



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 ~~

Tuesday, September 22, 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 4:33 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner
Attending Members: Pohl, Coombs, Camp, Oliver, Welch, Dutra
Absent Members: McLaughlin
Late Arrivals: Welch, 4:37 p.m.; Dutra, 5:20 p.m.
Early Departures: Camp, 6:50 p.m.; Dutra, 7:32 p.m.

Agenda.

Motion **Motion to Adopt the Agenda. (Oliver)**
Roll-call Vote Carried 4-0//Coombs, Camp, Oliver, Welch, and Pohl-aye

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.	Amy Mackethan 09-1745	28 Cannonbury Lane	Deck	73/22	Self
2.	90 Miacomet Rd NT 09-1735	90 Miacomet Road	Rev. 1276: reloc otr shwr	81/145.1	NAG
3.	3 Old Mill Court, LLC 09-1754	3 Old Mill Court	Rev. 73363: door/wind chgs	55/927	Ethan McMorrow
4.	Allie Shieffelin 09-1731	23 Starbuck Road	Rev 1372; otdr shwr	60/107	Thornewill Design
5.	David Rubaltelli 09-1748	16 Eat Fire Spring Road	Roof change	20/60	Chris Carey
6.	Valentine Hussey Blk 09-1749	31 Main Street	Roof change	42.3.1/212	Chris Carey
7.	Matt Labaron 09-1750	88 Madaket Road	Shed	41/462.1	Shelter 7
8.	Naughty Cal, LLC 09-1747	26B Daffodil Lane	Fence/steps	68/378	Permits Plus
9.	Suzanne Turner 09-1733	9 Long Pond Drive	Re-site shed	59/33	Botticelli & Pohl
10.	Nan Island Land Bank 09-1753	158 Orange Street	Driveway material change	55/61.1	Brook Meerbergen
11.	Phil Allen 09-1724	6 Deer Run Road	Roof change House #1	57/14.5	Gerardo Nolasco
12.	Phil Allen 09-1723	6 Deer Run Road	Roof change House #2	57/14.5	Gerardo Nolasco
13.	Hawthorne Park Prtnrs 09-1726	4B Hawthorne Lane	328sf addition	56/805	Workshop APD
14.	Chris O'Connell 09-1732	10 Sheep Commons Ln	24sf addition	57/274	Ethan McMorrow
15.	Bluefin, LLC 09-1729	19 Ellen's Way	Rev. 73319: remv buckrails	81/184	Brook Meerbergen
16.	Bluefin Partners, LLC 09-1752	20 Ellen's Way	Rev. 10-0058: rmve slider	81/178	Brook Meerbergen
17.	Bluefin Partners, LLC 09-1728	21 Ellen's Way	Rev. 06-1213: MH wndw chg	81/184	Brook Meerbergen
18.	Bluefin Partners, LLC 09-1727	21 Ellen's Way	Rev. 05-0926: GH wndw chg	81/184	Brook Meerbergen
19.	Kerry Tilton 09-1746	5 Kinikinnik Way	Driveway change	80/421	Self

Voting Coombs (acting chair), Camp, Oliver, Welch
 Alternates None
 Recused Pohl
 Documentation None
 Representing None
 Public None
 Concerns No concerns
 Motion **Motion to Approve. (Oliver)**
 Roll-call Vote Carried 3-0//Camp, Oliver, and Coombs-aye; Welch-abstain

Certificate # **HDC2020-09-(as noted)**

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.	Todd Burns 09-1734	23 Longwood Drive	Rev. 1275: reloc stairs	76/76	NAG
	<ul style="list-style-type: none"> • Due to lack of visibility 				
2.	Naughty Cal, LLC 09-1730	26B Daffodil Lane	Driveway/apron	68/378	Permits Plus
	<ul style="list-style-type: none"> • Apron to be Belgium Block 				
3.	Sweet Meadow Sylvia Ln 09-1751	74 West Chester Street	Infill porch addition	41/478	NAG
	<ul style="list-style-type: none"> • Driveway to be submitted as a separate hardscape application 				
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns				
Motion	Motion to Approve through staff per noted conditions. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, Welch, Oliver, and Pohl-aye			Certificate #	HDC2020-09-(as noted)

