



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, Carrie Thornewill

~~ MINUTES ~~

Monday, October 5, 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 4:30 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, Thornewill
Absent Members: McLaughlin, Welch, Dutra
Late Arrivals: None
Early Departures: None

Motion to Approve the Agenda as submitted. (Coombs)

Roll-call Vote: Carried 5-0//Oliver, Thornewill, Camp, Coombs, 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.	Richard Belair 10-1891	2 Rudder Lane	Window/door/add stairs	66/348	Self
2.	Richard Moran 10-1883	10 Hawthorne Lane	Add covered porch	56/221	Gerardo Nolasco
3.	Richard Neroni 10-1884	34 Lyons Lane	LK wind/stairs to balusters	71/5	Gerardo Nolasco
4.	Mary Jean Dwyer 10-1906	29 Pocomo Road	Driveway/apron	14/81	Jeffrey Blackwell
5.	Cassandra Henderson 10-1892	6 Winter Street	Roof change	42.3.4/142	Link
6.	First Sun, LLC 10-1900	2 Gold Star Drive	746sf addition	55/190	Permits Plus
7.	9 E Street, LLC 10-1903	9 E Street	Window/door change	60.2.1/6	NAG
8.	Bluefin, LLC 10-1902	20 Ellen's Way	Rev. 0057: add fireplace	81/178	Brook Meerbergen
9.	Michael Angelastro, Tr 10-1885	18 Vestal Street	Fence	43.3.3/93	Self
10.	William Hopkins 10-1886	7 Hallowell Lane	Roof change	30/93	Richard Prunier
11.	Trevor Smith 10-1887	7 Daffodil Lane	Roof change	68/756	Self
12.	3 Wingspread, LLC 1-1899	3 Wingspread Lane	390sf addition	27/17.6	Ethan McMorro
13.	Robert Garrabrant Tr 10-1898	12 Gray Avenue	Window/door changes	61/179	NAG
14.	Kerryann Leddy 10-1901	4 Van Fleet Circle	Rev. 0375: 24.5 sf addition	91/111	Structures Ultd
15.	Jeff Morash 10-1907	8 Bayberry Lane	Shed demo	67/72	Self
16.	Lauren Miner 10-1904	12 South Valley Road	352 sf addition	43/139	JMS Architecture
17.	David Angelastro 10-1889	36 Somerset Road	Shed	56/106	Brook Meerbergen
18.	Paula McQuaid 10-1905	26 Pine Crest Drive	Cabana	68/426	Thornewill Design
19.	Leonard B. Miller 10-1893	7 Greenleaf Road	Rev 05-1030; color change	39/31	C. Hall Architects
20.	Fredrick I. Miller 10-1895	27 Stone Post Way	Color + fenes change MH	73.3.2/70	EMDA
21.	Fredrick I. Miller 10-1894	27 Stone Post Way	Color/sidewall/roof Garage	73.3.2/70	EMDA

Voting Pohl, Coombs, Camp, Oliver

Alternates None

Recused Thornewill

Documentation None

Representing None

Public None

Concerns No comments.

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

Roll-call Vote Carried 4-0//Oliver, Coombs, and Pohl-aye; Camp no vote

Certificate # **HDC2020-10-(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.	Paul Fry 10-1897	3 Nickanoose Way	A/C units	55/559	Richard Cameron
	• Line sets must be boxed in cedar and A/C units must be screened. Both must not be visible at time of inspection and in perpetuity;				
2.	David Angelastro 10-1890	36 Somerset Road	Pool	56/106	Brook Meerbergen
	• Pool must not be visible at time of inspection and in perpetuity				
3.	Paula McQuaid 10-1896	26 Pine Crest Drive	Pool/patio	68/426	Atlantic Lndscpng
	• Pool must not be visible at time of inspection and in perpetuity				
4.	Craig Beni 09-1838	5 Tom Nevers Road	Rev.08-1547: enlarge cabana	77/2.2	Shelter 7 LLC
	• Due to lack of visibility				
Voting	Pohl, Coombs, Camp, Oliver				
Alternates	None				
Recused	Thornewill				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	Motion to Approve per noted conditions. (Coombs)				
Roll-call Vote	Carried 4-0//Oliver, Camp, Coombs, and Pohl-aye			Certificate #	HDC2020-(as noted)

