



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Diane Coombs, Abigail Camp, Vallorie Oliver
Associate Commissioners: Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Tuesday September 6, 2022

Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 4:02 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker

Attending Members: Pohl, Welch, Coombs, Camp, Oliver, Dutra, Thornewill

Absent Members: None

Late Arrivals: Dutra, 4:56 pm

Early Departures: Welch, 8:33 pm; Coombs, 8:38 pm

Adoption of Agenda:

Motion **Motion to Approve as drafted. (Coombs)**

Vote Carried unanimously

I. COMMISSION COMMENTS

1. None

II. DISCUSSION

1. Request Select Board to Formally Reconstitute Sign Advisory Council (SAC) Under Town Charter Provisions

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Thornewill

Other speakers Lucy Dillon, Liberty Street
Hillary Rayport, 80 Main Street

Concerns (4:02) **Pohl** – The letter he drafted for the Select Board is on the agenda for their Wednesday, September 7th meeting.

Coombs – Asked that Mr. Pohl add to the letter that HDC has the final word on who is appointed to SAC.

Pohl – Read his draft letter.

Rayport – Asked if it's possible for the Select Board to delegate their right to appoint advisory board members to the HDC.

Pohl – In an earlier Town Counsel opinion, it said the HDC is supposed to be ruling on projects but have been delegating that authority to other committees. We don't do that because it stops at this table. He supposes the Select Board would have veto power over the HDC's choice. Ideally, we could make the appointments and the Select Board would ratify them.

Rayport – It seems weird that the HDC would have an advisory board appointed by the Select Board.

Pohl – The creation of an advisory board would be at the behest of the HDC.

Rayport – As an example of the board creating and appointing an advisory board, the Planning and Economic Development (NP&EDC) appoints the Bicycle & Pedestrian Advisory Committee. The SAC isn't an "illegal" board.

Pohl – That depends upon the NP&EDC enabling legislation. "Illegal" isn't the correct term; the SAC was not properly constituted.

Welch – There could, be some utility if the Select Board were to extend the nomination process back to the HDC; at some point, while these boards are appointed, they become a political animal. It's up to the Select Board to decide what advisory boards there will be.

Pohl – We'll put a follow up discussion on next week's agenda.

2. Vote the October-December HDC Schedule

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Thornewill

Concerns (4:28) None

Motion **Motion to Approve the October-December HDC schedule as written. (Coombs)**

Vote Carried unanimously

III. PUBLIC COMMENT

None

IV. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Steven Cohen Trust 08-6973	8 Sachem Road	Rev. 05-6259: cabana	30/239	WAPD
2. Douglas Kern 08-6922	73A West Chester Street	New cabana	41/359	Botticelli + Pohl
3. Kim Glowacki 08-6918	13 Woodland Drive	Move on dwelling	79/208	Structure Unlimited
4. Steven Cohen Trust 08-6959	179 Eel Point Road	New shed	33/25	Val Oliver
5. Okay Okay Café, LLC 08-6914	15 Washington Street	Rev. 06-6449: reduce addtn	42.3.1/99	BPC
6. Brian Mangillow 08-6965	2 Golfview Drive	Roof replacement	66/142	Richard Purnier
Voting	Welch, Coombs, Camp, Thornewill			
Alternates	None			
Recused	Pohl, Oliver			
Documentation	None			
Representing	None			
Public	None			
Motion	Motion to Approve Items 1-5. (Camp)			
Vote	Carried unanimously		Certificate #	HDC2022-(as noted)
Concerns	Discussion regarding 2 Golfview Drive roof replacement.			
Motion	Motion to Approve Item 6. (Coombs)			
Vote	Carried unanimously		Certificate #	HDC2022-08-6965

V. CONSENTS WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Douglas Kern 08-6921	73A West Chester Street	New pool	41/359	Botticelli + Pohl
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.				
2. Miriam Benyus 08-6998	75 Orange Street	New fence	55.4.1/169	NAG
• Type II fence (to match 77 Orange Street) with rabbit fencing placed behind the wood fence.				
Voting	Welch, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	None			
Representing	None			
Public	None			
Concerns	None			
Motion	Motion to Approve through staff per noted comments. (Coombs)			
Vote	Carried unanimously		Certificate #	HDC2022-(as noted)

VI. OLD BUSINESS 07/26/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 88 Pocomo Rd, LLC 04-6092	88 Pocomo Road	New guest house	15/42	Emeritus LTD
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	None			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (4:31)	<p>MacEachern – Reviewed changes made per previous concerns; the foundation’s stone veneer will match the retaining walls.</p> <p>Camp – Confirmed the east elevation faces Pocomo and west elevation faces the harbor. Doesn’t think it will be perceived as a long string of buildings.</p> <p>Welch – Doesn’t think the foundation wall will be visible.</p> <p>Coombs – Appreciates the lowering of the east elevation roof.</p> <p>Oliver – No comments.</p> <p>Pohl – A structure represented to us as completely invisible from a public way is now very visible because all the vegetation has been removed. We need to be careful to add the caveat language to this approval to maintain the vegetation between the structure and Pocomo Road.</p>			
Motion	Motion to Approve with the vegetation to remain intact and replanted as necessary in perpetuity to maintain the lack of visibility. (Camp)			
Vote	Carried unanimously		Certificate #	HDC2022-04-6092

2.	Robert Bowman	08-6911	14 Starbuck Road	MH solar roof array	60/114	Ack Smart
3.	Robert Bowman	08-6912	14 Starbuck Road	Shed solar roof array	60/114	Ack Smart