IV. RATIFY MOTION ON ITEM NOT ANTICIPATED BY CHAIR FROM 9/17/20 MEETING

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Hummock Pond Hldng 07-1426	287 Hummock Pond Rd	Emergency garage demo	83/39	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Concerns (4:40)	Pohl – This is to ratify the vote on the motion to approve the emergency demolition.				
Motion	Motion to Ratify the vote taken on September 17, 2020. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye			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.	Kingfisher R.T. 09-1642	278 Polpis Road	New dwelling	25/2	Concept Design
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, <i>Building with Nantucket in Mind (BWNIM)</i> .				
Representing	William Kinsella, owner Whitney Gifford, Reade, Gullicksen, Hanley, & Gifford LLP				
Public	Rhoda Weinman, 282 & 280 & 284 Polpis Road Paul Santos, Nantucket Surveyors				
Concerns (4:41)	<p>Flynn – All correspondence has been entered into the record.</p> <p>Kinsella – Presented project; moving the boathouse is not on the table at this time.</p> <p>Gifford – In 2005, applied for a 2-story cottage at a higher, more visible location. The concerns expressed at that time are being addressed with this application.</p> <p>Weinman – The proposed siting is similar to what was proposed in 2005 – in the area of one of the highest points on the property in the middle of a pastoral field. Reviewed concerns as noted in the 2005 minutes regarding the siting and visibility. This is still at one of the highest points on the lot; this will be set 5 feet higher than the barn. Read various references in <i>BWNIM</i> which address siting a structure.</p> <p>Santos – Reviewed topography of the site. Plans don't provide grading information or floor elevations. The ridge poles are visible from Ms. Weinman's dwelling. The existing dwelling is at elevation 5; the barn is about 275 feet away at elevation 10; the proposed dwelling is 275 feet from the barn and at about elevation 15. Anything built within the 50-foot no-build zone requires a Conservation Commission waiver. The applicant should explore other options for the location of this structure.</p> <p>Gifford – His applicant would like any commissioner, who wishes, to view the site with ridge poles. Some sections in <i>BWNIM</i>, which Ms. Weinman referred to, are specific to Madaket or 'Sconset. This proposal is significantly different from the 2005 application.</p> <p>Kinsella – The commissioners are invited to go onto his property to view this. The ridge poles are visible from the Harbor but the greenhouse connector is not.</p> <p>Camp – It would be helpful to have Polpis Road shown on the site plan. She didn't get a chance to see this. If she can't see it from Polpis Road, it's outside our jurisdiction, so the anomaly of the glass connector wouldn't be a concern.</p> <p>Oliver – She found the site plan confusing because there are no numbers on it. The emailed digital version is different from the one presented at this hearing. She would like to see more topographical information. She also wants photos of existing structures. She appreciates the height. Her concern with the greenhouse is if it is lit up at night; it would be a beacon in the dark sky. North elevation, there is a skylight on the east side of the right gable.</p>				

Coombs – North elevation, there are extra lines on all sides of the gable roofs (roof pitch indicators). Some of the concerns from 2005 still hold. Would also like the topography noted on the site plans. There are no dimensions on the architectural plans. The greenhouse is a fun idea but is subject to its visibility from the water and Polpis Road.

Welch – Agrees with what’s been said. With respect to topography, it would help to have that on the plans. South elevation, the greenhouse is a legitimate concern with respect to night lighting; however, if we can’t see it from a public location, it’s not our concern; the location of the air-conditioning units (A/C) below grade in a flood area could be problematic for the owner. North and east, this is relatively low. Would also like to see the topographical information.

Pohl – His concerns were addressed: existing and proposed topography, fix the driveway, overall dimensions identified on the plans. He will view the poles.

Motion **Motion to Hold for revisions and a site plan with the existing and proposed topography. (Coombs)**

Roll-call Vote Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye Certificate #

2. Peter Lyons **09-1654** 22 Arlington Street Retractable awning 76.1.3/290 Self

Voting Pohl, Coombs, Camp, Oliver, Dutra

Alternates Welch

Recused None

Documentation Architectural elevation plans, site plan, and photos.

Representing Peter Lyons

Public None

Concerns (522) **Flynn** – This came to us through a citizen’s complaint.

Lyons – Presented project; the awning company told him that they had never needed a HDC approval for retractable awnings because they are temporary. Noted that there has been only one complaint. Wants to install a 6-foot hedge to screen the awning from Arlington Street.

Oliver – She doesn’t find this to be offensive; he’s willing to mitigate the view with a vegetative screen. In her opinion, the installer is culpable.

Coombs – Doesn’t find it offensive; the white awning isn’t bad. She prefers natural looking trees rather than privet hedge.

Camp – No concerns as is; it’s somewhat camouflaged through the trees.

Dutra – Agrees with Ms. Coombs about looking better without a privet hedge.

Pohl – There are things HDC has jurisdiction over that don’t require a building permit; HDC has jurisdiction over awnings. Agrees the view is natural and nice as is and a linear hedge would detract from the natural beauty of the lot.

Motion **Motion to Approve as submitted and with no privet hedge. (Coombs)**

Roll-call Vote Carried 5-0//Oliver, Camp, Dutra, Coombs, and Pohl-aye Certificate # **HDC2020-09-1654**

3. Joshua Harde **09-1638** 83 Eel Point Road Solar panels 32/12 Karen Alence

Voting Pohl, Coombs, Camp, Oliver, Welch

Alternates Dutra

Recused None

Documentation Architectural elevation plans, site plan, photos, and manufacturer spec sheet.