IV. NEW BUSINESS CARRIED OVER

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	David Biddison 09-1784	22 Cannonbury Lane	New dwelling	74/15	Val Oliver
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, context PowerPoint®, and advisory comments.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (4:39)	<p>Oliver – Presented project; reviewed context; windows are 6-over-1 with some 8-over-1.</p> <p>Backus – No SAB comments.</p> <p>Coombs – This is one big rectangle at 2 stories with a roof walk; would like more additive massing. Left side elevation a lot of ganged windows on the 2nd floor; they should be broken up. Rear elevation, there’s a plethora of ganged windows and doors.</p> <p>Thornewill – Rear elevation, the 4-panel glass door should be reduced to 2 doors and windows. Front elevation, is trying to be symmetrical except for the left piece; the front door with glass panels and transoms is too much; 2nd-floor ganged units are very narrow and should be traditional double-hung.</p> <p>Camp – Agrees with what’s been said. The front entry for a shingle style doesn’t work and needs a redesign; forward facing gambrel looks pasted on without depth; three center 2nd-floor windows should have more shingle styling to them. Height is overwhelming at nearly 30 feet and gives it an enormous presence; would like more additive massing. A chimney would be nice. Agrees the rear is over ganged windows and doors.</p> <p>Pohl – Agrees with what’s been said. Roofwalk is not traditionally rendered; posts should interrupt the skirt board with an intermediate post on the front and back; skirt should be natural to weather. Agrees about rear elevation over fenestration. Agrees about the interim piece shown on the front and back; it should be stepped down more. Hipped-roof wings eaves are higher than the eaves of the main building dormer eaves. Would prefer the muntins to be clearer.</p>				
Motion	Motion to Hold for revisions. (Camp)				
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Pohl-aye			Certificate #	
2.	33 Coffin Street LLC 09-1796	33 Coffin Street	Rev. 05-1009: fenest & rails	73.4.1/26.1	CWA
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (4:58)	<p>Webster – Presented project.</p> <p>Backus – Read SAB comments: make windows taller and larger.</p> <p>Oliver – The changes are positive; the windows are less squat.</p> <p>Camp – Her only concern is the forward gable left of the front porch is overpowering; but it might not be that visible.</p> <p>Thornewill – West elevation, the square windows flanking the chimney might look better as “B” windows.</p> <p>Coombs – The “B” windows should not be smaller; it’s a big house and windows should be comparable.</p> <p>Pohl – Front elevation, the “A” windows should not have been changed to “Bs”.</p>				
Motion	Motion to Approve through staff with South elevation far left 1st-floor to be double “A”; gable right of the front door, the 1st-floor windows to be “A” windows. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Thornewill, Camp, and Pohl-aye			Certificate #	HDC2020-09-1796

