff with the privet planted on the property line and the bluestone pavers by the entry should be informal irregular, per Exhibit A. (Oliver)			
Vote	Carried 3-0		Certificate #	72861

4. Liebling, Mark	13 Wigwam Road	Fence-gate	77-5.7	Brook Meerbergen
Voting	Pohl, McLaughlin, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:11)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Vote	Carried 3-0		Certificate #	
5. Splaine, Erin Trust	11 South Shore Road	Rev. 72740: decks & trim	67-468.1	CWA
Voting	Pohl, McLaughlin, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Chip Webster , Chip Webster Associates – Presented project.			
Public	Welch – The guidebook shows that the 8 feet applies to free standing decks.			
Concerns (1:12)	McLaughlin – The deck is 12 feet off the wall and must to be pulled back to 8 feet; it's on the second floor. Oliver – No concerns. The deck is integrated into the roof; it was approved with balusters, which are changing to shingle. Discussion about the rear deck, which was already approved at 12-feet deep and is not visible.			
Motion	Motion to Approve with staff verifying the approved deck and proposed deck are the same depth. (Oliver)			
Vote	Carried 3-0		Certificate #	72862
6. Island Energy Services	11 Industry Way	New office building	69-295	Val Oliver
Voting	Pohl, McLaughlin, Welch			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver , Val Oliver Design – Presented project; orientation points wrong on the plans, small version is correct.			
Public	None			
Concerns (1:26)	(1:11) Motion to Hold due to lack of quorum. (McLaughlin) Carried 2-0//Oliver abstain//Welch not yet in attendance. Motion to Reopen both Island Energy Services projects. (Welch) Carried 3-0 No concerns.			
Motion	Motion to Approve through staff with correct cardinal points. (McLaughlin)			
Vote	3-0		Certificate #	72863
7. Island Energy Services	11 Industry Way	New metal building	69-295	Val Oliver
Voting	Pohl, McLaughlin, Welch			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver , Val Oliver Design – Presented project; same cardinal point issues.			
Public	None			
Concerns (1:34)	(1:11) Motion to Hold due to lack of quorum. (McLaughlin) Carried 2-0//Oliver abstain//Welch not yet in attendance. No concerns.			
Motion	Motion to Approve through staff with correct cardinal points. (McLaughlin)			
Vote	3-0		Certificate #	72864
8. Jemison, Steve	9 West Chester Street	Rev. 72358: win/dr/dem chim	42.4.3-12	JB Studio
Voting	Pohl, McLaughlin, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:55)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Vote	Carried 3-0		Certificate #	

VII. OTHER BUSINESS	
Approve Minutes	July 16, 2019: Motion to Approve. (McLaughlin) Carried 3-0
Review Minutes	July 23, 25, & 31 and Aug 1, 2019
Other Business	<ul style="list-style-type: none"> • Discussion of HDC appeals at 41 Chuck Hollow Road and 1 Sunset Ridge Lane. Flynn – Asked for clarification on who will write letters and who will attend. Pohl – John Hedden wrote the letter for 1 Sunset Ridge Lane. T.J. Watterson volunteered to write the letter for 41 Chuck Hollow Road; he wrote the letter and sent it to Mr. Pohl; corrections were made, and it was sent to the Select Board. Mr. Watterson’s letter covers all three applications for 41 Chuck Hollow Road. We don’t rebut all the appellant’s claims, just review the hearing process. Oliver – She will represent the HDC. Welch – Town Counsel will explain that the Select Board is to determine if the HDC decisions were arbitrary and capricious; the HDC’s representative at the appeal will explain why it was not. You might want to check the select board packet for anything the attorney might have submitted. Flynn – The hearings are scheduled for August 21st, so the packets won’t be posted until August 16th. She has to email Erika Mooney, in Town Administration, the letters and other documentation on Tuesday, August 13. Pohl – Diane Coombs and Val Oliver will be at the hearings. Welch – Said he will be there. Flynn – She will post it as an HDC meeting since three members will be there. Pohl – Reviewed the 1 Sunset Ridge pergola and appeal for Mr. McLaughlin’s benefit. • Discussion of National Grid Distribution Reliability Project in regard to 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 of update on Vineyard Wind project. 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. McLaughlin – They have to advertise the job first. Pohl – Ideally, we should have everyone, 5 at a minimum before we discuss this. • Discussion of Municipal Vulnerability Preparedness (MVP) grant participation. No action at this time.
Commission Comments	McLaughlin – Further discussion about free-standing versus integrated decks being no more than 8-feet deep. The guidebook says, “(the deck) may be approved.” We have the right to waiver anything.

List of additional documents used at the meeting:

1. John Hedden’s letter to the Select Board re. 1 Sunset Ridge Appeal.
2. T.J. Watterson’s letter to the Select Board re. 41 Chuck Hollow Road
3. Appeal packets for 1 Sunset Ridge and 41 Chuck Hollow Road

Adjourned at 1:58 p.m. by unanimous consent

Submitted by:
Terry L. Norton

Historic Structures Advisory Board