Voting Pohl, Welch, Coombs, Camp, Oliver
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, advisory comments, and manufacturer spec sheet.
 Representing Tobias Glidden, ACK Smart
 Public Bruce Mandel, 10 Midland Avenue
 Concerns (4:44) **Glidden** – Reviewed the project and situational photos; this is on a charcoal roof.
Welch – This was held for a view due to potential visibility of the west and south elevations. Asked for a separate agenda category for items that go straight to view.
Mandel – Our informal Madaket group reviewed this application; we asked this keep with the guidelines in having a ground array because there is room. The roof top arrays will be visible to the neighbors. The green sward east of the property has walking trails.
Backus – Madaket Conservation Land Trust owns that property; it’s privately held land.
Camp – It’s minimal visibility from Starbuck Road, on black asphalt, and at an oblique angle.
Coombs – She’d prefer either a ground array or the rules of the Land Trust whether or not theirs is public land.
Welch – Reviewed the guidelines regarding ground versus roof arrays. He’d like to view this; he wasn’t able to get out there. The Land Trust is not public land. He thinks it’s approvable based upon our guidelines.
Oliver – From the street looking in, you won’t see it. She’s not sure what the scrub growth is like in the back where it would block a ground array. Doesn’t know the visibility from the walking path.
Pohl – Noted that HDC’s purview is visibility from a public way. The ground array is an alternative if the only location on the structure is facing a public way.

Motion **Motion to Approve due to lack of visibility subject to the southern roof being largely screened at time of inspection and thereafter. (Welch)**

Vote Carried 3-2//Oliver & Coombs opposed Certificate # **HDC2022-08-6911**

Motion **Motion to Approve the shed solar array. (Welch)**

Vote Carried unanimously Certificate # **HDC2022-08-6912**

4. Richard Hoff 08-6847 26 Quidnet Road MH solar roof array 21/35 Ack Smart

Voting Pohl, Welch, Coombs, Camp, Oliver
 Alternates Dutra, Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
 Representing Tobias Glidden, ACK Smart
 Public None
 Concerns (5:03) **Glidden** – Presented project; there is a vent pipe in the dormer roof.
Welch – It doesn’t take up the whole dormer roof plain; asked if that could be expanded to fill the roof; should it become visible.

Motion **Motion to Approve due to lack of visibility. (Oliver)**

Vote Carried unanimously Certificate # **HDC2022-08-6847**

VII. NEW BUSINESS 08/02/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Richmond Great Pt	08-6788	8 Blue Court	New dwelling	68/347 KOH
Voting	Welch (acting chair), Coombs, Camp, Oliver, Dutra				
Alternates	Thornewill				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dinah Klamert, KOH				
Public	None				
Concerns (5:06)	Klamert – Presented project; white sash and trim, Hamilton blue door, natural to weather cedar deck. Camp – Asked for a 2-over-2 windows versus vents in the main mass gable ends; the pane size to match the “B” window.				
Motion	Motion to Approve through staff with the vent to be a 2-over-2 or 4-light in the gable ends. (Camp)				
Vote	Carried unanimously			Certificate #	HDC2022-08-6788

2. Richmond Great Pt **08-6784** 7 Sandplain Court New dwelling 68/350 KOH
 Voting Welch (acting chair), Coombs, Camp, Dutra, Thornewill
 Alternates None
 Recused Pohl, Oliver
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Dinah Klamert, KOH
 Public None
 Concerns (5:13) **Klamert** – Presented project; the front pent roof would be a shed-roof porch with columns.
 Camp – The “A” and “B” windows should be 1 size larger. East elevation, all the windows are small, so it doesn’t look residential. Nothing feels grounded. Beef up the rake and change the gable vents to 4-light windows.
 Coombs – This is too tall at nearly 30’ and inappropriate for this area; she’d like to see a streetscape of those streets which still have vacant lots. Agrees the windows are much too small. The west elevation ganged windows and gable window are inappropriate. Three sides of this will be visible.
 Thornewill – Agrees with what’s been said. The front porch is only 3’ deep and insignificant; it needs to be at least 6’ deep.
 Dutra – All the points are valid.
 Welch – Agrees about the windows being bigger; the height should not come out roof. It would help to have an updated site map with small-scale elevations and color coded for the street we’re working on.
- Motion **Motion to Hold for revisions. (Camp)**
 Vote Carried unanimously Certificate #
3. Richmond Great Pt **08-6783** 21 Beach Grass Road New dwelling 68/387 KOH
 Voting Welch (acting chair), Coombs, Camp, Dutra, Thornewill
 Alternates None
 Recused Pohl, Oliver
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Dinah Klamert, KOH
 Public None
 Concerns (5:21) **Klamert** – Presented project; white sash and trim and Nantucket red doors; this is the 5th of this model.
 Camp – The proportions on this are better than 8 blue Court. Wants a 4-light in the gable ends.
 Coombs – North elevation, the ganged windows should be separated. West elevation 2nd-floor left needs a window. Agrees about the front door. Front porch columns should be simpler to fit with the door.
 Dutra – Not much to add. East elevation, the 1-story gable shouldn’t extend past the porch.
 Thornewill – Nothing to add except the shallow depth of the front porch; should be deeper.
 Welch – The front door will need to be modified so the head casing is deeper than the side casings. Suggested looking at 2-over-2 or 3-light windows as possibilities in the gables.
- Motion **Motion to Hold for revisions. (Coombs)**
 Vote Carried unanimously Certificate #
4. Decatur XIX, LLC **08-6791** 12 Westerwyck Way Demo/move off garage 82/64 Val Oliver
 Voting Pohl, Welch, Coombs, Camp,
 Alternates Dutra, Thornewill
 Recused Oliver
 Documentation Architectural elevation plans, site plan, photos, and historical documents.
 Representing Val Oliver, V. Oliver Design
 Public None
 Concerns (7:23) (5:30) Held for Ms. Oliver’s return. (Coombs) Carried unanimously
 Oliver – Presented project.
 No concerns.
- Motion **Motion to Approve as a demolition. (Camp)**
 Vote Carried unanimously Certificate # **HDC2022-08-6791**

5.	Brandon Lower	08-6781	146 Main Street	Clapboard, perg & trim clr	41/518	Matthew Rider
Voting	Pohl, Coombs, Camp, Dutra, Thornewill					
Alternates	None					
Recused	Welch, Oliver					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Matthew Rider					
Public	None					
Concerns (5:30)	<p>Rider – Presented project; currently there is no chimney.</p> <p>Backus – Read HSAB comments 8/8: The proportions of this house don't seem to accommodate two end chimneys; also, the louvered vents and centered window on the west would contradict having a chimney stack in that location; a more squarish slightly off-center chimney would be more appropriate. Single shutters on mullioned windows are not appropriate; shutters on the 2nd-floor windows might be ok, but they should be louvered. Clapboards on this set back building feels too formal, but if allowed, they should be painted a softer color such as grey, not white.</p> <p>HDC survey indicates circa 1915. Agrees with HSAB. White trim and sash are appropriate but black door is not.</p> <p>Camp – Agrees with HSAB and Ms. Backus. We don't normally include planter boxes on the drawings; those should be eliminated. If there is going to be clapboard, it should be a grey.</p> <p>Coombs – Agrees with HSAB. The planter boxes should be left off the drawings. The shutters must be functional. Should have a single chimney; this is too narrow for 2 chimneys. East elevation main mass 2nd-floor window should be a 6-over-6. Would prefer 4-light windows in the gables.</p> <p>Thornewill – This is a simple structure and the shutters, and 2 chimneys are busy and inappropriate. Rear elevation, reduce the number of doors and should be 12-lights with kick panels. Currently this is a subtle building; this is drawing attention to it.</p> <p>Dutra – Asked if the historic photo shows clapboard (no). Okay with the 2nd-floor shutters and 1 chimney and clapboard. No front 1st-floor shutters.</p> <p>Pohl – The proposal has faux chimney; a single would be fine. Agrees clapboard should be grey. Anything not related to the main house should come off this set of drawings for an approval.</p>					
Motion	Motion to Hold for revision. (Camp)					
Vote	Carried unanimously				Certificate #	
6.	Brandon Lower	08-6790	146 Main Street	New garage, patio & perg	41/518	Matthew Rider
Voting	Pohl, Coombs, Camp, Dutra, Thornewill					
Alternates	None					
Recused	Welch, Oliver					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Matthew Rider					
Public	None					
Concerns (5:49)	<p>Rider – Presented project. Garage doors are proposed natural mahogany with natural stain.</p> <p>Backus – Read HSAB comments 8/8: This application needs to be separated from the main house. A site plan showing the structures should be provided. Asked if the driveway will change, the pergola should be natural to weather. Circa 1940. Windows should be true-divided light (TDL) in the old historic district (OHD). Vehicle access is off Vestal Street.</p> <p>Coombs – She'd like to view this. Thinks it should be grey with white trim and no pergolas.</p> <p>Camp – The pergolas should all be natural to weather. The garage is appropriate, and the connector won't be visible. Thinks this should track for the color of the main house.</p> <p>Thornewill – Agrees the garage is appropriate and that the pergolas should be natural to weather. The trim and sash on this and the house and guesthouse will all be white.</p> <p>Pohl – We need an application isolating the guesthouse and amenities. He's okay with white trim. We can approve the pergola connecting this to the guesthouse; the guesthouse pergola is not part of this application.</p>					
Motion	Motion to Hold to track with the main house. (Camp)					
Vote	Carried unanimously				Certificate #	
7.	5QPR, LLC	08-6782	5 Quaise Pasture Road	New barn	26/21	Botticelli & Pohl
Voting	Welch, Coombs, Camp, Dutra, Thornewill					
Alternates	None					
Recused	Pohl, Oliver					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Syi Tong, Botticelli & Pohl					
Public	None					
Concerns (6:05)	<p>Tong – Presented project.</p> <p>Camp – She's pleased with this. Asked if the sliding barn doors are painted (grey). No concerns.</p>					
Motion	Motion to Approve as submitted. (Coombs).					
Vote	Carried unanimously				Certificate # HDC2022-08-6782	

8.	42 Easton St LLC 07-6755	42 Easton Street	Add shutters	42.4.1/21	Emeritus
Voting	Welch (acting chair), Coombs, Camp, Dutra, Thornewill				
Alternates	None				
Recused	Pohl,				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:09)	<p>MacEachern – Presented project; the decks and railings are existing.</p> <p>Backus – Read HSAB comments 8/8: The shutters on the main house are an improvement, however the garage shutters should be removed; the double-wide shutters on the garages are a concern. We typically don't approve shutters on mullion windows. The scan of the blue paint color is not accurate; the actual color chip is a very bright blue; a softer blue closer to Hamilton would be more appropriate; an actual color chip should be provided.</p> <p>Circa 1973 per HDC survey. Received an email from a HSAB member with more appropriate color chips.</p> <p>Thornewill – The doors are an appropriate color. The shutters should be a soft grey</p> <p>Dutra – Okay with the doors and shutters.</p> <p>Camp – This is too symmetrical and looks like a hotel. The shutters and wide French doors help. A mineral blue might be a better color for the shutters. South elevation is over fenestrated.</p> <p>Coombs – She can't decide about the shutters; the amount of fenestration is excessive. The blue grey would be softer. There seems to be too much 2nd-floor decking; it looks more like a hotel than a residence. The amount of 1st-floor decking should be reduced.</p> <p>Welch – Agrees with Ms. Backus and Ms. Coombs. The mitigating elements are the shutters. On the color, swatch E14-67 is too blue; swatch E14-47 grey is more appropriate.</p>				
Motion	Motion to Hold for revisions and a color chip. (Coombs)				
Vote	Carried unanimously			Certificate #	

9.	Tom Proch 08-6967	20 Ridge Lane	Roof Replacement	38/118	Richard Purnier
Voting	Pohl, Welch, Coombs, Camp, Dutra				
Alternates	Thornewill				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:22)	No concerns				
Motion	Motion to Approve. (Camp)				
Vote	Carried unanimously			Certificate #	HDC2022-08-6967

VIII. OLD BUSINESS 08/09/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	14 Bishops Rise Nant, LLC 07-6715	14 Bishop Rise	MH alterations	40/124	Emeritus
Voting	Camp (acting chair), Welch, Coombs, Thornewill				
Alternates	Dutra				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:27)	<p>MacEachern – This was held to prove the changes won't be visible; reviewed the project; he could remove the hexagonal section of deck and return the deck to the gable dormer.</p> <p>Thornewill – The visibility factor is low.</p> <p>Welch – There is way too much decking. This is not typical of the area; if the screening situation changes, it would open up a new world of decking. He wants to see an analysis on the percentage of deck per guidelines.</p> <p>Coombs – Agrees about the point should the lot be clearcut. She'd feel better about removing the deck over the hexagonal section. She'd be willing to have this come back next Tuesday.</p> <p>Camp – Agrees to much decking.</p>				
Motion	Motion to Hold for revisions and to come back on Sept. 13. (Coombs)				
Vote	Carried unanimously			Certificate #	

2. NHA Properties 02-5779		7 Fair Street	Replace Windows	82/59	Linda Williams
Voting	Pohl, Welch, Coombs, Dutra, Thornewill				
Alternates	None				
Recused	Camp, Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Linda Williams Glenn Boornazian				
Public	None				
Concerns (6:35)	<p>Williams – This is the Nantucket Historic Association (NHA) Library, aka Fair Street Museum. Submitted a full survey by historic preservationists. Reviewed the project. This project applies only to the stucco building. Current windows are Brosco casements.</p> <p>Boornazian – This would take the windows back to their original configuration without mullions. The glazing will be insulted with a UV filtrate.</p> <p>Backus – Circa 1904 fireproof building built by NHA designed by George Watson. Met with Ed Rudd, Michael Harrison, and Mr. Boornazian on site. Her only concern would be that these are casement windows, but they are going back to their original identity. This is within our Fish Lots.</p> <p>Thornewill – She’s fine with this; appreciates they will be set into the concrete as original. Confirmed the original “B” window on the front had no mullions.</p> <p>Coombs – All her questions have been answered. Feels the best people are doing this work.</p> <p>Dutra – Appreciates the detail in putting this together. He is concerned about what power washing the concrete will do to the patina.</p> <p>Welch – Clarified the glazing.</p>				
Motion	Motion to Approve as submitted. (Welch)				
Vote	Carried unanimously		Certificate #	HDC2022-02-5779	
3. Liz Powell 12-5445		71 Cliff Road	Cabana	30/160	Thornewill
Voting	Camp (acting chair), Welch, Coombs, Oliver				
Alternates	None				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Carrie Thornewill, Thornewill Design				
Public	None				
Concerns (6:49)	<p>Thornewill – Reviewed the project. The pool has been approved.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Vote	Carried unanimously		Certificate #	HDC2021-12-5445	
4. Cordts – Pearce		76 Pleasant Street	Addition	55/367	LFW/ JB Studio
Voting	Camp (acting chair), Welch, Coombs				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (6:52)	<p>Williams – We are working with Ms. Backus to come up with an appropriate design. Also, we are down to 3 members; we’d like to withdraw and resubmit for a 5-person board.</p>				
Motion	Motion to Accept the Withdrawal without prejudice. (Coombs)				
Vote	Carried 3-0		Certificate #		

5. Ack N Back, LLC **06-6501** 33 Quidnet Road New dwelling 21/27.2-27.4 WAPD
 Voting Pohl, Coombs, Camp, Oliver, Thornewill
 Alternates Welch
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Andrew Kotchen, Workshop APD
 Sam Titone, Workshop APD
 Miroslava Ahern, Ahern Design, LLC
 Public None

