



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

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

~~ MINUTES ~~

**Tuesday, August 20, 2019**

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

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

Staff in attendance: Cathy Flynn, Administrative Specialist; Terry Norton, Town Minutes Taker  
 Attending Members: Coombs, McLaughlin, Camp, Oliver, Welch, Dutra  
 Absent Members: Pohl, Watterson  
 Late Arrivals: Welch, 4:39 p.m.; Camp, 5:11 p.m.  
 Early Departures: McLaughlin, 8:47 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. Harvey, E.J. – 72882	5 Meadow View Drive	Windows color change	56-91	Self
2. Nautilus Lane, LLC – 72883	1 Nautilus Lane	Rev 71990; color change	67-176.1	Val Oliver
3. Miacomet Skies N.T. – 72884	61 Miacomet Avenue	Screened porch	67-86	Val Oliver
4. Heather's Heaven – 72885	13 C Street	Raise ridge/windows/doors	60.2.1-76	Self
5. ACKoire, LLC – 72886	29 Skyline Drive	Rev. 72684: duplex	79-91	NAG
6. ACKoire, LLC – 72887	29 Skyline Drive	Rev. 72683: duplex	79-91	NAG
7. O'Keefe, Dan – 72888	3 Burnt Swamp Lane	Shed addition	56-218	Self
8. Kuhn, Robin Marie – 72889	12 Nobska Way	Garage window revisions	67-103	Botticelli & Pohl
9. Keogan, Chris – 72890	5 Daffodil Lane	Pool	68-723	Self
10. 281 Hummock Pond N.T. – 72891	281 Hooper Farm Road	Sports court	83-41&42.2	SMRD
11. Bayliss, E. – 72892	52 Eel Point Road	MH window revisions	32-25	Emeritus
12. Heasley – 72893	116 Polpis Road	Rev. 72296: rotate bldg.	44-4	Emeritus
13. High Garden Holdings, LLC – 72894	40 Jefferson Avenue	Rev. 72649: MH	30-119	Emeritus
14. High Garden Holdings, LLC – 72895	40 Jefferson Avenue	Rev. 72651: gym	30-119	Emeritus
15. Mackay/Arnoff – 72896	28 Main Sias Street	Driveway apron	73.3.1-47	Linda Williams
16. Lapenko, Bahzhen – 72897	4 First Way	Patio/out dr kitchen	55-669	Linda Williams
17. Mohler, David – 72898	31 Brewster Road	Shed	54-172	Structures Unlimited
18. Cummings, Linda – 72899	32 Crooked Lane	Relocate spa	41-331	Jardins International
Voting	Coombs, McLaughlin, Dutra			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Dutra)</b>			
Vote	Carried 2-0//McLaughlin abstain		Certificate #	72882 to 72899

**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.	Strazzula, Kathy – <b>72900</b>	11 Yompasham Lane	Dormer connector	55-532	Val Oliver
	• Due to lack of visibility				
2.	Hollister, Thomas – <b>72901</b>	21 Autopscot Circle	Addition	55-516.9	Self
	• Need to bubble site plan and elevations				
3.	O'Keefe, Dan – <b>72902</b>	3 Burnt Swamp Lane	Pool	56-218	Self
	• Due to lack of visibility				
Voting	Coombs, McLaughlin, Dutra				
Alternates	None				
Recused	Oliver				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	<b>Motion to Approve per noted conditions. (Dutra)</b>				
Vote	Carried 2-0//McLaughlin abstain			Certificate #	<b>72900 to 72902</b>

**IV. SIGNS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Egan Maritime	158 Polpis Road	Master sign plan	27-28	Self
Voting	Coombs, McLaughlin, Oliver, Dutra				
Alternates	None				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – This is being held for a view.				
Concerns	No comments at this time.				
Motion	<b>Motion to Hold per SAC request. (Oliver)</b>				
Vote	Carried unanimously			Certificate #	
2.	NHA	15 Broad Street	Wall sign	42.4.2-61	Doug Scholm
Voting	Coombs, McLaughlin, Oliver, Dutra				
Alternates	None				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – This is being held.				
Concerns	No comments at this time.				
Motion	<b>Motion to Hold per SAC request. (Oliver)</b>				
Vote	Carried unanimously			Certificate #	

