



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Thursday, September 17, 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 1:00 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Land Use Specialist
Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch
Absent Members: Dutra
Late Arrivals: None
Early Departures: None

Motion to Approve the Agenda as submitted. (Coombs)

Roll-call Vote: Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye

I. PUBLIC COMMENT

1. None

II. CONSENT WITH CONDITIONS

1. Marcia S Kleinberg 09-1720	18 Quidnet Road	Pool w/ auto cover	21/117.5	Jardins International
•	Pool must not be visible at time of inspection and in perpetuity			
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:07)	No concerns.			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried //camp, McLaughlin, Oliver, Coombs and Pohl-16y		Certificate #	HDC2020-090-1720

+II. NEW BUSINESS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Hummock Pond Holdings 07-1426	287 Hummock Pond Rd	Emergency garage demo	83/39	Emeritus
	Not anticipated 48 hours in advance of the meeting.			
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (1:09)	Pohl – This is an emergency request for demolition; the garage is falling into the ocean. MacEachern – There has been 35 feet of erosion in 36 hours.			
Motion	Motion to Approve demolition of garage. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Oliver, Coombs, and Pohl-aye		Certificate #	HDC2020-07-1426

2. Sustainable Nant 09-1639	168 Hummock Pond Rd	Rooftop solar	35/13.2	ACK Smart
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Tim Carruthers, ACK Smart			
Public	None			
Concerns (1:11)	Carruthers – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, McLaughlin, and Pohl-aye		Certificate #	HDC2020-09-1639
3. Timothy Carruthers 09-1658	38 Burnell Street	Pergola with solar panels	73/123	ACK Smart
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, advisory comments, and manufacturer spec sheet.			
Representing	Tim Carruthers, ACK Smart			
Public	None			
Concerns (1:14)	Carruthers – Presented project; set back about 130 feet from the road resulting in limited visibility; not visible from Blackfish Lane. Flynn – Read SAB comments: limited visibility; no concerns. Ms. Backus noted the partial visibility. No concerns.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried //Camp, Oliver, Coombs, McLaughlin, and Pohl-aye		Certificate #	HDC2020-09-1658
Motion to move Krall and Berman to the end of the agenda. (Oliver) Carried 5-0// Oliver, McLaughlin, Camp, Welch, and Coombs-aye				
4. Caroline Baltzer 09-1648	66 Hulbert Avenue	Re-site garage on lot	29/55	Botticelli & Pohl
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (1:20)	Botticelli – Presented project. No concerns.			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried 4-0//Oliver, McLaughlin, Camp, and Coombs-aye (forgot Welch)		Certificate #	HDC2020-09-1648
5. Caroline Baltzer 09-1696	66 Hulbert Avenue	Move on MH from 60 Walsh	29/55	Botticelli & Pohl
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (1:22)	Botticelli – Presented project; Ms. Baltzer might apply for a 2 nd -floor deck. Oliver – Typically it's a lot of building for this site, but we are saving a house that is already in the area; this is a good move. Camp – No concerns. Welch – He visited the site; agrees with Ms. Oliver. Suggested a pier and curtain type approach. McLaughlin – Asked if anything will be added once it moves.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Oliver, Welch, McLaughlin, and Coombs-aye		Certificate #	HDC2020-09-1696

6. 3 Kings Way, LLC 09-1660				
	17 Lincoln Avenue	Move bldg. + alterations	30/118	Botticelli & Pohl
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (1:28)	<p>Botticelli – Presented alterations; this is remaining in its current location; grade is being raised 2 feet to match the elevation at 19 Lincoln Avenue and the road.</p> <p>Welch – He has no concerns with raising to protect it.</p> <p>Camp – Okay with the grade change.</p> <p>McLaughlin – No comments.</p> <p>Oliver – Asked if raising the grade will require retainage (no).</p> <p>Coombs – 11 Lincoln Avenue has the same issue with water.</p>			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried //McLaughlin, Camp, Oliver, Welch, and Coombs-aye	Certificate #	HDC2020-09-1660	
7. 3 Kings Way, LLC 09-1640				
	17 Lincoln Avenue	Pool w/ auto cover	30/118	Botticelli & Pohl
Voting	Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	Pohl			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (1:37)	<p>Botticelli – Presented project; pool is 20X50.</p> <p>Flynn – Ms. Backus comments: R-1 zoning. Read HSAB comments: okay due to lack for visibility.</p> <p>Camp – She’s not in favor of a pool here; she considers this area as a historic district and pools are inappropriate.</p> <p>Oliver – No concerns; it’s screened by a structure.</p> <p>McLaughlin – He supports this.</p> <p>Welch – He doesn’t love it and a little big; however, it’s behind the garage and screened by privet; any visibility would be oblique.</p> <p>Coombs – She’d prefer the pool be reduced to 20X40 as stated in the application.</p>			
Motion	Motion to Approve as 20X40 per the application and with the pool not to be visible at time of inspection and thereafter. (Oliver)			
Roll-call Vote	Carried 4-1//Welch, McLaughlin, Oliver, and Coombs-aye; Camp-nay	Certificate #	HDC2020-09-1640	
8. ARI Real Estate, LLC 09-1685				
	10 Delaney Road Lot C	New dwelling	41/120	John Lampe
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos and advisory comments.			
Representing	John Lampe			
Public	None			
Concerns (1:44)	<p>Lampe – Presented project; site plan and photos were provided after the initial submission; front faces Reliance Way.</p> <p>Oliver – This is confusing because we don’t have sufficient information; the site plan wasn’t included in the original packet and don’t have photos of existing conditions. Looking at a locus map, the western lot is a wide and open lot; she questions the visibility from Derrymore. Asked if the Pewterwood color for roof shingles is an approved color. Agrees with Ms. Camp; it would help to better understand where it is and what’s around it.</p> <p>Coombs – This goes from setback line to setback line. She’d like a plan, in a legible size, that shows the surrounding houses. Too much house for this property. Windows should be 6-over-6 windows to fit style better. There’s paving, shed, pool, patio and house all on a small lot.</p> <p>Welch – We need to verify the approval of the roof color.</p> <p>Flynn – Ms. Backus said lots of fenestration on west and side. Read HSAB comments.</p> <p>McLaughlin – Asked if the Rose of Sharon hedge is existing or proposed (proposed).</p> <p>Camp – She has problems with how it’s situated on the lot; a mature Leland Cyprus will take up five feet. Okay with the architecture.</p>			
Motion	Motion to View and Hold for additional information. (Oliver)			
Roll-call Vote	Carried 5-0// (no video record of the voice vote.)	Certificate #		