Concerns (6:54) **Titone** – Reviewed changes made per previous concerns; highest ridge is about 22.5’.
 Ahern – Reviewed the changes made to the previously proposed grade.
 Kotchen – Moved it an additional 22 feet from the pond.
 Thornewill – You can’t read the topography lines and details on the site plan; need hard numbers. Architectural plans should be approved with their own topographical numbers, so they must be legible. Appreciate the reductions; it’s still a long building high on a hill with a lot of glass; at night it would compete with the lighthouse.
 Camp – It’s unique but it is lower than the original structure. The amount of fenestration is a problem with all the ganged windows. The chimneys go with the design but not with the Quidnet area; they are monolithic. Suggested reducing the fenestration in the connector.
 Coombs – Guidelines dictate a structure should not be set on the highest point of land. It looks like a commercial building; the chimneys aren’t corbelled, this is actually 3 stories at 37.5’ with the exposed basement, and it ignores the neighborhood, There’s no point in her talking about architectural details.
 Oliver – Agrees with what’s been said. It’s way over fenestrated; the connector piece will be like a lantern, especially at night. Photos support it won’t be visible from the street, but the foundation will be visible from the Pond and Audubon land.
 Pohl – There are monolithic chimneys visible on Madaket Road from the Cliff Road intersection and they hit you hard. He’s concerned about the 37.5’ height including the foundation. It’s a long. Agrees with what’s been said.

Motion **Motion to Hold for revisions. (Coombs)**
 Vote Carried unanimously Certificate #
 6. Ack N Back, LLC **06-6503** 33 Quidnet Road Garage studio 21/27.2-27.4 WAPD
 7. Ack N Back, LLC **08-6785** 33 Quidnet Road Pool and Hardscape 21/27.2-27.4 Ahern Design

Voting Pohl, Coombs, Camp, Oliver, Thornewill
 Alternates Welch
 Recused None
 Documentation Landscape design plans, site plan, and photos.
 Representing Miroslava Ahern, Ahern Design, LLC
 Sam Titone, Workshop APD
 Public None
 Concerns (7:18) Not opened at this time.

Motion **Motion to Hold to track. (Camp)**
 Vote Carried unanimously Certificate #

8. Maple Ln, LLC **07-6675** 2 Maple Lane Garage/studio 67/303 Dustin Maury
 Voting Camp (acting chair), Welch, Coombs, Dutra, Thornewill
 Alternates None
 Recused Oliver
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Dustin Maury
 Public None

Concerns (7:19) **Backus** – The application says garage studio, but the agenda says 2nd dwelling; asked for clarification.
 Maury – Reviewed changes made per previous concerns.
 Welch – It’s now approvable.
 No concerns.

Motion **Motion to Approve as submitted. (Coombs)**
 Vote Carried unanimously Certificate # **HDC2022-07-6675**

9. High Tide Partners, LLC **04-6196** 26 Douglas Way Main House 39/41 BPC
 Voting Pohl, Welch, Camp, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Joe Paul, BPC
 Public None
 Concerns (7:25) **Paul** – Reviewed site topography and changes made per previous concerns; platinum grey trim, dove grey sash and doors.

Thornewill – There are a lot of very large windows sitting opposite each other so that you can see through the house; it would be especially evident at night.

Camp – Now that she understands the site, north elevation at 113’ long will be a big mass on a hill and the fenestration will light it up; massing and fenestration need to be reduced. She feels like it doesn’t matter what we’ll say because this is already on the market. Expressed concern about the retaining wall.

Welch – He gets the lantern concept but doesn’t know if it will hold water because you won’t see the other window; for him it’s a benefit to see something green or blue through it. The amount of glass and light is a different point he agrees with. Should downsize the connectors so it doesn’t look like one huge structure. The treatment of fenestration and size gives it the perception of being a very large mass.

Oliver – It’s very large compared to other houses. If the connectors downsize and simplify, it would be very helpful; the windows should be smaller.

Pohl – A reduction in the size of the windows and connectors would take away from the overall mass. Properties around this have a higher grade.

Motion **Motion to Hold for revisions. (Welch)**

Vote	Carried unanimously			Certificate #	
10. High Tide Partners, LLC 04-6197	26 Douglas Way	Pool		39/41	BPC
11. High Tide Partners, LLC 04-6172	26 Douglas Way	Shed		39/41	BPC
12. High Tide Partners, LLC 04-6193	26 Douglas Way	Gazebo		39/41	BPC
13. High Tide Partners, LLC 04-6198	26 Douglas Way	Garage		39/41	BPC

Voting Pohl, Welch, Camp, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Joe Paul, BPC
 Public None
 Concerns (7:52) Not opened at this time.

Motion **Motion to Hold to track. (Welch)**

Vote Carried unanimously Certificate #

14.450 Green Park, LLC 11-5272 2 Stone Alley Addition 43.3.1/103 Emeritus LTD

Voting Pohl, Welch, Camp, Oliver
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing Matt MacEachern, Emeritus Development
 Steven Cohen, Cohen & Cohen Law P.C
 Public Linda Williams, for Ms. Andrews
 Virginia Andrews, 1&3 Stone Alley
 David & Nina King, 14R Orange Street
 Karen Mehra, 10 Orange Street

Concerns (7:52) Clarification of sitting board.

MacEachern – Reviewed revisions made per previous concerns.

Cohen – Cited how much the proposal has successfully addressed expressed concerns over the length of its review.

Backus – Reviewed individually significant structure’s history. Reviewed Secretary of Interior design guidelines for new additions; this addition is 912 square feet (sf) while the existing structure is 556 sf. The proposed demo plans indicate very little of the trademark elements of the historic structure will be kept, as seen from Stone Alley. The sunporch window formation should mimic the existing, not the 8-over-1 triple ganged. The addition should be reduced and pushed south. Appreciate the window survey; seven will be removed but conditions aren’t indicated. The south elevation chimney should be retained. The original structure is unique in form and history.