**V. OLD BUSINESS CARRIED FROM 8/13/19**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Hidalgo, Jose	28A Evergreen Way	Shed	68-713.2	Self
Voting	Coombs, McLaughlin, Oliver, Dutra				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (4:37)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Oliver)</b>				
Vote	Carried unanimously			Certificate #	

2.	202 Eel Pt Rd Realty Trst	202 Eel Point Road	Rev. 72085: Add/window chgs	38-2.3	Sanne Payne
Voting	Coombs, McLaughlin, Oliver, Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing Public	<b>Sanne Payne</b> – Presented project; no windows at this time are vertical; that will change in the future.				
Concerns (4:37)	<p><b>Coombs</b> – Read MAB comments: not appropriate; as-built drawings should reflect existing; panes should be vertical.</p> <p><b>Dutra</b> – Okay with the front door changes and dormer pitch change. Okay with the extension of the dining room but the 2<sup>nd</sup>-floor porch is too large; should be tucked in. The view from the road should be considered; thinks the open rail looks better. All windows on the front elevation are ganged.</p> <p><b>Oliver</b> – The 2<sup>nd</sup>-floor deck is now 8X28, which is large. She thinks open railing will exacerbate the size of the deck. Suggested eliminating the tall posts with caps. Suggested 2-over-1 in the sun room.</p> <p><b>Welch</b> – East elevation, the higher deck form shouldn't be visible. South elevation would be visible obliquely from the west leg of Eel Point Road. To the extent the two decks might be visible, they should be a shingled wall with simple trim fascia and cap. Agrees with Ms. Oliver's comment about shingle-railing versus baluster. The 1<sup>st</sup>-floor hipped roof should be a shed roof; as proposed, it turns into the deck railing very awkwardly; it would be more typical for the rail to be inset from the side some, so it doesn't interrupt the corner board; a steeper porch pitch would imbed the deck within the roof.</p> <p><b>McLaughlin</b> – According to the 30% decking policy, there is 134 feet of deck and you are allowed 90 feet; 44 feet of deck has to come off.</p> <p><b>Coombs</b> – Agrees with what's been said. The triple ganged windows over the front door should be separated somewhat.</p>				
Motion	<b>Motion to Hold for revisions. (Oliver)</b>				
Vote	Carried unanimously		Certificate #		
3.	202 Eel Pt Rd Realty Trst	202 Eel Point Road	Convert garage to GH	38-2.3	Sanne Payne
Voting	Coombs, McLaughlin, Oliver, Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing Public	<b>Sanne Payne</b> – Presented project.				
Concerns (5:04)	<p><b>Coombs</b> – Read MAB comments: won't match main house; drawings incorrect; no pictures or drawings of existing; no dimensions.</p> <p><b>Oliver</b> – It looks better with 2-over-1 windows. Need structure dimensions and windows labeled on the plans. Believes only the west elevation might be visible.</p> <p><b>Welch</b> – Suggests about the main house approval that it be conditioned to when the windows are changed, they match the garage fenestration. Application should reflect actual dimensions of trim details.</p> <p><b>Dutra</b> – South and north elevations, the two windows flanking the doors might look better as 2-over-2 to match the garage doors.</p> <p><b>McLaughlin</b> – No comments.</p>				
Motion	<b>Motion to Hold for revisions. (Oliver)</b>				
Vote	Carried unanimously		Certificate #		
4.	Derrymore Invest., LLC	12 Derrymore Road	Main House	41-241	Workshop APD
Voting	Oliver (acting chair), McLaughlin, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing Public	<b>Andrew Kotchen</b> , Workshop APD – Reviewed changes made per previous concerns and explained why some requested changes weren't made. Argues the neighborhood vernacular is all 2-stories, maximum size with attached garages forward; it meets zoning groundcover and height.				
Concerns (5:14)	<p><b>Oliver</b> – Our main concern was the massing, which wasn't addressed; this is too large for Derrymore Road, which is primarily smaller structures. Massing is not additive, and, in her mind, Delaney is not part of this neighborhood, and she doesn't want to continue that precedent onto Derrymore.</p> <p><b>McLaughlin</b> – The meeting rails on the dormers need to be dropped to align with the eaves.</p> <p><b>Welch</b> – Having viewed Derrymore Road, his concern is the overall mass; the comments about gables and dormers were a symptom of the size; the design is nice. The footprint of 14 Derrymore is larger but it's all one story. This is almost 150% larger than most structures along Derrymore. He'd do another view to check Delaney Road. The concern Ms. Oliver is expressing is that this is too much and advances a precedent that isn't necessarily a good one. This is more a 1¼ story house.</p>				
Motion	<b>Motion to Hold for revisions to massing and information on perspective. (Welch)</b>				
Vote	Carried unanimously		Certificate #		