Representing Karen Alence, Cotuit Solar

Public None

Concerns (5:32) **Alence** – Presented project; roof is black asphalt and 300 feet from the road.

Oliver – It’s on the front of the house in a wide-open area; there is no way to mitigate the panels. Can’t support this.

Coombs – Agrees with Ms. Oliver.

Camp – This is 300 feet off the road; she’d have to view this.

Welch – It’s on the front in a visible location. The primary section of the solar will be on a roof plane bisected by perpendicular gables, presenting a stepped pattern; would prefer the panels to be in square blocks. Wants to view.

Pohl – The house to the left of this draws his attention; didn’t even know this house was there. Feels this would be *de minimus*.

Motion **Motion to View. (Welch)**

Roll-call Vote Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye Certificate #

4.	Paul Caggiano	09-1632	59B Polpis Road	New dwelling	54/26	Val Oliver
Voting	Pohl, Coombs, Camp, Welch, Dutra					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Val Oliver, V. Oliver Design					
Public	None					
Concerns (5:38)	<p>Oliver – Presented project; white trim, black sash and doors, black CertainTeed® roof shingles; contends the oval windows on the north elevation would be minimally visible since they are under the porch. Encouraged a view; this won't be cleared to the road. There are 2-story houses in the area.</p> <p>Camp – Would prefer 2-over-2 square over the oval windows flanking the front door; the pediment is too formal for Polpis.</p> <p>Coombs – She'd prefer a simpler, lower, more informal house; this is 28 feet.</p> <p>Dutra – Agrees about the oval windows. The 2nd-floor dormer layout could be better.</p> <p>Welch – Agrees with Ms. Coombs; this seems large for the space it's in; it could be smaller and shorter.</p> <p>Pohl – The proposed garage would block most of the view of this. He finds white trim with black sash very formal and should be on a 200-year-old house in Town; out there in a rural area, he would prefer grey.</p>					
Motion	Motion to Hold for revisions. (Camp)					
Roll-call Vote	Carried 5-0//Coombs, Dutra, Welch, Camp, and Pohl-aye				Certificate #	
5.	Paul Caggiano	09-1633	59B Polpis Road	Garage apartment	54/26	Val Oliver
Voting	Pohl, Coombs, Camp, Welch, Dutra					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Val Oliver, V. Oliver Design					
Public	None					
Concerns (5:46)	<p>Oliver – Presented project: garage doors probably painted black and face the house while the porch faces the road; colors match the house; about 70 feet off the road; asked commissioners to view this.</p> <p>Welch – With respect to the location, he can see the bike path on the plan but not proposed structure; also, wants to know where it is relative to the structure to the left. Thinks it's a little tall to be that close to the bike path.</p> <p>Camp – Agrees it's a little tall; the vegetation between it and the bike path should be maintained. The columns on this and the main house are too ornate; should be simplified in this rural area. Black and white might be perceived as formal. It's boxy and should be pared down with the existing vegetation maintained.</p> <p>Coombs – The east and west dormers should be broken up as they add to the perceived height. There's no additive massing.</p> <p>Dutra – Overall the garage is boxy and could use more character. He will view this before making further comments.</p> <p>Pohl – Agrees this is boxy and tall; the top portion will be visible above the trees. North elevation 2nd-floor windows are small facing the road. The color pallet too formal.</p>					
Motion	Motion to View and hold for revisions. (Camp)					
Roll-call Vote	Carried 5-0//Welch, Dutra, Coombs, Camp, and Pohl-aye				Certificate #	
6.	Vandelay Realty, LLC	09-1669	84 Polpis Road	Demo/move off	44/25.5	Val Oliver
7.	Vandelay Realty, LLC	09-1661	84 Polpis Road	New DU w/ attached garage	44/25.5	Val Oliver
Voting	Pohl, Coombs, Camp, Welch, Dutra					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Val Oliver, V. Oliver Design					
Public	None					
Concerns (5:56)	Oliver – Asked to hold this to allow time for the applicant to join the meeting.					
Motion	Motion to Hold at applicant's request. (Camp)					
Roll-call Vote	Carried unanimously//Dutra, Welch, Coombs, Camp, and Pohl-aye				Certificate #	

8. Alan Rudikoff **09-1672** 19 Pilgrim Road Replace pool + hrdscp 41/213.1 Ahern LLC

Voting Pohl, Coombs, Camp, Oliver, Dutra
 Alternates Welch
 Recused None
 Documentation Landscape design plans, site plan, and photos.
 Representing Miroslava Ahern, Ahern Design, LLC
 Public None
 Concerns (5:58) **Ahern** – Presented project; larger pool with autocover; privacy fence will be same height as existing wire.
Coombs – The fence is tall and heavy; with an autocover, there is no need for a 7-foot, cedar fence.
Dutra – Likes the design; but the horizontal fence, even though he likes it, is atypical for Nantucket. He believes it won't be visible and so has no concerns.
Oliver – Thinks this will not be visible; there are full-grown trees around the retaining wall.
Camp – Asked if the evergreen hedge will remain and if it is the neighbors (it's a shared hedge). Doesn't see a need to make the pool longer; okay with the fence because of the evergreens.
Pohl – No concerns given the trees and existing fence.