3. Linda Groves	09-1809	26 New Street	Addition	55/44	BPC
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:12)	Not opened at this time.				
Motion	Motion to Hold for representation. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, Oliver, & Pohl-aye			Certificate #	HDC2020-09-
4. Kristopher Megna	09-1831	28 South Shore Road	New dwelling (Lot 2A)	80/178	Val Oliver
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, V. Oliver Design Kristopher Megna, owner				
Public	None				
Concerns (5-13)	<p>Oliver – Presented project; knows the roof walk is drawn incorrectly.</p> <p>Coombs – The roof walk is large. The difference between the roofs is insufficient and will look like one long 70-foot long roof. Blueberry Lane is a very simple area with everything set back from the road. As drawn it is very big with no additive massing. Double gable windows on the side elevations should be singles. Rear elevation, the picture windows; too many ganged windows. East, west, and south elevations will be visible.</p> <p>Camp – Just because it's modular, we shouldn't ignore the height; this is nearly 30 feet in a neighborhood with smaller homes; it also looks massive due to the lack of additive massing. Ridgeline looks long and unbroken despite the gable peaks. This looks more like two condos than a single-family home.</p> <p>Thornewill – Agree about the massiveness; this is essentially a 3-story building. The end gable proportions feel funny. 72-feet long with very little obvious break in the ridge is long. The roof walk is too long with no middle post. There are large buildings, but they are more barns than houses. Agrees about the need for additive massing.</p> <p>Pohl – Roof walk seems overly wide. Agrees with much that's been said. He doesn't like the flush gables that face out to the side.</p>				
Motion	Motion to Hold for revisions. (Camp)				
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Pohl-aye			Certificate #	
5. Herrick Alberry	09-1841	28 South Shore Road	New dwelling (Lot 2B)	80/178	Val Oliver
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (5:27)	<p>Oliver – Presented project; 29'3". Asked this be viewed.</p> <p>Pohl – The eave at 27 South Shore Road runs right atop the 2nd-floor windows with an 8/12 pitch; he guesses it is 28' tall. Left elevation, the 1st-floor center window sits higher than the other windows. One problem with modular is the box thing further aggravated by the 9' 1st-floor ceiling height; this has to come down</p> <p>Thornewill – She has the same concerns as Mr. Pohl; lowering the plate would bring the height down.</p> <p>Camp – Forward gable looks Federal in a way; suggested eave forward. The trim looks thin. Left elevation, the fenestration seems arbitrary; needs to be better balanced. Suggested a fascia board below the roof line.</p> <p>Coombs – This is too tall at nearly 30' and a big rectangle with no additive massing; this area us rural and this is not a rural design. There is groundcover for additive massing.</p>				
Motion	Motion to View and Hold for revisions. (Camp)				
Roll-call Vote	Carried 4-0//Thornewill, Camp, Coombs, and Pohl-aye			Certificate #	

6.	Doug Carlson	09-1791	28 South Shore Road	New dwelling (Lot 1A)	80/178	Val Oliver
7.	Doug Carlson	09-1787	28 South Shore Road	New dwelling (Lot 1B)	80/178	Val Oliver
Voting	Pohl, Coombs, Camp, Thornewill					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Val Oliver, V. Oliver Design					
Public	None					
Concerns (5:39)	Oliver – Asked these be held for revisions and a view.					
Motion	Motion to View and Hold for revisions. (Camp)					
Roll-call Vote	Carried 4-0//Thornewill, Camp, Coombs, and Pohl-aye				Certificate #	
8.	Todd Cooper	09-1819	5 Hollister Road	Rev. 08-1494: pergola/stairs	92.4/263	Shelter 7, LLC
Voting	Pohl, Coombs, Camp, Oliver, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Jason Olbres, Shelter 7, LLC					
Public	None					
Concerns (5:39)	Olbres – Presented project; proposed new rear deck is 9’6”.					
	Oliver – Doesn’t think the increased deck size is significant in this case; it’s tucked into a corner. This is an improvement.					
	Camp – The larger deck seems excessive; however, there are a lot of upside down houses in that area with larger decks.					
	Thornewill – Okay with the enlarged deck. North elevation, the rafters are no longer a pergola but an undone roof; should be a roof.					
	Coombs – The extra foot on the deck will be hard to perceive; railings should be natural to weather.					
Motion	Motion to Approve through staff with trim and railings to be natural to weather. (Camp)					
Roll-call Vote	Carried 5-0//Coombs, Oliver, Thornewill, Camp, and Pohl-aye				Certificate #	HDC2020-09-1819
9.	James Pallotta	09-1812	21 Eel Point Road	Paddle court	40/4	Botticelli + Pohl
Voting	Coombs (acting chair), Camp, Oliver, Thornewill					
Alternates	None					
Recused	Pohl					
Documentation	Landscape design plans, site plan, and photos.					
Representing	Lisa Botticelli, Botticelli & Pohl					
Public	None					
Concerns (5:49)	Botticelli – Presented project; if lighting is concern, she can get further information on that.					
	Camp – No concerns.					
	Oliver – Won’t be visible; no concerns.					
	Thornewill – Asked about lighting; should ensure they face down.					
Motion	Motion to Approve through staff with all lighting to be directed down into the court. (Camp)					
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Camp, and Coombs-aye				Certificate #	HDC2020-09-1812
10.	P. Zernik	09-1846	24 West Chester Street	Rev. 06-1234: fenest change	42.4.3/57	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and advisory comments.					
Representing	Matt MacEachern, Emeritus Development					
Public	None					
Concerns (5:53)	MacEachern – Presented project; at the end of a long driveway and minimally visible.					
	Backus – Read HSAB comments: need photos; tower not appropriate and possibly visible from Lily Pond; west elevation is a monolithic space.					
	Camp – Her only concern is the west elevation tower; but, it won’t be visible from Lily Pond. Suggested the tower have cottage corners.					
	Thornewill – West elevation, thinks the eave line could come down; it’s currently above the main eave line.					
	Oliver – Doesn’t think the tower will be visible; suggested it have a shed roof the breaks off the left roof with a shallow pitch. The north elevation will be visible down the driveway.					
	Coombs – The broke-back roof for the tower makes a lot of sense.					
	Pohl – You need head height at the double hung window but not where the square top window is located.					
Motion	Motion to Approve through staff with the west elevation tower roof to be a shed. (Oliver)					
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, Oliver, and Pohl-aye				Certificate #	HDC2020-09-1846