5.	Derrymore Invest., LLC	12 Derrymore Road	Garage/studio	41-241	Workshop APD
Voting	Oliver (acting chair), McLaughlin, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Andrew Kotchen</b> , Workshop APD – No changes were requested.				
Public	None				
Concerns (5:27)	<b>Welch</b> – He doesn't remember any concerns; it was held to track. If a change is made to the main house, that change might require change to be made to this.				
Motion	<b>Motion to Hold to track with the main house. (Welch)</b>				
Vote	Carried 3-0			Certificate #	
6.	Derrymore Invest., LLC	12 Derrymore Road	Shed	41-241	Workshop APD
Voting	Oliver (acting chair), McLaughlin, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (5:30)	No comments.				
Motion	<b>Motion to Hold to track with the main house. (Welch)</b>				
Vote	Carried 3-0			Certificate #	
7.	Black, Michelle	28 Eel Point Road	New ancillary structure	40-44	Emeritus
Voting	Coombs, McLaughlin, Camp, Oliver, Welch				
Alternates	Dutra				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:31)	Motion to Hold for representation. (Oliver) Carried unanimously				
Motion	<b>Motion to Hold for representation. (Oliver)</b>				
Vote	Carried 5-0			Certificate #	
8.	Greene F E Wade Trust	31 Shell Street	Addition	73.1.3-5.3	Kent Murphy
Voting	Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.				
Representing	<b>Kent Murphy</b> – Reviewed changes made per previous concerns; reviewed history of structure; circa 1930; the “J” windows are existing and not moving. Contends the east elevation is virtually not visible.				
Public	None				
Concerns (6:38)	(5:31) Motion to Hold for representation. (Oliver) Carried 5-0				
	Motion to Reopen. (Camp) Carried 5-0				
	<b>Oliver</b> – You are eliminating the south and east walls completely; she likes some quirkiness, but this is too much. North elevation, the dormer should be smaller and come in per the guidelines from the outside wall. West elevation, the left dormer is too large and should come in because the window is floating in the wall plain. East elevation, eliminate the round window; “E” windows seem squat; the dormer with the balcony should not be so close to the edge. Not sure about diamond windows with 2-over-2.				
	<b>Welch</b> – Agrees with much of what Ms. Oliver said. East elevation, the dormer should come in about 4 feet and eliminate the window; the “J” windows are indicated as Brosco on the schedule; a traditional window element is the center mullion is wider than on new windows; this elevation is visible obliquely. North elevation, suggested a 6-light over the bay; dormer should be 2-light side-by-side versus one 4-light. The fill-in porch, it would be appropriate to replicate some existing post details.				
	<b>Coombs</b> – She would like to see a layout showing what original walls are being kept. East elevation, the “E” windows should be eliminated; the dormer should be pulled in 3-feet from the side of the house.				
Motion	<b>Motion to Hold for revisions. (Welch)</b>				
Vote	Carried 3-0			Certificate #	