Motion **Motion to Approve as submitted. (Oliver)**
 Roll-call Vote Carried 4-1//Dutra, Camp, Oliver, and Pohl-aye; Coombs-nay Certificate # **HDC2020-09-1672**

9. Michael Stanton **09-1719** 10 Monomoy Creek Road Pool/hardscape/built-in kitch 54/54.2 Ahern LLC

Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates Dutra
 Recused None
 Documentation Landscape design plans, site plan, and photos.
 Representing Miroslava Ahern, Ahern Design, LLC
 Public None
 Concerns (6:10) **Ahern** – Presented project; not visible from Monomoy Creek Road; no retainage.
Oliver – Looking at the aerial, asked if it is visible from Monomoy Road (no). No concerns about the design.
Coombs – This house is not visible from the roads or harbor; she has no concerns due to no visibility.
Camp – She likes that the pool is small. No concerns.
Welch – Initial concern was the Land Bank property to the east possibly being opened up. After orienting location of proposed it appears quite far from any viewpoint. No concerns.

Motion **Motion to Approve as submitted. (Coombs)**
 Roll-call Vote Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye Certificate # **HDC2020-09-1719**

10. High Garde Holding **09-1674** 40 Jefferson Avenue Rev. 72894: repl perg w/roof 39/119 Emeritus

Voting Pohl, Coombs, Camp, Oliver, Dutra
 Alternates Welch
 Recused None
 Documentation Architectural elevation plans, site plan, and advisory comments.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (6:18) **MacEachern** – Presented project; proposing 7/12 pitch.
Backus – Read HSAB comments: massing of roof makes building feel large; 10/12 pitch is a lot; massive, use 4/12 pitch.
Dutra – Doesn't think it will be visible, maybe slightly if you're peeking through corners; no concerns.
Oliver – The outbuildings are up and very visible from the parking lot; feels this exacerbates the amount of building on this lot.
Coombs – Agrees with Ms. Oliver; this is visible from the The Galley parking lot; it's too much.
Camp – Asked if there is a way to make it less dominant. Should match the roof just to the left.
Pohl – Just north of this is the parking lot for The Galley. The porch roof to the left of this is 4/12; this should match. It's on the back and probably visible; but given the choice between a white pergola and a natural-to-weather, cedar roof, he'd prefer the roof if it drops to a 4/12 pitch.

Motion **Motion to Approve through staff with the roof to be 4/12 pitch to match the roof to the left. (Camp)**
 Roll-call Vote Carried 5-0//Oliver, Coombs, Dutra, Camp, and Pohl-aye Certificate # **HDC2020-09-1674**

11. James Conlon	09-1701	24 Woodbine Street	New secondary dwelling	80/96	Emeritus
12. James Conlon	09-1699	24 Woodbine Street	Shed	80/96	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:28)	MacEachern – Presented project; main house is old business. Welch – Asked to pick this up with the main house.				
Motion	Motion to Hold to review with the main house. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Oliver, Welch, Coombs, and Pohl-aye			Certificate #	
13. T & J Properties	09-0657	24 Bartlett Farm Road	New Aux structure	65/86	Emeritus
Voting	Pohl, Coombs, Camp, Welch, Dutra				
Alternates	None				
Recused	(Oliver taking a break)				
Documentation	Architectural elevation plans, and site plan.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:33)	MacEachern – Presented project. Camp – No concerns. Coombs – Confirmed it is not a dwelling. Dutra – No concerns. Welch – Casements won't be visible from the road.				
Motion	Motion to Approve. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, Dutra, Welch, Camp, and Pohl-aye			Certificate #	HDC2020-09-0657
14. Griffin Trust	09-1689	69 Cliff Road	Rev. 05-0956: rf walk clr chg	30/190	Gryphon Architects
Voting	Pohl, Coombs, Camp, Welch, Dutra				
Alternates	None				
Recused	(Oliver taking a break)				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Ethan Griffin, Gryphon Architects				
Public	None				
Concerns (6:37)	Griffin – Presented project. Camp – No concerns. Dutra – Okay. Welch – He's opposed to a white skirt. Coombs – No concerns. Pohl – Would prefer a natural skirt but there are a lot of painted skirts around.				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 4-1//Dutra, Coombs, Camp, and Pohl-aye; Welch-nay			Certificate #	HDC2020-09-1689
15. Kathleen Krall	09-1656	15 Masaquet Avenue	New secondary dwelling	80/141	Botticelli & Pohl
Voting	Coombs (acting chair), Camp, Oliver, Welch, Dutra				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (6:42)	Botticelli – Presented project. Welch – This area is well vegetated with trees; ganged windows on the west elevation might otherwise be a concern but not visible. No concerns. Camp – No concerns. Oliver – This is appropriate and cute.				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Welch, Dutra, Camp, and Coombs-aye			Certificate #	HDC2020-09-1656