11. Darren Black	09-1839	28 Eel Point Road	Rev. 12-0389: ext alterations	40/44	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:07)	MacEachern – Presented project. Oliver – Looks good but hesitates to give it more height since it's already so tall. Okay with the railing. Coombs – Agrees about giving it more height; it's currently 27'1". All else is okay. Pohl – He'd prefer a steeper roof pitch; they'll make it look better. Thornewill – Likes the changes; wishes the west elevation gambrel would get steeper too.				
Motion	Motion to Approve. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Coombs, Camp, and Pohl-aye		Certificate #	HDC2020-09-1839	
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12. Jonathan Raith	09-1821	14 Easy Street	Rev. 73100: fenest change	42.3.1/13	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:18)	MacEachern – Presented project. Backus – Read HSAB comments: sliders not appropriate; swinging 10-light doors more appropriate; prefer 2 nd -floor 3 doors over 4 doors. Camp – Over fenestrated; prefer previous. Thornewill – Agrees but not with horizontal light; would prefer 15-light doors. Oliver – Agrees with HSAB; too much with four doors on a highly visible building. Coombs – 2-over-2 windows are inappropriate; prefer the previously approved. Pohl – This is a step in the wrong direction. No support for the 4 openings.				
Motion	Motion to Hold for revisions. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Thornewill, Camp, and Pohl-aye		Certificate #		
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13. Tom McCann	09-1836	78 Milk Street	Pool	56/6.2	Mark Lombardi
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:22)	Not opened at this time.				
Motion	Motion to Hold for revisions. (Camp)				
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Coombs, Camp, and Pohl-aye		Certificate #		
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14. Elizabeth Wetherell	09-1852	10 Hickory Meadow	Rev. 1167: roof/siding chng	41/904	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:23)	MacEachern – Presented project; doesn't believe there is any visibility; there is no curb cut on the West Chester side. Camp – No concerns. Suggested a view. Oliver – There was no previous approval for the other buildings and no construction has started; it would have sorted out her thoughts on visibility. It's close to West Chester Street. Thornewill – Once the copper mellows, it will be great.				
Motion	Motion to View. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Coombs, Camp, and Pohl-aye		Certificate #		