9. Booms, Jeff	14 Woodland Drive	Massing/wind/roof	79-203	JB Studio
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:32)	Not opened at this time.			
Motion	<b>Motion to Hold for August 27. (Oliver)</b>			
Vote	Carried 5-0		Certificate #	
10. Richmond Great Point Dev	10 & 12 DavKim Lane	Commercial warehouse	68-61+62	Rescom Architecture
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Ethan Griffin</b> , Gryphon Architecture – Reviewed application and changes made per previous concerns; area is zoned CTEC.			
Public	None			
Concerns (5:33)	<p><b>Oliver</b> – Appreciates the changes. Asked if the hardscaping plan could be part of this application.</p> <p><b>Welch</b> – His primary concern is the residential neighborhood around it; asked if the top plate could be dropped a couple of feet to bring it down to around 24-feet high. Another concern is the extent to which air conditioning units (A/C) and utilities will be screened; he'd like to see the hardscaping plan with topography to be reviewed in context with this and the neighboring structures. Need additional information on the sound wall, retaining wall, security fencing, and visual barrier; west visual barrier should be a mix of deciduous and conifer plants. With respect to screening, might have to do only lengths of screening of what would screen what would be visible from the street.</p> <p><b>Camp</b> – She is concerned about the length; if the height comes down, she doesn't want to sacrifice the 3/12 pitch. Would also like to see the landscaping plan.</p> <p><b>McLaughlin</b> – Take 7 feet off the height; trucks are normally 14 feet tall; it can be lowered without impact to interior operations.</p> <p><b>Coombs</b> – Would like to see photos or drawings of what is along that street now. Would also like to see a working hardscaping plan.</p>			
Motion	<b>Motion to Hold for revisions and to add the hardscaping in respect to discussed elements. (Welch)</b>			
Vote	Carried 5-0		Certificate #	

11. Brody, Paul	11 E Street	MH revisions	60.2.1-4	BPC
Voting	Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Joe Paul</b> , BPC – Explained the project now that solar panels are off the table.			
Public	None			
Concerns (5:55)	No concerns.			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Vote	Carried 4-0		Certificate #	72903

**VI. NEW BUSINESS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Kiss, Robert	16 Creek Lane	Addition & fenestration	38-100	BPC
Voting	Coombs, McLaughlin, Camp, Oliver, Welch				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Joe Paul</b> , BPC – Presented project; he can drop the addition's eave to on top of the window head casings.				
Public	None				
Concerns (5:59)	<p><b>Coombs</b> – Read MAB comments: drop roof roof; GIS incorrect.</p> <p><b>Welch</b> – Okay with north elevation. West elevation, the secondary mass height should come down.</p> <p><b>McLaughlin</b> – No concerns.</p> <p><b>Camp</b> – Okay.</p> <p><b>Oliver</b> – Agrees with dropping the secondary ridge.</p>				
Motion	<b>Motion to Approve through staff with the addition's eave dropped to on top of the window headcasing with corresponding drop in the ridge. (Oliver)</b>				
Vote	Carried 5-0		Certificate #	72904	