16. Kay L. Bernon	09-1644	19 Lincoln Avenue	Remove roof walk	30/117	Botticelli & Pohl
Voting	Coombs (acting chair), Camp, Oliver, Welch, Dutra				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (6:47)	Botticelli – Presented project. Backus – Read HSAB comments: not historic; façade looks odd due to length of the ridge. No concerns.				
Motion	Motion to Approve through staff with the drawings revised to show the chimney. (Oliver)				
Roll-call Vote	Carried 5-0//Welch, Dutra, Camp, Oliver, and Coombs-aye		Certificate #	HDC2020-09-1644	

VI. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Lisa Hood	07-1282	17 Derrymore Road	Rooftop solar	41/114	SunWind, LLC
Voting	Pohl, Coombs, Oliver, Welch					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, advisory comments and manufacturer spec sheet.					
Representing	Timothy Holmes, SunWind, LLC					
Public	None					
Concerns (6:50)	Holmes – Reviewed the project and use of Solarskin™ to disguise the panels; an option is to take the panels off the main house south elevation and put them on the garage east-facing roof. Oliver – Solarskin™ was used on Dennis Drive and it doesn't look good. Likes the garage solution better. Coombs – Wants to be sure the panels are put on as seamless as possible. Welch – If you go around toward North Liberty, choke cherry is the visual block in the neighbor's yard, however, it isn't in great shape and looks old. He's concerned that approving solar in this area with screening provided from a neighboring property, which an applicant has no control over, is a slippery slope. Could provision that the applicant plants a tree to replace the choke cherry should that go away. Pohl – There is so much about the Solarskin™ that doesn't work; would be looking at a revision as proposed.					
Motion	Motion to Approve through staff with removing the south-facing panels on the main gable and placing extra panels on the east-facing side, based upon current visibility and being mindful that if the visibility status changes, the owner it to correct that and maintain the vegetative screen in perpetuity. (Oliver)					
Roll-call Vote	Carried 4-0//Coombs, Oliver, Welch, and Pohl-aye		Certificate #	HDC2020-07-1282		
2.	Brad Rindler	08-1606	5 New Lane	Rooftop Solar	41/283	Cotuit Solar
Voting	Pohl, Coombs, Oliver, Welch					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.					
Representing	Karen Alence, Cotuit Solar					
Public	None					
Concerns (7:04)	Alence – Presented project; will plant a tree to screen any visibility. Welch – Subject to the tree going in, this tracks orientation of the previous application noting the panels are on the secondary mass. Oliver – The roof is lighter than black. If we can't see, okay. Coombs – It will work.					
Motion	Motion to Approve as submitted with the introduction of an evergreen tree as a screen. (Coombs)					
Roll-call Vote	Carried 4-0//Welch, Oliver, Coombs, and Pohl-aye		Certificate #	HDC2020-08-1606		

3. Sea La Vie LLC **07-1408** 42 Dukes Road Rev. 67176: patio and pool 56/249 NAG
 Voting Coombs (acting chair), Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Bill McGuire, Nantucket Architectural Group
 Public None
 Concerns (7:10) **McGuire** – Reviewed changes screening per previous concerns.
Welch – He’s having a problem reconciling the shown plan and what is represented in the north elevation; not seeing the column left of the gate in the same proportions in plan and elevation. Notes shouldn’t see the gate and no stones visible where the Rose of Sharon is. Asked that the north elevation represent where the Rose of Sharon is and dashing in the north elevation of the house to ensure clarity on what is visible and lack of visibility. Relative to the width of the stair, the wall perpendicular to the shed is thinner than the width of the wall as shown in the north elevation.
Oliver – Agrees with Mr. Welch about more clarification.
 Motion **Motion to Hold for minor revisions and can come back on the next meeting agenda. (Welch)**
 Roll-call Vote Carried 3-0//Oliver, Welch, and Coombs-aye Certificate #
4. 137 Hummock Pond Rd **07-1391** 137 Hummock Pond Rd New 2nd dwelling 65/72 Brook Meerbergen
 Voting Pohl, Coombs, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Brook Meerbergen
 Public None
 Concerns (7:19) **Meerbergen** – Reviewed changes made per previous concerns; can run screening all the way across the open area.
Oliver – Fine with the changes.
Welch – He’s good with it.
Coombs – No concerns.
 Motion **Motion to Approve as submitted. (Oliver)**
 Roll-call Vote Carried 4-0//Welch, Coombs, Oliver, and Pohl-aye Certificate # **HDC2020-07-1391**
5. Deb Holt **07-1433** 121 Madaket Road Rev. 72983: roof walk 40/60.1 Botticelli + Pohl
 Voting Coombs (acting chair), Oliver, Welch, Dutra
 Alternates None
 Recused Pohl
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Lisa Botticelli, Botticelli & Pohl
 Public None
 Concerns (7:26) **Botticelli** – Reviewed changes made per previous concerns; planted the berm along Madaket Road with natural plants.
Oliver – Her concerns was the visibility from Cliff Road. Likes keeping one chimney.
Welch – The single chimney is more appropriate. Height of the structure on the hill is an issue, but it was approved; roof walk of materials proposed blends in, is not an issue.
Coombs – She can’t support the roof walk.
 (no comments or vote from Dutra)
 Motion **Motion to Approve as submitted. (Oliver)**
 Roll-call Vote Carried 2-1//Welch and Oliver-aye; Coombs-nay Certificate # **HDC2020-07-1433**
6. Nat Lowell **08-1558** 6 Blueberry Rooftop solar 80/301 SunWind, LLC
 Voting Pohl, Coombs, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and manufacture spec sheet.
 Representing Timothy Holmes, SunWind, LLC
 Public None
 Concerns (7:32) **Holmes** – Held for a view.
Oliver – Visibility will be minimal; no concerns.
Welch – It is on the front of a primary structure that doesn’t face the street, quite far from the street and the owner is planning to preserve the dense plantings of trees that decrease visibility of the structure.
Coombs – That part of Blueberry is not a public road; it turns into a driveway farther down.
 Motion **Motion to Approve as submitted with screening maintained in perpetuity. (Oliver)**
 Roll-call Vote Carried 4-0//Welch, Coombs, Oliver, and Pohl-aye Certificate # **HDC2020-08-1558**

7.	Edwin O'Brecht	08-1550	31 Washing Pond Road	Pool	31/29	Atlantic Landscaping
Voting	Pohl, Coombs, Oliver, Welch					
Alternates	None					
Recused	None					
Documentation	Landscape design plans, site plan, and photos.					
Representing	Lindsay Congleton, Atlantic Landscaping Inc.					
Public	None					
Concerns (7:35)	<p>Congleton – Reviewed changes made to screening per previous concerns. Oliver – The screening solution is viable. Welch – The trees labeled “screening ... as necessary” should be extended along the road up to the edge of the house. Coombs – Wants to know what they will put in, as long as it isn’t Leland Cyprus. Pohl – This is as easy as verifying that the drawings match the concept.</p>					
Motion	Motion to Approve with the vegetation to go all the way left to the end of the house as shown on the drawing. (Coombs)					
Roll-call Vote	Carried 4-0//Welch, Oliver, Coombs, and Pohl-aye				Certificate #	HDC2020-08-1550
8.	Chris Whelan	06-1118	23 Masaquet Avenue	Rev. Addition	80/139	Stephen Morrell
Voting	Pohl, Coombs, Oliver, Welch					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Stephen Morrell					
Public	None					
Concerns (7:42)	<p>Morrell – Reviewed changes made per previous concerns. Coombs – North elevation, the front door needs a little more trim to make it more prominent. Oliver – Likes the changes. The screened in porch with the deep pitch and extra trim in the gable, would like that softened so as not to dominate. Welch – Looking at the rendering of the south elevation, there is a return at the top-plate fascia which doesn’t show on the elevation; it is very atypical (elevation is correct). Top plate in this area could be increased to eliminate the necessity for the “3rd gable” on that elevation. Agrees with what’s been said. Pohl – This underscores Ms. Oliver’s concern about the screen porch; would be in favor of either reducing the pitch or going to a hipped roof.</p>					
Motion	Motion to Approve through staff with the porch roof pitch reduced to 7/12. (Welch)					
Roll-call Vote	Carried 4-0//Oliver, Coombs, Welch, and Pohl-aye				Certificate #	HDC2020-06-1118
9.	Greg McKechnie	08-1542	50 Dukes Road	Hardscaping revision	56/245	Julie Jordin
Voting	Pohl, Coombs, Oliver, Welch					
Alternates	None					
Recused	None					
Documentation	Landscape design plans, site plan, and photos.					
Representing	Julie Jordin, Garden Design Company					
Public	None					
Concerns (7:53)	<p>Jordin – Held for a view; reviewed changes made per previous concerns. Existing natural vegetation to remain and be enhanced. Oliver – A lot of what is of concern won’t be visible. Welch – Appreciates additional information; did a view and is okay with it. Coombs – Appreciates the narrowed driveway entrance. Would like something to keep the old rural feeling of this area.</p>					
Motion	Motion to Approve as submitted. (Oliver)					
Roll-call Vote	Carried 4-0//Welch, Coombs, Oliver, and Pohl-aye				Certificate #	HDC2020-08-1542

10. NT Development 08-1517	7 Hydrangea Lane	New dwelling	73/95	Val Oliver
Voting	Pohl, Coombs, Welch			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (8:02)	<p>Oliver – Reviewed changes made per previous concerns; white trim and white sash matches the neighborhood.</p> <p>Welch – He liked the shutters on the front; made it more appropriate with the large dormer. Appreciates the changes. White everywhere is too much for this structure; the shutters and trim should be a different color. Appreciates the change to the south elevation dormer and ganged windows and same on the north. He would prefer light grey over white.</p> <p>Coombs – The changes are an improvement. Also likes the shutters. Dark green shutters and doors with white trim would be nice.</p> <p>Pohl – He too supports having shutters. Again, black shutters with white is very Main Street.</p>			
Motion	Motion to Approve through staff with the front elevation to have the original farmers porch and shutters with dark green sash, shutters, and door and light grey trim. (Welch)			
Roll-call Vote	Carried 4-0//Oliver, Coombs, Welch, and Pohl-aye		Certificate #	HDC2020-08-1517

11. Mary O'Connell 08-1508	8 Center Street Sias	Rev. 12-0352: relocate A/C	73.1.3/76	Concept Design
Voting	Pohl, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:12)	Not opened at this time.			
Motion	Motion to Hold for representation. (Welch)			
Roll-call Vote	Carried 4-0//Coombs, Oliver, Welch, and Pohl-aye		Certificate #	

12. Alix Keeting 08-1592	31 Shell Street	Steps, arbor, driveway/apron	73.1.3/5.3	Kent Murphy
Voting	Pohl, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Kent Murphy			
Public	None			
Concerns (8:12)	<p>Murphy – Held for a view and more photos; explained placement of the hedge; reviewed the changes made.</p> <p>Backus – Did not go back to SAB. Mr. Pohl previously said it should be less formal and that cobble was more rural</p> <p>Oliver – She viewed this; the biggest concern was the parking and apron was going to be Belgium block; parking in that area usually has a shell parking area with Belgium block apron.</p> <p>Welch – We need a complete application; there should be a copy of the minutes and a copy of the proposed. With respect to the hedge and images shown as an example, the privet as installed so close to the road at 27 Shell Street is not typical in that area. It's odd to have a 5-foot strip of shell behind a 10' full-sized apron; does not believe it's appropriate and that the applicant should propose cobble with grass planted between, or ask the Planning Board for a 5-foot apron of cobble and the rest shell.</p> <p>Coombs – Shell would be good.</p> <p>Discussion about the driveway apron material and parking area material: cobble apron and shell parking.</p>			
Motion	Motion to Hold for revision and complete application. (Welch)			
Roll-call Vote	Carried 4-0//Oliver, Coombs, Welch, and Pohl-aye		Certificate #	

13. Michael Scott, LLC 08-1595	17 Main Street	Fenestration/paint	42.3.1-178	Linda Williams
Voting	Pohl, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams			
	Joe Topham, Topham Design			
Public	None			
Concerns (8:23)	<p>Williams – Reviewed photos of Marvin wood “Nantucket Profile” double-glazed window; going with Essex green.</p> <p>Backus – Concurs with Ms. Williams’ assessment. HSAB did not perform a second review.</p> <p>Oliver – Her struggle is do we or do we not allow simulated-divided light windows (SDL) with spacer bars. It seems to go against what we normally approve in the old historic district.</p> <p>Welch – Agrees we should have a view; this speaks to a broader issue that needs to be addressed in general, for the old historic district (OHD) and ‘Sconset OHD (SOHD): having simulated divided lights (SDL) on the side walls but not on the front where there are true divided lights (TDL) ends up with different windows within a room, whereas if the SDLs are acceptable on 2nd and 3rd floors the windows in each room on those floors would be the same. This Marvin would have a more traditional look than the triple-track. He’d like to see one of these Marvins in place with a wooden storm.</p> <p>Coombs – You don’t need storms if you have a double-glazed window. She doesn’t think the double-glazed windows would be discernable on the 2nd and 3rd floors.</p> <p>Pohl – If have you get within 3 feet of a Marvin, Nantucket-profile, wood window to see the spacer bar. Asked that a window facing Main Street be removed and a Marvin sash popped into the aperture for a view. This is right at the base of Main Street.</p>			
Motion	Motion to View with a sample double-glazed window in place. (Coombs)			
Roll-call Vote	Carried 4-0//Welch, Oliver, Coombs, and Pohl-aye		Certificate #	
14. Nantucket Island Resorts 08-1485	29 Broad Street	A/C Units	42.4.2/38	Linda Williams
Voting	Pohl, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Linda Williams			
	Mike Duffy, NIR			
Public	None			
Concerns (9:39)	<p>Williams – Reviewed changes made per previous concerns; asserts the position of the units is drawn correctly.</p> <p>Duffy – The units have been in operation; they aren’t very loud.</p> <p>Oliver – She’s for anything to screen this.</p> <p>Welch – He has concern because he didn’t realize it was in such a prominent location. Agrees about the need for screening. The plants closer to the sidewalk should be lower so as not to create a wall of plants against the sidewalk.</p> <p>Coombs – Didn’t realize how tall the units are; thinks there’s no way to hide them. The vegetation is appropriate; it should be maintained in perpetuity.</p>			
Motion	Motion to Approve with vegetation as proposed to screen the condensers be maintained in perpetuity. (Coombs)			
Roll-call Vote	Carried 4-0//Welch, Oliver, Coombs, and Pohl-aye		Certificate #	HDC2020-08-1485
15. Town of Nantucket 08-1510	34 Washington Street	New Harbormaster Bldg	42.2.3/2	Charles Gibson
Voting	Pohl, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Charles Gibson, Deputy Police Chief			
Public	None			
Concerns (8:48)	<p>Gibson – Reviewed changes made per previous concerns; doors must be able to withstand a flood with baffles behind them; the transoms are a response to previous comments; trim will be natural to weather or grey.</p> <p>Coombs – Asked that the number of doors on the north be reduced; there are still 5 doors. Can’t see why they cannot have a single door with a hall to the bathrooms. Asked about the length of the north elevation ridge. Has too many ganged windows. This doesn’t look like a Nantucket Harbor building.</p> <p>Welch – The 8-over-12 windows in the tower, dormers, and 1st floor are appropriate. The Option 1 windows with horizontal mullions are not appropriate. Asked about the removal of the chimney (seeking a waiver to remove the elevator) noted chimney was appropriate. The more appropriate design includes the 8-over-12 windows.</p> <p>Oliver – With the exception of some windows, she’s okay with this. Would like to see the previous beside the current.</p> <p>Pohl – North elevation, the very wide trim around the doors and transoms is ostentatious; the transoms are not appropriate. It could be simplified to be more appropriate. Option 1 trim is smaller but Option 2 windows better.</p>			
Motion	Motion to Approve through staff with the 8-over-12 windows and 5x1/4 window trim and roof shingles to be an approvable color. (Welch)			
Roll-call Vote	Carried 3-1//Oliver, Welch, and Pohl-aye; Coombs-nay		Certificate #	HDC2020-08-1510