15. Peter O'Brien 09-1843					
	36 Low Beach Road	Rev.72855: resite/omit perg	74/55		Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:31)	MacEachern – Presented project. Backus – SAB had no concerns. No concerns.				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, Thornewill, Coombs, Oliver, and Pohl-aye		Certificate #	HDC2020-09-1843	
16. KTT Place, LLC 09-1844					
	6 North Street Sias	Addition + rotate on site	73.4.1/41		MCA+
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	None				
Concerns (6:33)	Cutone – Presented project; changing the 2-over-2 windows to 6-over-6 might help. Backus – Read HSAB comments: appreciate being squared up on lot. Camp – No concerns. Coombs – The big shed dormer on the north and south elevations are heavy with the amount of fenestration; reduce the number of windows. Would like 6-over-6 windows instead of 2-over-2. Oliver – No concerns; not visible and appropriate. Hadn't noticed the different muntin patterns. There are 18 casement windows that are not all egress. The door will have to change to match the window change. Thornewill – Chaotic fenestration is disconcerting: 2-over-2, 9-lights, 4-lights. Windows should be a consistent style. Pohl – Agrees about 6-over-6.				
Motion	Motion to Approve through staff with the 2-over-2 windows to be 6-over-6; French doors to have at least 8 panes proportional to the rest of the windows. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, Thornewill, Coombs, Oliver, and Pohl-aye		Certificate #	HDC2020-09-1844	
17. KTT Place LLC 09-1859					
	6 North Street Sias	Shed	73.4.1/41		MCA+
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	None				
Concerns (6:45)	Cutone – Presented project. Backus – SAB had no concerns. No concerns.				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, Thornewill, Coombs, Oliver, and Pohl-aye		Certificate #	HDC2020-09-1859	
18. KTT Place LLC 09-1802					
	6 North Street Sias	Pool	73.4.1/41		MCA+
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	None				
Concerns (6:46)	Cutone – Presented project; trees visible on the locus map are on the neighbor's property; pool has an autocover. Backus – Read SAB comments: mechanicals need a location; suggest equipment be moved to the south east. Thornewill – Suggested incorporating the mechanicals into the shed. Coombs – The pool is right on the property line with little to no vegetative buffer. Oliver – She viewed this; there are very mature hedges on this property that will remain. Pohl – This won't be visible from a public way. Noise abatement is not HDC jurisdiction.				
Motion	Motion to Approve with the pool to be screened at time of inspection and in perpetuity. (Oliver)				
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Oliver, and Pohl-aye; Camp-nay		Certificate #	HDC2020-09-1802	

19. Peter Sendelbach	09-1805	21 Hummock Pond Rd	New dwelling	56/11.2	Self
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and correspondence.				
Representing	Peter Sendelbach, owner				
Public	None				
Concerns (6:56)	<p>Sendelbach – Presented project; 21’ tall; doesn’t believe this will be visible from a publicly traveled way.</p> <p>Pohl – Suggested a view with height poles. There are no muntins in the windows; they are all casements. That type of siding is in that area.</p> <p>Flynn – Told Mr. Sendelbach to apply for the solar separately.</p> <p>Thornewill – If the garage weren’t there, this structure would be visible. Questions how the driveway will access this; there’s a lot of vegetation around the garage and the view corridor could be opened up.</p> <p>Backus – Thomas Williams email of concerns posted on the screen.</p> <p>Oliver – Thinks viewing would be a good idea; doesn’t know if the height of the garage would mitigate the view of the roof. Picture B shows the house on the lot behind. Suggested resiting the house toward the west so it definitely won’t be seen.</p> <p>Camp – Holding out for the view; okay if it turns out this is not visible.</p> <p>Coombs – Wants to view.</p>				
Motion	Motion to View with height poles at both ends of the main ridge. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, Thornewill, Camp, and Pohl-aye			Certificate #	
	Break 7:07 to 7:19 p.m.// 450 Green Park, LLC held for 5-person board. (Oliver) Carried 4-0//				
20. 22 BLVD, LLC	09-1757	22 Boulevardde	New dwelling	30/327	Normand Resid
Voting	Pohl, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and approval for main house.				
Representing	Ben Normand, Residential Design				
Public	None				
Concerns (7:19)	<p>Normand – Presented project; about 1100 feet off Boulevardde; 23’ tall; southeast elevation will ungang 2nd-floor windows; he’s happy to leave this open for the next old business meeting.</p> <p>Coombs – Every elevation has ganged windows; the windows should be larger and separated. Northeast elevation, the 1st-floor windows should be larger than the 2nd-floor windows. Nice design.</p> <p>Oliver – Other structures have shed-roof porches; should do the same over the front door.</p> <p>Thornewill – It is cute; okay with the ganged windows. Southeast elevation seems to have a lot of windows; suggested unganging the 1st-floor windows.</p>				
Motion	Motion to Approve through staff with the southeast elevation 2nd-floor windows to be separated. (Coombs)				
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Coombs, and Pohl-aye			Certificate #	HDC2020-09-1757
21. 22 BLVD, LLC	09-1780	22 Boulevardde	Entertainment building	30/327	Normand Resid
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ben Normand, Residential Design				
Public	None				
Concerns (7:29)	<p>Normand – Presented project.</p> <p>Pohl – He likes it except for the cupola, which is rendered wrong.</p> <p>Oliver – She doesn’t know that this will not be visible; there is a lot going in on this one site with 6 structures; suggested putting it at the back with the cottage. Cupola is a no-go for her.</p> <p>Camp – Okay with the cupola but needs to be more proportional to the massing. The decking is an issue from the northeast with the basement railings; it should be simplified.</p> <p>Coombs – The cupola is all wrong: pitch is wrong and too large. The northeast elevation is overly busy and is what will be visible from Rainbow Lane. Would like to view with height poles.</p> <p>Thornewill – Agrees the rear is overly busy; suggested eliminating the stairs. Cupola looks funny. Mass on the northwest elevation is proportionally off.</p>				
Motion	Motion to View with ridge poles and Hold for revisions. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, Coombs, Thornewill, Oliver, and Pohl-aye			Certificate #	HDC2020-09-

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.
Representing	Victoria Ewing, LINK Chris Skehel, Castle Group
Public	Sarah Alger, Sarah F. Alger P.C., for 1 Stone Alley Ginger Andrews, 1 Stone Alley Nina King, 14 ½ Orange Street Jay Maroney, Cohen & Cohen Law P.C., for the Crosbys at 9 Union Street. Steven Cohen, Cohen & Cohen Law P.C., for the Crosbys at 9 Union Street
Concerns (7:35)	<p>Ewing – PowerPoint® presentation of structural context, historical setting, and proposed changed per previous concerns. Our hope is to focus on the design this evening.</p> <p>Backus – Read HSAB comments: out of scale; lower back wing; recommend denial due to lack of concerns expressed; all previous comments should be included.</p> <p>Alger – Feels the entire record from pass presentations should be incorporated into this file. Agrees with HSAB complete; feels the applicant has missed the point; Orange Street doesn't relate to adding onto the back of this historical structure and irreparably changing the character of Stone Alley. Pulling off a Stone Alley a couple of feet was not in the spirit of extending off to the south; it doesn't telescope south. The proposal is not appropriate in that it overwhelms the historic Structure and Stone Alley. This was a barn that became a house, and this is the last of such structures.</p> <p>Andrews – Doesn't think it is fair for Mr. Skehel to make a second presentation after abutters speak. This is the conversion of a barn built by Levi Starbuck; it was designed into a house by Eliza Codd. Takes issues with some of the measurements delineated in the PowerPoint®. Orange Street is irrelevant since it is at the top of Quanyat Bank and this is half-way down.</p> <p>King – We are right next to this property. Even though it has moved away from Stone Alley, it is moving closer to us. These quirky structures that give character to the Island are being replace by "ski chalets." The extension as designed belongs in the Hamptons.</p> <p>Skehel – We are entering the third year of this project appearing before the HDC. Reviewed the highlights of the changes: move north away from Stone Alley; reduced square-footage of the addition; reduced the porch; landscaping will work with historic precedent. It is not true that the design has not thematically changed. Asked to focus on the design and how it fits in with neighboring properties.</p> <p>Maroney – Proposed project dwarfs our client's house. Asked for a denial.</p> <p>Cohen – This project is going down the hill and feel they have not listened to HDC's very clear directions. Asked for a denial.</p> <p>Backus – Read into the record letter of concern from Karen Petersen.</p> <p>Oliver – Appreciates the evolution the structure has taken; it is significantly different from the first proposal. The examples given are dissimilar as follows: the buildings trail back on their lots, not an alley or street; they are large houses. North elevation should be very simple so as not to compete with the historic structure; it is the most visible elevation with the most comments; the connector could be reduced to a 1-story element; eliminate the dormers the connector runs into. Appreciates pushing back the setback. Appreciates reuse of windows on the sunroom and details. East elevation, needs some finessing; suggested keeping the sunroom as close as possible to its original position. South elevation, the double dormers are a very modern look on a very historical structure in the old historic district (OHD); this whole area needs to be simple.</p> <p>Coombs – Still concerned with the length of the east-to-west extension and east elevation height; we've continually asked repeatedly it be hedged to the south, not toward Union Street. We are required to maintain our historic values, houses, and areas; the main building is lost in this addition. This is the building of a Nantucket female architect who was respected for her work. Every aspect of her work is being changed. South elevation, the connector shouldn't be there; the new addition should be much lower. The proposal is too big for this area. We've been reviewing this for 3 years; asked how long that will go on.</p> <p>Camp – Feels 2 Stone Alley is difficult to expand on. North elevation overshadows the alley, which is an important site and changes it dramatically. Suggested working within the existing footprint; the landscape will look manipulated which is inappropriate.</p> <p>Thornewill – The addition mimics the historic structure when it should give deference; it is not successful in mimicking the historic structure because the windows are all very balanced. It feels like it is hanging over the bank. East elevation also mimics the existing east elevation; sun room too formal and too large. South elevation, the dormers on the addition are massive.</p> <p>Pohl – Shares a lot of those concerns. This trails much too much to the east and we keep talking about pushing farther south and following the contours. East elevation, the terracing and fencing looks overly architectural in dealing with the amount of grade change whereas the existing east elevation allows the terrain to flow naturally. The landscaping should track. Wants all the old information included into this file.</p>
Motion	Motion to Hold for revisions and incorporate all past material into this record. (Coombs)
Roll-call Vote	Carried //Oliver, Camp, Thornewill, Coombs, and Pohl-aye Certificate #