6.	Massie, Mike & Tom	6 Pine Street	Driveway & fence	42.3.2-60	Thornewill Design
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra				
Alternates	Welch				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory board comments.				
Representing	<b>Carrie Thornewill</b> , Thornewill Design – Presented project; curb cut is approved.				
Public	None				
Concerns (6:31)	<b>Coombs</b> – Read HSAB comments: Town tree; shell more appropriate. You need to get in touch with the tree warden to confirm whether or not the tree is a Town tree. <b>Oliver</b> – We should view to check the use of brick in the area; also Ms. Thornewill can then find out about the tree. <b>McLaughlin</b> – Suggested checking on whether or not it is a Town tree.				
Motion	<b>Motion to View and hold for further information on the tree. (Camp)</b>				
Vote	Carried 5-0		Certificate #		
7.	Remick, Jeff	30 Lovers Lane	Renovation-addition	68-144	Permits Plus
Voting	Coombs, McLaughlin, Camp, Oliver, Welch				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Mark Poor</b> , Permits Plus – Presented project; east elevation not visible.				
Public	None				
Concerns (7:05)	<b>Camp</b> – This is sensitively done and fits with the neighborhood. <b>Welch</b> – Agrees with Ms. Camp <b>McLaughlin</b> – No comments.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Vote	Carried 5-0		Certificate # 72909		
Break 7:11 to 7:19					
8.	Julian Joffe Trust	18 New Street	Change to fence height	55-338	Self
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra				
Alternates	Welch				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory board comments.				
Representing	<b>Kerry Joffe</b> – Presented project; the other picket fence on the street is 48” tall.				
Public	None				
Concerns (7:19)	<b>Coombs</b> – Read HSAB comments: 48” too high for Type II along the road. <b>Oliver</b> – The section in back is fine. The front fence should be kept down in height. <b>Camp</b> – No opinion; usually a capped picket fence is 36”. <b>Dutra</b> – He’s okay with it. <b>McLaughlin</b> – No concerns.				
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>				
Vote	Carried 5-0		Certificate # 72910		
9.	Trillium 88, LLC	5 Nantucket Avenue	Hardscape: fence	30-252	Jardins International
Voting	Coombs, McLaughlin, Camp, Oliver, Welch				
Alternates	Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory board comments.				
Representing	<b>Elizabeth O’Rourke</b> , Jardins International – Presented project.				
Public	None				
Concerns (7:24)	<b>Coombs</b> – Read HSAB comments: photos would help; Type II fence along street; concern about visibility of patio; cobble apron and shell driveway preferred. <b>Oliver</b> – Suggested a view. The fence is unusual; asked if there is a fence like that installed that commissioners can to look at. <b>Camp</b> – Her concern is the fence along Nantucket Avenue; the plans say it’s a 6-foot board fence. Asked for a picture of the proposed Copper Beech trees. Agrees a view is a good idea. <b>Welch</b> – The 10-foot trees will create a wall, which becomes an architectural element along the street. If it’s a fence on its own, it should be a 36” Type II picket fence; he’d approve that if it isn’t screened. Would also like to view. <b>McLaughlin</b> – He too would like to view.				
Motion	<b>Motion to View. (Welch)</b>				
Vote	Carried 5-0		Certificate #		