HDC Minutes for September 22, 2020, adopted Oct. 20

16. Chris O'Connell 08-1556	10 Sheep Commons	Pool and retaining wall	54/274	Atlantic Landscaping
17. James Conlon 08-1511	24 Woodbine	New dwelling	80/96	Emeritus
18. James Conlon 08-1507	24 Woodbine	New garage	80/96	Emeritus
19. Sheila Wilner 01-0547	10 Beach Street (Sias)	New dwelling	73.2.4/10	Emeritus
20. Sheila Wilner 01-0548	10 Beach Street (Sias)	Demo dwelling	73.2.4/10	Emeritus
21. Nicole Whidden 08-1472	11 Davis Lane	Pool/spa	82/75	Ahern
22. Ecklund/Furdak 08-1587	26 West Chester Street	Hardscape	42.4.3/56	Ahern
23. Michelle Black 05-0953	28 Eel Point Road	Sports court	40/49	Ahern
24. Cannonbury Holdings 08-1569	4 Sleetwing Circle	New cabana	74/23	Workshop/APD
25. Cannonbury Holdings 08-1566	4 Sleetwing Circle	Hardscape/pool	74/23	Workshop/APD
26. Anne McGivney 08-1498	45 West Chester Street	Shed	41/230	Structures Unlimited
27. Nicole Whidden 08-1473	11 Davis Lane	Cabana	82/75	Emeritus
28. Stephen Frohwein 07-1285	32 North Liberty Street	Addition	41/159	Emeritus
29. Hummock Pond Hldngs 07-1427	287 Hummock Pond Rd	Move to 289 HPR + addtn	83/39	Emeritus
30. John Hendricks 08-1549	1 Jefferson Lane	Rev. 73097: door change	55.4.1/74.1	Emeritus
31. South Water Assoc 02-0629	5 South Water Street	2 nd /3 rd FL addition	42.3.1/270-275	Emeritus

Voting Pohl, Coombs, Welch

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns Not opened at this time.

Motion **Motion to Hold for Thursday, September 24 at 1:00 p.m. (Oliver)**

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

Certificate #

VII. OTHER BUSINESS

Approve Minutes	August 25, 27 & 31 and September 3, 2020
Motion	Motion to Approve August 25 and September 3 minutes. (Welch)
Roll-call Vote	Carried 4-0//Oliver, Coombs, Welch, and Pohl-aye
Review Minutes	September 11 & 15, 2020
Other Business	<ul style="list-style-type: none"> • Next HDC Old Business Meeting Thursday 9/24/20 at 1:00pm – 4:00pm, if needed Pohl – He has to leave at 2:30 p.m. Backus – She can't attend. • Next HDC Meeting New Business Tuesday 9/29/20 at 4:30pm • Ratify the updated HDC Policies and Procedures Statement • 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

Adjournment

Motion **Motion to Adjourn at 9:14 p.m. (Oliver)**

Roll-call Vote Carried 4-0//Coombs, Welch, Oliver, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board