9. Joe Manning **09-1652** 141 Hummock Pond Rd Partial demo + reno 65/4 Robert Newman
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Robert Newman, Sandcastle Construction, Inc.
 Public None
 Concerns (2:11) **Newman** – Presented project; trim will become natural to weather; keeping existing garage doors. Mr. Manning does not want to change the driveway so is open to a shingled façade versus board and batten.
Oliver – Everything is a net improvement. Because the element of the garage is so strong and visible, asked that the driveway be cut differently to mitigate visibility.
Coombs – Agrees with Ms. Oliver; there’s no need for a direct driveway when it can curve through the vegetation. Okay with the proposed changes.
Camp – Agrees with Ms. Oliver and Ms. Coombs about obscuring the garage element.
McLaughlin – No comment at this time.
Pohl – South elevation shows board and batten siding on the main mass; asked color of the trim. This is a net improvement but agrees about the driveway being more circuitous.

Motion **Motion to Approve through staff with board and batten to be regular shingles. (Oliver)**
 Roll-call Vote Carried //Camp, Coombs, McLaughlin, Oliver, and Pohl-aye Certificate # **HDC2020-09-1652**

10. Peter Lyons 09-1654	22 Arlington Street	Retractable awning	76.1.3/290	Self
11. Joshua Harde 09-1638	83 Eel Point Road	Solar panels	32/12	Karen Alence
12. Paul Caggiano 09-1632	59B Polpis Road	New dwelling	54/26	Val Oliver
13. Paul Caggiano 09-1633	59B Polpis Road	Garage apartment	54/26	Val Oliver
14. Vandelay Realty LLC 09-1669	84 Polpis Road	Demo/move off	44/25.5	Val Oliver
15. Vandelay Realty LLC 09-1661	84 Polpis Road	New DU w/ attached garage	44/25.5	Val Oliver
16. Alan Rudikoff 09-1672	19 Pilgrim Road	Replace exist pool + hrdscp	41/213.1	Ahern LLC
17. Michael Stanton	10 Monomoy Creek	Pool/hrdscp/built-in kitchen	54/54.2	Ahern LLC
18. High Garde Holding 09-1674	40 Jefferson Avenue	Rev. 72894: repl perg w/roof	39/119	Emeritus
19. James Conlon 09-1701	24 Woodbine Street	New dwelling	80/96	Emeritus
20. James Conlon 09-1699	24 Woodbine Street	Shed	80/96	Emeritus
21. T & J Properties 09-1657	24 Bartlett Farm Road	New Aux structure	65/86	Emeritus
22. Griffin Trust 09-1689	69 Cliff Road	Rev. 05-0956: roof walk clr chg	30/190	Gryphon Architects
23. Kathleen Krall 09-1656	15 Masaquet Avenue	New dwelling	80/141	Botticelli & Pohl
24. Kay L. Bernon 09-1644	19 Lincoln Avenue	Remove roof walk	30/117	Botticelli & Pohl

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (2:22) Not opened at this time.
 Motion **Motion to Hold for beginning of Tuesday, September 22 agenda. (Coombs)**
 Roll-call Vote Carried //Oliver, McLaughlin, Coombs, Camp, and Pohl-aye Certificate #

VII. OTHER BUSINESS	
Approve Minutes	August 25, 2020: held.
Review Minutes	August 27 & 31 and September 3, 2020
Other Business	<ul style="list-style-type: none"> • HDC Meeting Thursday 9/17/20 – 1:00pm – 2:30pm, if needed • Next HDC Meeting is Old Business Tuesday 9/22/20 • HDC review of revisions to HDC Background Summary to finalize for web page including vote • Discussion of 6 Fair Street Minimum Maintenance • Review policy of Move/demo hearings in relation to new dwellings • Discussion of Certified Local Government (CLG) and possible vote • Discussion of adding Tuckernuck to MAB
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Motion to Adjourn at 2:25 p.m. (Coombs)
 Carried 5-0//Oliver, McLaughlin, Coombs, Welch, and Pohl-aye

Submitted by:
 Terry L. Norton