10. High Gardens, LLC	38 Jefferson Avenue	Spa	30-119.1	Jardins International
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory board comments.			
Representing	<b>Elizabeth O'Rourke</b> , Jardins International – Presented project.			
Public	None			
Concerns (7:40)	<b>Coombs</b> – Read HSAB comments: no concerns, not visible. No concerns.			
Motion	<b>Motion to Approve as submitted. (Camp)</b>			
Vote	Carried 5-0		Certificate #	<b>72911</b>
11. Langdale Holdings II, LLC	36 Orange Street	Hardscape-fencing	42.3.219	Jardins International
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Dutra			
Recused	None			
Documentation	Landscape design plans, site plan, and advisory board comments.			
Representing	<b>Elizabeth O'Rourke</b> , Jardins International – Presented project.			
Public	None			
Concerns (7:42)	<b>Coombs</b> – Read HSAB comments: application should be held for photos; would like to see again. <b>Welch</b> – HSAB should have the opportunity to review a complete application; the driveway is changing in addition to going to brick. <b>Oliver</b> – She has no concerns but should honor HSAB's request.			
Motion	<b>Motion to Hold for HSAB to review with pictures and to come back on September 10<sup>th</sup>. (Welch)</b>			
Vote	Carried 5-0		Certificate #	
12. CG Development	6 Red Mill Road	New dwelling	55-919.2	Linda Williams
13. CG Development	6 Red Mill Road	New cabana	55-919.2	Linda Williams
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:47)	<b>Staff</b> – Ms. Williams asked these to be held for August 27. Not opened at this time.			
Motion	<b>Motion to Hold for August 27. (Camp)</b>			
Vote	Carried 5-0		Certificate #	
14. Kimchee Bedding, LLC	27 West Chester Street	Rev. 70544: driveway	42.4.3-2	Botticelli & Pohl
15. Lynch, Karen	19 Main Sias Street	Rev. 72125: shed massing	73.3.1-12	Botticelli & Pohl
16. Ceylon Elves, LLC	3B Wyers Way	Rev. 72409:	41-380.1	Botticelli & Pohl
17. Abrams Point, LLC	34 Shawkemo Road	New dwelling	27-31	Botticelli & Pohl
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:48)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Welch)</b>			
Vote	Carried 5-0		Certificate #	
18. REC 21, LLC	21 Washing Pond Road	Partial demo/move off	31-31	Botticelli & Pohl
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	<b>Ben Normand</b> , Normand Residential Design – Presented project: the move is to take the two 1-story parts and demo what's left.			
Public	None			
Concerns (7:49)	<b>Oliver</b> – This being on one application could cause issues for getting permits.			
Motion	<b>Motion to Approve through staff with the sections to be moved off and the demolition under separate applications and to be signed by the chair. (Oliver)</b>			
Vote	Carried 5-0		Certificate #	<b>72912 &amp; 72913</b>



19. Day, Michael	3 Crestwood Circle	Move on from 21 Washing Pd	71-39	Normand Residential
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Ben Normand</b> , Normand Residential Design – Presented project.			
	Michael Day			
Public	None			
Concerns (7:54)	No concerns.			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Vote	Carried 5-0		Certificate #	<b>72914</b>
20. Voyages, Roland	14 Osprey Way	New dwelling	82-33	Normand Residential
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Ben Normand</b> , Normand Residential Design – Presented project.			
Public	None			
Concerns (7:56)	No concerns.			
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>			
Vote	Carried 5-0		Certificate #	<b>72915</b>
21. O’Keefe, Dan	3 Burnt Swamp Lane	New dwelling	56-218	Self
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos.			
Representing	<b>Dan O’Keefe</b> – Presented project.			
Public	None			
Concerns (7:59)	<b>Camp</b> – The front porch could be brought in a little on the ends; also, the post in front of the window could be eliminated. <b>Dutra</b> – Agrees about the post; the posts could be better coordinated. West is all that’s visible and it looks good. <b>Oliver</b> – No concerns. <b>McLaughlin</b> – No concerns. <b>Coombs</b> – Agrees about the porch posts.			
Motion	<b>Motion to Approve through staff with the option of moving the front porch post out from in front of the window. (Camp)</b>			
Vote	Carried 5-0		Certificate #	<b>72916</b>
22. Little, Tom	9 North Avenue	Roof top solar- MH	42.4.4-58	Cotuit Solar
23. Little, Tom	9 North Avenue	Roof top solar- garage	42.4.4-58	Cotuit Solar
24. Pagon, Marshall	32 Baxter Road	Roof top solar	79.2.3-29	Cotuit Solar
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra			
Alternates	Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:05)	Not opened at this time.			
Motion	<b>Motion to Hold for the next meeting. (Camp)</b>			
Vote	Carried 5-0		Certificate #	
25. Kristen Engle Trust	90 Pocomo Road	Window and door revisions	15-43	CWA
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Chip Webster</b> , Chip Webster & Associates – Presented project.			
Public	None			
Concerns (8:06)	<b>McLaughlin</b> – Has unstated concerns. No others have concerns.			
Motion	<b>Motion to Approve as submitted. (Camp)</b>			
Vote	Carried 4-1//McLaughlin opposed		Certificate #	<b>72917</b>