23. 450 Green Park, LLC 09-1785	2 Stone Alley	Hardscape	42.3.1/102	Ahern, LLC
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:43)	Not opened at this time.			
Motion	Motion to Hold to track. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, Thornewill, Coombs, and Pohl-aye		Certificate #	
24. EPR RGH, LLC 09-1842	119 Eel Point Rd	Move off/demo (Lot 34)	33/17.2	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:44)	Meerbergen – Presented project. Backus – This is circa 1979 per the National Historic Landmark data. No concerns.			
Motion	Motion to Approve as a move-off/demolition. (Oliver)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Oliver, and Pohl-aye		Certificate #	HDC2020-09-1842
25. 12 Sconset West, LLC 09-1863	12 Hydrangea Lane	New dwelling	73/90	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:47)	Meerbergen – Presented project. Backus – Read SAB comments: south elevation, separate ganged windows. Coombs – All structures go from lot line to lot line on Hydrangea; would like a foot taking off the sides. Oliver – The height can't go up due to restrictions; the size and shape of the lot drive the design. She has no concerns as it fits in with what's there. Camp – We should have stopped the lot line to lot line 30 houses ago. No concerns. Thornewill – North elevation, the 1 st -floor glass doors seem out of proportion but might not be visible. Pohl – For the sake of SAB, unpair the south elevation left windows.			
Motion	Motion to Approve through staff with separating the south elevation 1st-floor ganged windows. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Oliver, Coombs, and Pohl-aye		Certificate #	HDC2020-09-1863
26. 12 Sconset West, LLC 09-1822	12 Hydrangea Lane	New shed	73/90	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:56)	Meerbergen – Presented project. Backus – SAB had no concerns.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried //Coombs, Camp, Thornewill, Oliver, and Pohl-aye		Certificate #	HDC2020-09-1822

27. 12 Sconset West, LLC 09-1865	12 Hydrangea Lane	Hardscape: patio, walls	73/90	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:56)	<p>Meerbergen – Presented project; retaining walls also provide a place to sit. Backus – SAB had no comments. Coombs – Wants to keep the stone walls down to a minimum in this area. Camp – No concerns. Oliver – No concerns. Thornewill – No concerns.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Oliver, and Pohl- aye	Certificate #	HDC2020-09-1865	

28. 12 Lincoln Ave NT 09-1848	12 Lincoln Avenue	Rev. 07-1374: hardscape	30/183	MCLD, LLC
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, correspondence, and advisory comments.			
Representing	Erica Busa, Matthew Cunningham Landscape Design, LLC			
Public	None			
Concerns (9:00)	<p>Busa – Presented project; believe the 5 parking spaces are part of the 2nd-dwelling approval. Backus – Read HSAB comments: stone path okay driveway arrival court too big; cars parking in front inappropriate; stone too formal for this road; screen parking on north and east; paths too formal. Coombs – This is much too heavy for this area of Lincoln. They have parking for five cars; that's a lot and busy. Would prefer cobbles with grass between; parking area should be smaller. Paving stones should be rough edged. This is a very formal plan. She wants to see the previous approval; if they had asked to chop the tree down, she would have said a lot about it. Camp – Lincoln Circle is a very natural area, and this is extremely formal; most houses here are understated in front. Oliver – Suggested all parking on the side and the front facing the circle uninhibited. Agrees this is too much on a site that has too much. Thornewill – Agrees about the driveway; the rest is overly paved; shouldn't be cobbled and stick with the peastone. Pohl – Agrees. He doesn't recall the application for this landscaping. Reduce the formality back to something more appropriate for the informal area.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Thornewill, Camp, and Pohl-aye	Certificate #		
	Motion to Moved (two unopened) to the end of Thursday, October 8th agenda. (Coombs)			
	Carried 5-0//Camp, Oliver, Thornewill, Coombs, and Pohl-aye			
	Following held for Thursday, October 8, 2020 meeting at 1 p.m.			

V. OLD BUSINESS					
	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Eckland/Furdak 08-1587	26 West Chester Street	Hardscape	42.4.3/56	Ahern, LLC
2.	Jim Caulfied 08-1452	8 Sheep Pond Road	Pool	63/3	MCA+
3.	Josh Harde 09-1638	83 Eel Point Road	Solar panels	32/12	Karen Alence
4.	ARI Real Estate, LLC 09-1685	10 Delaney Road (Lot C)	New dwelling	41/120	John Lampe
5.	ARI Real Estate, LLC 10-1888	10 Delaney Road (Lot C)	Shed	41/120	John Lampe
6.	ARI Real Estate, LLC 10-1882	10 Delaney Road (Lot C)	Pool	41/120	John Lampe
7.	James Soltesz 07-1402	2 Grey Lady Lane	New dwelling	66/701	Val Oliver
8.	Cannonbury Ln Hld 1 08-1581	7 Cannonbury Lane	New dwelling	74/29	Workshop APD
9.	Cannonbury Ln Hld 08-1575	30 Cannonbury Lane	New dwelling	73/23	Workshop APD
10.	Mary O'Connell 08-1508	8 Center Street Sias	Rev.12-0352: relocate A/C	73.1.3/76	Watts Htng&Refrig
11.	Michael Scott LLC 08-1595	17 Main Street	Fenestration/paint	42.3.1-178	Linda Williams
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.	A.C. Wetherill Trust 09-1655	45 Hulbert Avenue	New dwelling	29/16	Thornewill Design
15.	A.C. Wetherill Trust 09-1646	45 Hulbert Avenue	Demo existing dwelling	29/16	Thornewill Design
16.	Nicole Whidden 08-1472	11 Davis Lane	Pool/spa	82/75	Ahern
17.	Michelle Black 05-0953	28 Eel Point Road	Sports court	40/49	Ahern
18.	Nancy McGivney 08-1498	45 West Chester Street	Shed	41/230	Structures Ultd
19.	Nicole Whidden 08-1473	11 Davis Lane	Cabana	82/75	Emeritus
20.	South Water Assoc 02-0629	5 South Water Street	2 nd /3 rd FL addition	42.3.1/270-275	Emeritus

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21. Sheila Wilner 01-0547	10 Beach Street Sias	New dwelling	73.2.4/10	Emeritus
22. Sheila Wilner 01-0548	10 Beach Street Sias	Partial demo	73.2.4/10	Emeritus
23. Greg Raiff 09-1857	100 Low Beach Road	New pool house	75/27	Emeritus
24. Curren Huyser 09-1800	69 Surfside Road	Storage facility	67/230	Emeritus
25. 38 Prospect LLC 09-1777	38 Prospect Street	New dwelling	55.4.4/56	Brook Meerbergen
26. 38 Prospect LLC 09-1775	38 Prospect Street	New 2 nd dwelling	55.4.4/56	Brook Meerbergen
27. Alix Keating 08-1592	31 Shell Street	Steps,arbor,driveway/apron	73.1.3/5.3	Kent Murphy

VI. OTHER BUSINESS	
Approve Minutes	September 17 & 22, 2020
Review Minutes	None
Other Business	<ul style="list-style-type: none"> • Next HDC Old Business Meeting Thursday 10/08/20, 1:00pm – 2:30pm • 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	

List of additional documents used at the meeting:

1. Draft minutes as listed

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

Roll-call Vote: Carried //Coombs, Camp, Thornewill, Oliver, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board