Read advisory comments 8/15: The size of the addition is almost twice the footprint of the existing house; additions should be subordinate in height and footprint to the existing house. The roof pitch of the middle section should match the main roof; this will lower the plate height of that section and reduce the amount of blank shingled wall facing Stone Alley. The living Room is too massive an addition and needs to be shortened east to west by 1 bay as previously requested by the HDC. Shortening it north to south by a bay would also reduce the scale as viewed from the east. The flat roof could only be successful if that wing were significantly smaller in scale and simpler in design to match the

original porch; the hipped-roof options were simpler and more appropriate. The rear deck facing east has extraordinary tall legs and an enclosed skirt causing this to look like a flat-topped room rather than the base of a deck; the grade should be returned to its existing slope in order to lower the height of the deck. The triple mullion window facing east should go back to a double. At each new submission, minor revisions have been made, but the main issue of size and scale has not been adequately addressed; the HDC should require that unless significant changes are made to the proposed additions, this application should be denied or withdrawn.

Williams – This has been going on for 4 years and been death by 1000 cuts. Appreciates its improvement from previous submittals. It still overwhelms the historic structure, Stone Alley, and Union Street. It still comes down the hill with a high wall visible from Union Street; there’s a photo indicating it will be visible from Washingtons Street. We’ve repeatedly asked them to go south. We’ve asked this be denied due to lack of response to our requests.

Andrews – The square footage of the addition has increased from 812 sf to 912 sf; she asked that the addition be moved to the south elevation, not be expanded to the south. The original structure now looks like a wart on the main house.

D. King – Not one thing the HDC has asked for has been done. Mr. MacEachern’s proposal is almost exactly the same as the 1st application. This is not a renovation; the new footprint is almost 3 times the original structure. The addition height is 30’ and 3 times longer than the original structure. Agrees the density should be moved to the south, not east down Stone Alley; moved to the south would hide it from Stone Alley and Union Street.

Mehra – This will loom above Stone Alley; it’s very dense and massive. It will also change the view of historic downtown and the view of the Town Clock. Its height doesn’t make sense; it feels like it will be raised and 3’ of dirt has been bermed along the edge of the property.

N. King – Part of HDC responsibilities is protecting our view from publicly travelled way. If this is built, it will forever change Stone Alley.

Welch – Appreciates the changes. East elevation, noted scalloped angled edge detailing of the rake is not consistent with the existing; there is a “glass room” that is considered part of the contributing structure; you moved the east most portion of the sunroom south 1’. The 18” on center lattice panel would be better with woven lattice reflecting existing; the water table detail was lowered to create the perception of a stepdown but is only partially successful – it throws the off proportions of the shingled wall under the windows and without lowering the deck, it creates an odd detail. Lower the deck so that you step down 1 or 2 steps to put it below the water table. Lose the tower-like nature of the vertical-board section below by removing the center post as a visible structure; the vertical board should have spaces between it. On window structure, you need to go back to larger 8-over-8 windows; the 6-over-1 proportions are inappropriate. The secondary addition mass was lowered. South elevation, given the windows aren’t visible, it’s okay but this elevation points out the lack of traditional proportions. North elevation, same comments as for the east: lattice, sunroom fenestration.

Camp – If the middle massing shrank and came down in height, that would help this a lot.

Oliver – The south elevation is successful because of the 1-story element and the dormers; it appears more grounded and more additive. The basement window well on Stone Alley is not appropriate. Agrees about the windows in the sunroom; a lot of houses have sunrooms. Mitigating the middle section is imperative. Window proportions should mimic what’s there. Change the east elevation gable window. Lower the addition eave lines.

Pohl – The middle mass, as seen from Stone Alley, still has a very high eave height; increase that roof pitch and bring the eave down; there’s a huge amount of wall spacer between the tops of windows to the eave.

Motion to Hold for revisions. (Camp)

Carried 3-0

Certificate #

Motion
Vote

Rest held for Tuesday, September 13th

15. Mike Romano 05-6245	55 Easton Street	Addition & move on site	42.4.1/ 68	Shelter 7
16. CC VTACK, LLC 04-6106	120 Old South Road	New commercial bldg. A	68/969	Link/CWA
17. CC VTACK, LLC 04-6105	122 Old South Road	New commercial bldg. B	68/969	Link/CWA
18. CC VTACK, LLC 04-6104	124 Old South Road	New commercial bldg. C	68/969	Link/CWA
19. Amanda & Kevin Jacobs 04-6226	4 Rays Court	Addition & historical reno	42.3.2/3	Design Assoc. Inc.
20. K225, LLC 03-5944	126 Main Street	Renovation	42.3.2/98	Linda Williams
21. Bank of America 06-6494	15 Sparks Avenue	Lighting plan	55/177	Bisbano Assoc.
22. Bank of America 06-6396	65 Main Street	Lighting plan	42.3.1/197	Bisbano Assoc.
23. Not So Easy, LLC 06-5679	26 Easy Street	New mixed-use structure	42.4.2/23	Emeritus

IX. NEW BUSINESS 08/16/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Gail Johnson 08-6865	21 South Water Street	Replace awning	42.4.2/102	Gail Johnson
2.	Michael Dubois 08-6823	5 Lilac Court	Solar roof top array	68/361	Ack Smart
3.	37 Starbuck, LLC 08-6884	37 Starbuck Road	Move on site	60/37	NAG
4.	37 Starbuck, LLC 08-6810	37 Starbuck Road	Renovation	60/37	NAG
5.	Erin Wilson 08-6856	6 Swayzes Drive	Addition	66/162	EMDA
6.	John Sully 08-6894	47 Pleasant Street	As-built Window replace	55/17.1	Aldain Allen
7.	KMS126 NT 08-6893	126.5 Main Street	New dwelling	42.3.3/98	Linda Williams
8.	Lisa Lawler 08-6814	80 Orange Street	Demo or move off garage	55.4.1/24	Gryphon Architects
9.	Lisa Lawler 08-6863	80 Orange Street	New garage studio	55.4.1/24	Gryphon Architects

10.	Chris Tofalli 08-6813	122 Main Street	Fence replacement	42.3.3/100	Frank Daily
11.	Richmond Great Pt. 08-6868	6 Honeysuckle Drive	New Dwelling	68/888	KOH
12.	Richmond Great Pt. 08-6866	3 Lilac Court	New Dwelling	68/360	KOH
13.	Richmond Great Pt. 08-6867	24a Evergreen Way	New Dwelling	68/351	KOH
14.	Richmond Great Pt. 08-6948	6 Gooseberry Place	New Commercial Dwelling	68/341	KOH
15.	Richmond Great Pt. 08-6949	7 Gooseberry Place	New Commercial Dwelling	68/341	KOH
16.	Richmond Great Pt. 08-6950	8 Gooseberry Place	New Commercial Dwelling	68/341	KOH
17.	Sheep Pond Prop. 08-6849	14 Sheep Pond Road	Move off/ demo	63/29	Emeritus LTD
18.	Sheep Pond Prop. 08-6845	16 Sheep Pond Road	Move off/ demo	63/30	Emeritus LTD
19.	Sheep Pond Prop. 08-6852	14 + 16 Sheep Pond Rd.	New dwelling	63/29 + 30	Emeritus LTD
20.	Robert Kulin 08-6820	9 Orange Street	Hardscape & driveway	42.3.1/150	Robert Kulin
21.	Daniel Conway 08-6883	3 Meadow Lane	Like kind Replace doors	41/398	Daniel Conway
22.	Scott Dehm 08-6841	8 Ash Street	Hardscape & pergola	42.4.2/94	Jardins Intl.
23.	Melissa Neier 08-6842	11 Prospect Street	Add fenestration	55.4.4/42	Twig Perkins
24.	39 Monomoy, LLC 08-6851	39 Monomoy Road	Addition, reno, move	54/79	Emeritus LTD
25.	Stark Point, LLC 08-6843	16 Easton Street	New guest house/ garage	42.1.4/11	Botticelli + Pohl
26.	Auburn Cottage LLC 08-6857	46 Easton Street	Addition & reno	42.1.4/22	Botticelli + Pohl
27.	Fair City, LLC 08-6886	115 Old South Rd Lot F	Commercial Building	68/112	EMDA
28.	Fair City, LLC 08-6887	115 Old South Rd Lot E	Commercial Building	68/112	EMDA
29.	Morgan Family 08-6900	24A New Lane Sias	Demo or move off dwelling	49/395.2	Val Oliver
30.	Morgan Family 08-6901	24A New Lane Sias	New Dwelling	49/395.2	Val Oliver
31.	NIR Retail 08-6885	7-8 Old South Wharf	Fenestration Changes	42.4.2/2.4	Permit Plus
32.	11 Hulbert, LLC 08-6899	11 Hulbert Avenue	"Screened-in" Porch	29.2.3/2	Val Oliver

X. OLD BUSINESS 08/23/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	30 Pear, LLC 07-6593	20 India Street	Addition	42.3.4/137	Botticelli & Pohl
2.	David and Diane Lilly	4 Quince Street	Rear stair egress	42.3.4/20	McMullen & Assoc
3.	Riono Foot, LLC 03-5844	9 Sherburne Way	Demo	30/37	Topham Design
4.	Victor Haley 07-6668	94 Orange Street	Addition	55.1.4/47	Paul Dresher
5.	Soren Sorensen 03-5929	51 Fair Street	Color change	42.3.2/40	Emeritus
6.	Chris & Ashley Austin 07-6692	7 Maple Lane	New dwelling	67/303	Emeritus
7.	Eric Silfen 07-6665	3 Meadow View Drive	Rooftop solar	56/92	Cotuit Solar

XI. NEW BUSINESS 08/30/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Michael Zarcone	16 Cherry Street	New shed	55/379	Structures Unlimited
2.	John Ribik	12 Chuck Hollow Road	Bulkhead shed	72/29	Linda Williams
3.	Bruce Turner	9 Long Pond Road	Solar roof array	59/33	Ack Smart
4.	Stephen Cheney	67 Bartlett Road	Roof replacement	66/435	Cheney Custom Hmes
5.	Corkish Coop	320e Polpis Road	New shed	24/1.5	Structures Unlimited
6.	Kristina Conley	91 Hummock Pond Rd.	New dwelling	56/118	EMDA
7.	Steven Cohen Trust	8 Sachus Road	Demo shed	30/239	WAPD
8.	Steven Cohen Trust	8 Sachus Road	New shed	30/239	WAPD
9.	Kim Glowacki	13 Woodland Drive	Move on studio	79/208	Structure Unlimited
10.	Olsen Family	28 Prospect Street	Driveway apron & parking	55.4.4/77.1	Val Oliver
11.	William Fordyce	3 Darling Street	Handicap ramp	42.3.2/163	Val Oliver
12.	6 Yawkey Way Nom Tr	6 Yawkey Way	New duplex	69/298	Val Oliver
13.	Lamb & Nassif	38 Wauwinet Road	Window replacement	20/21	Val Oliver
14.	Anthony Mazotas	29 Essex Road	Rooftop solar	67/614	Cotuit Solar
15.	Kathryn Cook	85 Low Beach Road	Demo main house	75/31.3	Michael Bard
16.	Kathryn Cook	85 Low Beach Road	Demo garage	75/31.3	Michael Bard
17.	Kathryn Cook	85 Low Beach Road	Demo pool house	75/31.3	Michael Bard
18.	Braine- Ivey	10 Lily Street	Rev 06-6530: dormer	73.3.1/111	Val Oliver
19.	Eleven Lincoln Ave Trust	32 Jefferson Avenue	Demo main house	30/132	Botticelli + Pohl
20.	Eleven Lincoln Ave Trust	32 Jefferson Avenue	Rev. 12-5457: main house	30/132	Botticelli + Pohl
21.	55 Eel Point Holdings, LLC	55 Eel Point Road	Resite garage rev 04-6096	32/47	Botticelli + Pohl
22.	Shenandoah Trust	40 Easton Street	Rev. 11-6592: fenest chng	42.1.4/20	Botticelli + Pohl
23.	Joseph Motta	38 40 Cliff Road	Addition	42.44/43	Thornewill
24.	Mike Romano	55 Easton Street	New shed	42.4.1/186	Shelter 7
25.	Sarah Vazirani	26 Lyons Lane	New shed	71/9	JB Studio
26.	Nick Pappas	7 Beaver Street	Rev. 03-6067: main house	55.1.4/82	Val Oliver
27.	CCH 67 Br, LLC	67 Bartlett Road	Roof top solar	66/435	Sun Wind
28.	High Cliff Trust	11 East Hallowell Lane	Rev 04-6206: windows	30/17	Botticelli + Pohl
29.	High Cliff Trust	11 East Hallowell Lane	Rev. 04-6191: grg windows	30/17	Botticelli + Pohl
30.	Sea Realty Trust	25 Squam Road	Demo cottage	21/5	Botticelli + Pohl

31. Auburn Cottage, LLC	46 Easton Street	Rev. 06-6463: main house	42.4.1/22	Botticelli + Pohl
32. Jeannette & Bob, LLC	43 Kendrick Avenue	New guest house	76.4.3/31	CWA
33. Edward O'Brien	9b Hussey Farm Road	Addition	56/96.2	Linda Williams
34. Michael & Meg Gallugi	11 Gray Avenue	New pool	67/909	LINK
35. Jay Harmon	Lot 2 Maple Lane	New pool	67/303	LINK
36. Jay Harmon	Lot 2 Maple Lane	Porch addition	67/303	LINK
37. Nicola Day	5 Essex Road	Add egress windows	67/602	LINK
38. Nantucket Lifesaving Museum	158 Polpis Road	Replace windows	27/28	LINK
39. Dorothy ACK, LLC	2 Mariner Way	New dwelling	55.1.4/72.4	Linda Williams
40. Dorothy ACK, LLC	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams
41. Dorothy ACK, LLC	4 Mariner Way	New dwelling	55.1.4/72	Linda Williams
42. Dorothy ACK, LLC	4 Mariner Way	New garage	55.1.4/72	Linda Williams
43. Dorothy ACK, LLC	4 Mariner Way	New pool & hardscape	55.1.4/72	Linda Williams
44. Dorothy ACK, LLC	6 Mariner Way	New dwelling	55.1.4/72.2	Linda Williams
45. Dorothy ACK, LLC	6 Mariner Way	Hardscape	55.1.4/72.2	Linda Williams

XII. OLD BUSINESS 09/06/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Sandy ACK	6 Sandy Drive	New Dwelling revisions	29/76	NAG
2. Joseph Minella	9 Gingly Lane	New Dwelling	41/851	SCI
3. Brew Bean	2 Candle House Lane	New Dwelling	55.4.1/1	Concept Design
4. Nantucket G & S, LLC	81 Vestal Street	New fence	56/254	MCA+
5. Brandon Casement	6 New Street	Dormer	55.4.1/34	Brandon Casement
6. Conway Family	167 Surfside Road	New dwelling	87/118	Val Oliver
7. Sankaty, LLC	49 Sankaty Road	New dwelling	49/66	Dustin Maury
8. Gregory Tourto 07-6727	20 Midland Avenue	New dwelling	59.3/164	Gryphon Architects
9. Gregory Tourto 07-6728	20 Midland Avenue	New garage/studio	59.3/164	Gryphon Architects

XIII. OTHER BUSINESS

Approved Minutes	August 16, 23, & 25, 2022
Motion	Held
Vote	N/A
Review Minutes	August 30, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Tuesday, September 13th @ 4:00 pm Hybrid – Zoom & 4 Fairgrounds Road, Community Room • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves

List of additional documents used at the meeting:

1. HDC Chair Ray Pohl's letter from HDC for the Nantucket Select Board
2. Town Counsel opinion dated 9/1/2022
3. Town Code Chapter 340
4. Draft minutes as listed

Adjournment:

Motion **Adjourned at 8:41 pm (Camp)**
 Vote Carried unanimously

Submitted by:
 Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Madaket Village District