26. PKG Design	1 Pilgrim Court	Rev. 71684: pool size	41-855	Emeritus
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project.			
Public	None			
Concerns (8:14)	No concerns.			
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>			
Vote	Carried 5-0	Certificate #	<b>72918</b>	
27. Fogarty, B.	1 Wall Street	New dwelling	82-83	Emeritus
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project.			
Public	None			
Concerns (8:18)	<b>Oliver</b> – This is a beautiful house for this area. <b>Camp</b> – Agrees with Ms. Oliver. <b>Welch</b> – Agrees. Appreciates the extra detailing. <b>McLaughlin</b> – No concerns. <b>Coombs</b> – All windows on the front elevation are ganged; would prefer some be unganged.			
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>			
Vote	Carried 4-0//Coombs abstain	Certificate #	<b>72919</b>	
28. Haning, Marco	35 Burnell Street	Rev. 72506: windows & doors	73.4.1-26.1	Emeritus
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project.			
Public	None			
Concerns (8:23)	<b>Coombs</b> – Read SAB comments: west elevation proposed door change preferred. No concerns.			
Motion	<b>Motion to Approve. (Dutra)</b>			
Vote	Carried 5-0	Certificate #	<b>72920</b>	
29. High Garden Holdings, LLC	40 Jefferson Avenue	Rev. 72650: cabana	30-119	Emeritus
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project.			
Public	None			
Concerns (8:26)	<b>Coombs</b> – Read HSAB comments: not appropriate; outdoor inappropriate. <b>Camp</b> – Okay as long as it's not visible. <b>Oliver</b> – She's not comfortable with this. <b>Welch</b> – Suggested she could swap the north and south elevations to eliminate the visibility issue of the bar; however, this will be landscaped and only the roof will be visible.			
Motion	<b>Motion to Hold for more information on the screening. (Welch)</b>			
Vote	Carried 5-0	Certificate #		
30. Frates, Jim	2 Ash Street	Addition/windows	42.4.2-96	Emeritus
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project.			
Public	None			
Concerns (8:31)	<b>Coombs</b> – Read HSAB comments: exterior defining features and chimney should remain; significant historic fabric being removed; contributing structure; need historic photos and maps. <b>Camp</b> – She would like to see the historic information and keeping the chimney.			
Motion	<b>Motion to Hold for historic information. (Oliver)</b>			
Vote	Carried 5-0	Certificate #		

