



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 Camp, Oliver,
Associate Commissioners: Stephen Welch, Jessie Dutra

~~ MINUTES ~~

Thursday, September 03, 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 1:04 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner
 Attending Members: Pohl, Coombs, Camp, Camp, Oliver, Welch
 Absent Members: McLaughlin, Dutra
 Late Arrivals: None
 Early Departures: Oliver, 2:51 p.m.

Approval of Agenda

Motion **Motion to Approve the agenda. (Coombs)**

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

I. PUBLIC COMMENT

None

II. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. BRACKK, LLC 08-1580	37 Macys Lane	Rev. 73082: fenest chg/deck	68/332	BPC
2. 4 Crown Court RT 08-1591	4 Crown Court	Fenestration change	42.3.4/56	Permits Plus
3. Lab Trust 08-1602	8 Folger Lane	Extend pergola and deck	42.4.4/33.5	Val Oliver
Voting	Pohl, Coombs, Camp, Welch			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.,			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried 4-0//Coombs, Welch, Camp, and Pohl-aye		Certificate #	HDC2020-08-(as noted)

IV. OLD BUSINESS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 450 Green Park LLC	2 Stone Alley	Addition	42.3.1-102	LINK
Voting	Pohl, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Victoria Ewing, LINK Chris Skehel, Castle Group			
Public	Sarah Alger, Sarah F. Alger P.C., for Virginia Andrews Linda Williams, for Virginia Andrews Virginia Andrews, 1 Stone Alley			
Concerns (1:11)	<p>Ewing – Asked for clarification on how to go about the presentation today and retain the option to create a 5-member board.</p> <p>Pohl – Speaking for the Board, they would also like as many commissioners as possible sitting on this project. Unfortunately, if you want a 5-person board, you need to withdraw and reapply; T.J. Watterson has resigned and no one is able to read back on.</p> <p>Discussion about whether or not to withdraw the application and resubmit for a new board.</p> <p>Flynn – They would have to resend the abutters list with the new application.</p>			

Williams – We will ask the new Board that all prior information be incorporated into the new file so as not to have to resubmit all that information. This has happened in the past.

Andrews – Asked about the disposition of the hardscaping application in the face of this withdrawal.

Pohl – Wants to resolve the issue of this application first; we’ll discuss the landscaping application when we get to it.

Skehel – From what is being said, it would behoove us to withdraw and resubmit for a 5-member board.

Motion **No Action at This Time.**

Roll-call Vote N/A

Certificate #

V. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	450 Green Park LLC	2 Stone Alley	Hardscape: gate/patio	42.3.1-102	LINK

Voting Pohl, Coombs, Camp, Oliver, Welch

Alternates None

Recused None

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

Representing Miroslava Ahern, Ahern Design, LLC

Victoria Ewing, LINK

Public Sarah Alger, Sarah F. Alger P.C., for Virginia Andrews

Linda Williams, for Virginia Andrews

Virginia Andrews, 1 Stone Alley

Concerns (1:26) **Ewing** – We do not want to this heard at this time and ask this to track the new application for the addition.

Not opened at this time.

Motion **No Action at This Time.**

Roll-call Vote N/A

Certificate #

2.	Teddy Boomer, LLC 08-1544	94 Tom Nevers Road	Gate	91/41	Atlantic Landscaping
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Voting Pohl, Coombs, Camp, Oliver, Welch

Alternates None

Recused None

Documentation Landscape design plans, site plan, and photos.

Representing Lindsay Congleton, Atlantic Landscaping Inc.

Public None

Concerns (1:28) **Congleton** – Presented project; provided precedent photos for white driveway gates; horizontal rails are thin

Pohl – The horizontal members on the gate across the street, asked if they are wide board with narrow gaps or vice versa.

Suggested the rails be 1X4.

Camp – She has no concerns.

Coombs – Prefers the gate design that’s across the street; thinks it would go better with the stone pillars.

Oliver – It’s okay.

Welch – Would like the horizontal members beefed up a bit more; otherwise it’s fine.

Motion **Motion to Approve through staff with the horizontal members increased to be 1X4. (Camp)**

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

Certificate #

HDC2020-08-1544

3.	Chris O’Connell 08-1556	10 Sheep Commons	Pool & retaining walls	54-274	Atlantic Landscaping
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Voting Pohl, Coombs, Camp, Oliver, Welch

Alternates None

Recused None

Documentation Architectural elevation plans, site plan, and photos.

Representing Lindsay Congleton, Atlantic Landscaping Inc.

Public None

Concerns (1:35) **Congleton** – Presented project; grade will be “sloping to the top of the wall.”

Oliver – This is probably fine; however, would like more information delineating the details; it doesn’t say how high the walls are or how far the pool is sunken or anything. In the future we need to have all the information; there is nothing here for the inspector to reference.

Welch – The topography of the Land Bank area is such that the back yard is within that contour; the pool is parallel to the contour that if it were instead perpendicular to would hide it. Dependent on actual grade and vegetation this might be visible from the Land Bank property so would like to view this. Wants the information on the top of wall and pool as well.

Coombs – Agrees with Mr. Welch. Would like to see an elevation of the waterfall with its height.

Camp – Wants to know what the vegetation will be in front of the stone wall; wants the stone softened from the outside with a natural vegetation.

Pohl – Doesn’t understand what is meant by “sloping to the top of the wall?”; otherwise the wall is 4 feet.

Motion **Motion to View and Hold for revisions and more information on topography and a cut through from the walls to pool and planting plan. (Oliver)**

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

Certificate #

4. Crampton Family 08-1543	12 Lincoln Street (Sias)	Minor alterations	73.4.2/88	Val Oliver
Voting	Pohl, Coombs, Welch			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (1:47)	<p>Oliver – Presented project, circa 1960s.</p> <p>Backus – Read SAB comments: no concerns.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 4-0//Welch, Coombs, Camp, and Pohl-aye	Certificate #	HDC2020-08-1543	
5. Greg McKecknie 08-1542	50 Dukes Road	Hardscape-pool, retain wall	56/245	Julie Jordin
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Julie Jordin, Garden Design Company			
Public	None			
Concerns (1:49)	<p>Jordin – Presented project; the goal is the walls won't exceed 3.5 feet; the pool has an autocover; suggested a view.</p> <p>Oliver – Appreciates all the information; still doesn't have information on the top of wall and bottom of wall.</p> <p>Camp – Appreciates the hedge in front of the swimming pool. Asked if the driveway opening could be reduced and pulled west to better obscure the pool.</p> <p>Coombs – She'd like to see a rendering of what Dukes Road looks like; it used to be a very country road and is now becoming big houses with pools. Wants a north elevation showing the driveway, vegetation, walls, and front of the buildings as seen from Dukes Road</p> <p>Welch – No concerns about the pergola. Understands expressed concerns; a view would be helpful. Given a 4- to 5-foot tall hedge with 1-foot rise, visibility will be limited. This is approvable.</p> <p>Pohl – An elevation as Ms. Coombs requests would be extremely hard to do. A view would be helpful.</p>			
Motion	Motion to View and Hold for revisions. (Coombs)			
Roll-call Vote	Carried unanimously//Oliver, Camp, Welch, Coombs, and Pohl-aye	Certificate #		
6. Matt Stone 08-1583	47 Milk Street	Re-site and alterations	56/201	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (2:09)	<p>MacEachern – Presented project; circa 1980; structure would be about 30" lower than Milk Street.</p> <p>Coombs – The east elevation deck looks quite large.</p> <p>Welch – North elevation, there's an oddity where the stair rail transitions to a parapet wall and the transition to the rake fascia. The height of the stair partition wall and deck railing are different; suggested a shadow board on the shed-roof rake detail. Suggested pictures of the current conditions be included on the drawings.</p> <p>Camp – The upper deck should be pulled back a foot; it competes with the column. South elevation, the shed left of the front door has room for another window; shutters would provide some character. The front door could use more presence.</p> <p>Oliver – She doesn't know this house. Agrees about reducing the depth of the east elevation deck. If we had photos and all information we need, this would move much quicker.</p> <p>Pohl – If you shutter the windows, you could shutter the front door.</p> <p>Discussion about what color the shutters would be.</p>			
Motion	Motion to Approve through staff with the 2nd-floor deck reduced to 8 feet and adding Hamilton blue shutters to the front elevation. (Coombs)			
Roll-call Vote	Carried unanimously//Welch, Camp, Oliver, Coombs, and Pohl-aye	Certificate #	HDC2020-08-1583	

7. Alix Keeting 08-1592	31 Shell Street	Steps-hardscaping	73.1.3/5.3	Kent Murphy
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historical documentation, and advisory comments.			
Representing	Kent Murphy			
Public	None			
Concerns (2:26)	<p>Backus – Read SAB comments: plantings very close to the road on a critical corner; what’s actual proposed parking; recommendation of alternate materials for parking; and safety concerns. Circa 1910-1930.</p> <p>Murphy – Presented project; the hedge is in line with the neighbor’s.</p> <p>Pohl – Looking at the picture with the telephone pole indicates the road layout is a couple of feet from the pavement. It would be nice to have photos of the current situation. He likes the idea of a cobble drive. Agrees with paving stones not being rectilinear, and something less formal than Belgium block such as cobblestone.</p> <p>Camp – Thinks the material should be shell with a Belgium block border.</p> <p>Oliver – She feels like we don’t have sufficient current information: photos and relocated driveway.</p> <p>Coombs – The steps along Shell Street leading into the property should not be rectangular; should be irregular. The parking should be less formal; shell would fit in. Wants to view.</p> <p>Welch – Agrees with what’s been said. His concern is that Belgium block is not appropriate out there; it’s not an apron material for a small cottage-style house as evidenced by those that are there and look out of place. Pictures would be helpful. If we don’t have photos, he’d like a view. Suggested that instead of a wide expanse of hard surface they consider cobble with grass in the seams for the parking area; that is much more acceptable for a small cottage, to soften the area, and cobble is used in the area.</p>			
Motion	Motion to View. (Camp)			
Roll-call Vote	Carried unanimously//Welch, Coombs, Oliver, Camp, and Pohl-aye		Certificate #	
8. John Hendricks 08-1549	1 Jefferson Lane	Rev. 73097: door change	55.4.1/74.1	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (2:42)	<p>MacEachern – Presented project.</p> <p>Backus – Read HSAB comments: legs of bracket not installed as approved; transom/sidelights too crowded; beefier door surround would be more appropriate.</p> <p>Welch – The brackets aside, if the door sidelights were changed to a less contemporary concept with two bottom panels and perhaps more interesting glass, that would be a nice treatment; right now, it seems too perfect and very “vanilla.” He wants to see this back; asks that the aluminum Andersen storm door be replaced with wood.</p> <p>Coombs – Okay with the brackets. The door is right on the street and shouldn’t have sidelights from top to bottom; the two bottom lights should be panels. Doesn’t think it is too busy.</p> <p>Oliver – She disagrees; she likes the simplicity of the existing door and is okay with the brackets; would like it to remain as is.</p> <p>Camp – Likes the proposed sidelights.</p> <p>Pohl – Sidelights if done with paneled bottom and less a “vanilla” door would be nice. The brackets need to be done right. Suggested a wider door with glass in it; that would allow for a larger frontispiece around the door.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried unanimously//Oliver, Coombs, Welch, Camp, and Pohl-aye		Certificate #	

9. Ecklund/Furdak **08-1587** 26 West Chester Street Hardscape-spa/patio 42.4.3-56 Ahern, LLC

Voting Pohl, Coombs, Camp, Welch
 Alternates None
 Recused None
 Documentation Landscape design plans, site plan, photos, and advisory comments.
 Representing Miroslava Ahern, Ahern Design, LLC
 Public None
 Concerns (2:51) **Backus** – Read HSAB comments: too formal, visible from Lily Pond; tone down hardscape; needs to be more natural.

Ahern – Presented project.
Coombs – 10X15 is not a spa; doesn't want these sneaking into the old historic district (OHD).
Welch – This is the OHD and a sensitive area with visibility from Lily Pond. It is important to have more information on the existing and proposed grade, with this shown on the site plan, including a cross-section at the Goshen-stone patio and at the spa, each indexed to the site plan; the section lines should be referenced on the site plan too. Asked the top of wall at the Goshen-stone patio get a stake with flag as well as at the top of the wall on the outside corner of the spa.
Camp – A hedge of holly is inappropriate; it has nothing to do with the Lily Pond. The spa is out of place in the OHD. A simplified water feature going into a very small pool would be okay. Looking back up toward West Chester Street, there are some beautiful landscapes with water features.

Pohl – The screening hedge could be moved closer to the “water feature”.

Motion **Motion to View with stakes and hold for revisions. (Welch)**

Roll-call Vote Carried 4-0//Camp, Coombs, Welch, and Pohl-aye Certificate # **HDC2020-08-1**

10. 2Old Westmoor Farm,LLC 08-1570	2 Old Westmoor Farm Rd	Rev. to MH; add pergola	41/820.1	Workshop APD
11. 2Old Westmoor Farm,LLC 08-1562	2 Old Westmoor Farm Rd	New garage with studio	41/820.1	Workshop APD
12. 2Old Westmoor Farm,LLC 08-1571	2 Old Westmoor Farm Rd	New cabana	41/820.1	Workshop APD
13. Cannonbury Ln Hold 08-1575	30 Cannonbury Lane	New dwelling	73/23	Workshop APD
14. Cannonbury Ln Hold 1 08-1581	7 Cannonbury Lane	New dwelling	74/29	Workshop APD
15. Cannonbury Ln Hold 1 08-1568	7 Cannonbury Lane	New garage	74/29	Workshop APD
16. Cannonbury Ln Hold 1 08-1565	7 Cannonbury Lane	New cabana	74/29	Workshop APD
17. Cannonbury Ln Hold 1 08-1572	7 Cannonbury Lane	Hardscape-pool	74/29	Ahern, LLC
18. Cannonbury Ln Hold 1 08-1569	4 Sleetwing Circle	New cabana	74/23	Workshop APD
19. Cannonbury Ln Hold 1 08-1566	4 Sleetwing Circle	Hardscape-pool	74/23	Ahern, LLC
20. Cannonbury Ln Hold 2 08-1577	6 Sleetwing Circle	New dwelling	74/24	Workshop APD
21. Cannonbury Ln Hold 2 08-1576	6 Sleetwing Circle	New garage	74/24	Workshop APD
22. Cannonbury Ln Hold 2 08-1578	6 Sleetwing Circle	Hardscape-patio	74/24	Ahern, LLC
23. Moira Parsons 08-1597	80 Old South Road	Fence	68/41	Self
24. Nerijus Paulauskas 08-1603	3 Cachalot Lane	Rev. 63393: fenest/dr clr	67/781	Self

Voting Pohl, Coombs, Camp, Welch
 Motion **Motion to Hold the following for the beginning of the September 15th meeting. (Camp)**
 Roll-call Vote Carried 4-0//Welch, Coombs, Camp, and Pohl-aye Certificate #

VI. OTHER BUSINESS

Approve Minutes	None
Review Minutes	August 25, 2020
Other Business	<ul style="list-style-type: none"> No HDC Zoom meeting Monday, 9/7/20 and Thursday 9/10/20: held. Next HDC Meeting is New Business Tuesday 9/15/20: held. HDC Zoom Webinar Meeting Schedule Oct-Dec 2020 vote <p>Motion to Approve the Schedule. (Camp) Carried 4-0//Welch, Coombs, Camp, and Pohl-aye</p> <ul style="list-style-type: none"> HDC review of revisions to HDC Background Summary to finalize for web page including vote: held. Review policy of Move/demo hearings in relation to new dwellings: held. Discussion of Certified Local Government (CLG) and possible vote: held. Discussion of adding Tuckernuck to MAB: held.
Commission Comments	Pohl – Asked for a quorum on September 11 th at 10:00 a.m. Anticipates a very short meeting to vote on transferring custody of a property from HDC to an organization better suited to be custodian.

List of additional documents used at the meeting:

- Draft minutes as listed
- HDC Meeting Schedule

Motion to Adjourn at 3:09 p.m. (Welch)
 Carried 4-0//Camp, Coombs, Welch, and Pohl-aye

Submitted by:
 Terry L. Norton