<b>31. Maletta, Anne</b>				
	15 Broadway	Historical Renovation	73.1.3-113	Nantucket Carpentry
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>Pat McCarthy</b> , Nantucket Carpentry – Presented project with responses to SAB comments; submitted revised drawings at the table; rebuilding chimney from the roof up using old mortar and bricks.			
Public	Anne Maletta, owner			
Concerns (8:35)	<p><b>Coombs</b> – Read SAB comments: raise north elevation window; circa 1753. He made all the changes SAB wanted.</p> <p><b>Oliver</b> – This is a very sensitive application.</p> <p><b>Welch</b> – Confirmed windows would be reconstructions. This is a nice, appropriate proposal.</p> <p><b>Camp</b> – No concerns.</p> <p><b>McLaughlin</b> – No concerns.</p>			
Motion	<b>Motion to Approve as submitted at the table. (Oliver)</b>			
Vote	Carried 5-0	Certificate #	<b>72921</b>	
<b>32. 6 Gull Island R.T.</b>				
	6 Gull Island Lane	Historical Renovation	42.4.3-61	Sarah McLane
Voting	Coombs, Camp, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>Sarah McLane</b> , contract buyer– Presented project; replacement material and details will match existing.			
Public	None			
Concerns (8:43)	<p><b>Coombs</b> – Read HSAB comments: posts through roof walk, no trim; maintain 8-light &amp; 6-over-6 windows; appreciates effort to maintain exterior integrity and the changes add to the story. On the exterior material that has to be removed, it should match existing.</p> <p><b>Oliver</b> – This is appropriate. The roof walk post should not be wrapped and eliminate the center post on the gable ends.</p> <p><b>Welch</b> – No concerns. Putting in a spacer under the roofwalk deck on the gable ends will eliminate the need for a post. Suggested revising the drawings to show the roof walk from the south and west and add dimensions where needed.</p>			
Motion	<b>Motion to Approve through staff with the drawings to show the roof walk on the south and west and adding dimensions where needed and the roof walk to be constructed per Exhibit A. (Welch)</b>			
Vote	Carried 5-0	Certificate #	<b>72922</b>	
<b>33. Zono, Susan</b>				
	26 Trotters Lane	New dwelling	67-147	Val Oliver
Voting	Coombs, Camp, Welch, Dutra			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Val Oliver</b> , Oliver Design – Presented project.			
Public	None			
Concerns (8:57)	<b>Welch</b> – The drawings are missing the south and west elevations; they were in the view pack. No concerns. No concerns.			
Motion	<b>Motion to Approve through staff with a complete application. (Welch)</b>			
Vote	Carried 4-0	Certificate #	<b>72923</b>	
<b>34. Grey Lady Lane, LLC</b>				
	12 Grey Lady Lane	New dwelling	66-706	Val Oliver
Voting	Coombs, Camp, Welch, Dutra			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Val Oliver</b> , Oliver Design – Presented project; suggested a view to see the other house going in on the street.			
Public	None			
Concerns (9:00)	<p><b>Camp</b> – Okay with the architecture.</p> <p><b>Welch</b> – It's a little tall at 30 feet.</p>			
Motion	<b>Motion to Approve as submitted. (Dutra)</b>			
Vote	Carried 4-0	Certificate #	<b>72924</b>	

VII. OTHER BUSINESS	
Approve Minutes	August 6 & 8, 2019: <b>Motion to Approve.</b> (Oliver) Carried unanimously
Review Minutes	August 13, 2019
Other Business	<ul style="list-style-type: none"> <li>• Discussion of HDC representation of appeals for 41 Chuck Hollow Road and 1 Sunset Ridge Lane at Select Board meeting 8/21/19.  <b>Staff</b> – For representation tomorrow, Ms. Oliver wrote a letter for 1 Sunset Ridge Lane; listed who sat on the approval. For 41 Chuck Hollow, Mr. Watterson wrote a letter for the Select Board; listed who sat on the approvals for the house and the pool. Copies of the letter were mailed to Erika Mooney and emailed to commissioners.</li> <li>• <b>Welch</b> – He will be at the Select Board meeting; for 41 Chuck Hollow Road, he feels he can represent the interests of the commission.</li> <li>• <b>Oliver</b> – She will speak for 1 Sunset Ridge Lane.</li> <li>• Discussion of National Grid Distribution Reliability Project in regard to new utility poles and overhead wires. No action at this time.</li> <li>• Discussion of implementing a time during HDC application review. No action at this time.</li> <li>• Discussion of synthetic materials. No action at this time.</li> <li>• Plastic sheds. No action at this time.</li> <li>• Discussion of Net Zero Stretch Code and impacts to HDC. No action at this time.</li> <li>• Discussion of update on Vineyard Wind project and Executive Session date and time. No action at this time.</li> <li>• Discussion and update on Nantucket Sidewalk Work Group. No action at this time.</li> <li>• Assignment of HDC/CPC Representative. No action at this time.</li> <li>• Discussion of Organizational Meeting date. No action at this time.</li> <li>• Mission Statement for Town Website. No action at this time.</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. 1 Sunset Ridge Lane letter and appeal packet.
2. 41 Chuck Hollow Road letter and appeal packet.

Adjourned at 9:13 p.m. by unanimous consent

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee