



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 ~~

Thursday, October 8, 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; Holly Backus, Preservation Planner
 Attending Members: Pohl, Coombs, Camp, Oliver, Thornewill
 Absent Members: McLaughlin, Welch, Dutra
 Late Arrivals: Thornewill, 2:02 p.m.
 Early Departures: None

Motion to Approve the Agenda as submitted. (Coombs)

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

I. PUBLIC COMMENT

Pohl – We will adjourn this meeting at 2:30 p.m.

II. CONSENT

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|---|-----------------------|----------------------------|-------------------|----------------|
| 1. Devon Holdings Grp 10-1922 | 2 Seven Mike Lane | Renew COA 67720 | 72/52 | Ethan McMorrow |
| 2. Nancy Camara 10-1919 | 65 Goldfinch Drive | Roof change | 68/566 | Self |
| 3. Christine Smith 10-1920 | 14 Clarendon Street | Roof change | 76.1.3/154 | Self |
| 4. Robert Paine 10-1910 | 82 Cliff Road | MH- Deck | 30/606 | Linda Williams |
| 5. Robert Paine 10-1918 | 82 Cliff Road | garage-relocate outdr shwr | 30/606 | Linda Williams |
| 6. James Feeley 10-1911 | 5 Evergreen Way | Hardscaping | 68/726 | Linda Williams |
| 7. William Fitzpatrick 10-1914 | 13 Plum Street | Pool house | 80/29 | Linda Williams |
| 8. Tom Nelson 10-1913 | 129 Polpis Road | Fence/gate | 44/19.5 | George Wing |
| 9. Margaret Toce Trust 10-1909 | 18 Pequot Street | Pool house | 80/94 | Topham Design |
| 10. Carol Heller 10-1917 | 30 Woodbury Lane | Hardscape/driveway | 41/279.2 | Grady Murtagh |
| 11. 32 Pochick, LLC 10-1915 | 32 Pochick Avenue | Replace wndw/color change | 80/282 | Self |
| 12. 7 Van Fleet Cir, LLC 10-1908 | 7 Van Fleet Circle | Addition | 91-116 | Self |

Voting Pohl, Coombs, Camp, Oliver, Thornewill

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns No comments.

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

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

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. Kelley Benton 10-1923 | 8 Pond Road | Rev. 0425: door/otdr shwr | 56/156 | CWA |
| • Outdoor shower must not be visible at time of inspection and in perpetuity | | | | |
| 2. 22 Starbuck Road, LLC 10-1921 | 22 Starbuck Road | Rev. 1156: windows | 60/118 | Thornewill Design |
| • Remove the transom over the front door of the north elevation | | | | |
| 3. Possie Constable 10-1912 | 3 Barrett Farm Road | Pool | 40/80.1 | Waterscapes |
| • Pool must not be visible at time of inspection and in perpetuity | | | | |
| 4. CMR-33B, LLC 10-1916 | 33 Brewster Road | Pool/hardscape | 54/85 | Matthew Palka |
| • Pool must not be visible at time of inspection and in perpetuity | | | | |
| 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. (Oliver) | | | |
| Roll-call Vote | Carried 4-0// Camp, Coombs, Oliver, and Pohl-aye | | Certificate # | HDC2020-10-(as noted) |

V. OLD BUSINESS

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----------------------------------|---|--------------------------|-------------------|------------------------|
| 1. Eckland/Furdak 08-1587 | 26 West Chester Street | Hardscape: water feature | 42.4.3/56 | Ahern, LLC |
| Voting | Pohl, Coombs, Camp | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Landscape design plans, site plan, photos, and advisory comments. | | | |
| Representing | Miroslava Ahern, Ahern Design, LLC | | | |
| Public | None | | | |
| Concerns (1:08) | <p>Ahern – Reviewed changes and additional information provided per previous concerns. This water feature will not be on the highest level; it will be cut into the existing grade 2' lower than the top of wall.</p> <p>Camp – Her main concern is looking back from Lily Pond; not sure the indicated vegetation will conceal the water feature and hardscaping. This will be visible from the south and west; trees on the west side have no lower limbs and doubtfully will block the view. She does not believe this is appropriate for this area.</p> <p>Coombs – Agrees with Ms. Camp's assessment. 15 feet is too large.</p> <p>Pohl – Two out of 3 commissioners have concerns. He agrees the proposed vegetation will not block a substantial amount of formal, straight retainage.</p> <p>Backus – Reviewed HSAB comments: very formal and should be softer and more natural.</p> | | | |
| Motion | Motion to Hold for revisions. (Coombs) | | | |
| Roll-call Vote | Carried 3-0//Camp, Coombs, and Pohl-aye | | Certificate # | |
| 2. Jim Caulfield 08-1452 | 8 Sheep Pond Road | Pool | 63/3 | MCA+ |
| Voting | Pohl, Coombs, Camp, Oliver | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Landscape design, site plan, photos, and advisory comments. | | | |
| Representing | Mark Cutone, Mark Cutone Architecture | | | |
| Public | None | | | |
| Concerns (1:25) | <p>Cutone – Reviewed changes made per previous concerns.</p> <p>Coombs – She will approve this only because she believes it will not be visible.</p> <p>Camp – The pool looks large in the drawing but 18X36 isn't large. With the no-visibility caveat, she's okay with this.</p> <p>Oliver – No concerns.</p> | | | |
| Motion | Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Oliver) | | | |
| Roll-call Vote | Carried 4-0//Coombs, Camp, Oliver, and Pohl-aye | | Certificate # | HDC2020-08-1452 |

| | | | | | | |
|-----------------|---|----------------|-------------------------|----------------------------|--------------------------------------|--------------|
| 3. | Josh Harde | 09-1638 | 83 Eel Point Road | Solar panels | 32/12 | Karen Alence |
| Voting | Pohl, Coombs, Camp, Oliver | | | | | |
| Alternates | None | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and manufacturer spec sheet. | | | | | |
| Representing | Karen Alence, Cotuit Solar Josh Harde, owner | | | | | |
| Public | None | | | | | |
| Concerns (1:32) | <p>Alence – Reviewed the project; view from the road is blocked by a berm with native plants and Mr. Harde is willing to berm the eastern side or do whatever is necessary to block the view.</p> <p>Harde – Explained why he wants solar. Feels a ground array might be more obvious.</p> <p>Oliver – Appreciates trying to save energy, but we have guidelines – the front of the house is not approvable. She doesn't see how a berm on the road would mask this. Asked if it can go on any other elevation (no). Suggested a screened ground array.</p> <p>Coombs – It is very important that it not be seen; would prefer the panels be placed somewhere other than the front. Suggested a ground array. She didn't view this.</p> <p>Camp – She doesn't support manipulating the land to screen this; this is a very low, wide-open area. We are starting to manipulate the nature of the Island in an effort to screen things. Suggested a ground array. She didn't get to view this and would like that opportunity.</p> <p>Pohl – Berming 2 feet along the eastern side would block the house completely; a naturalized berm would block all of this and be no different from all the other berms out there. This area is rolling with copses of pine trees.</p> | | | | | |
| Motion | Motion to View with stakes and string marking the height of the proposed berm. (Coombs) | | | | | |
| Roll-call Vote | Carried 4-0//Camp, Oliver, Coombs, and Pohl-aye | | | | Certificate # | |
| 4. | Sea Hero, LLC | 09-1758 | 7 Pilgrim Road | Rev. 01-0445: alts & grade | 41/216 | MCA+ |
| Voting | Pohl, Coombs, Oliver, Thornewill | | | | | |
| Alternates | None | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, and site plan. | | | | | |
| Representing | Mark Cutone, Mark Cutone Architecture | | | | | |
| Public | None | | | | | |
| Concerns (1:47) | <p>Cutone – Reviewed changes made per previous concerns; the northern wall will not be visible.</p> <p>Oliver – Photos of the site would be helpful; we'd know what is going on and where existing walls are located. Applicants keep ignoring the requirement to provide photos; that lengthens the meetings. She has no concerns with the walls. Feels if applications are incomplete, we should hold them and move along rather than spend time trying to figure them out.</p> <p>Thornewill – This plan shows the top of wall at elevation 16; asked where the elevation 19 wall is. The north wall is within the 100-foot buffer; if Conservation Commission approves the walls, she will approve them since they aren't visible. Discussion about where the existing retaining walls are and their heights and where the proposed walls will go with their heights.</p> <p>Coombs – She will trust Ms. Oliver's assessment.</p> | | | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | | | |
| Roll-call Vote | Carried 4-0//Thornewill, Coombs, Oliver, and Pohl-aye | | | | Certificate # HDC2020-09-1758 | |
| 5. | ARI Real Estate, LLC | 09-1685 | 10 Delaney Road (Lot C) | New dwelling | 41/120 | John Lampe |
| Voting | Pohl, Coombs, Camp, Oliver | | | | | |
| Alternates | None | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | | | |
| Representing | John Lampe | | | | | |
| Public | None | | | | | |
| Concerns (2:02) | <p>Lampe – Reviewed changes made per previous concerns.</p> <p>Camp – It still feels this is maxing out the lot; can't tell where the structure was reduced.</p> <p>Oliver – This is in keeping with the two lots approved before this; it would have been good to have photos of them.</p> <p>Coombs – Agrees with Ms. Camp; it still goes from lot line to lot line. South elevation, the 12 windows are too many; suggested removing one of the 3 windows in the gable. East and west elevations, separate the ganged windows to fill the walls. North elevation, the two gables should have little 4-over-4 windows.</p> <p>Pohl – Need context photos.</p> | | | | | |
| Motion | Motion to Hold for revisions and more information. (Oliver) | | | | | |
| Roll-call Vote | Carried 4-0//Camp, Coombs, Oliver, and Pohl-aye | | | | Certificate # | |

| | | | | | |
|-----------------|--|-------------------------|--------------|---------------|------------------------|
| 6. | ARI Real Estate, LLC 10-1888 | 10 Delaney Road (Lot C) | Shed | 41/120 | John Lampe |
| 7. | ARI Real Estate, LLC 10-1882 | 10 Delaney Road (Lot C) | Pool | 41/120 | John Lampe |
| Voting | Pohl, Coombs, Camp, Oliver | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | None | | | | |
| Representing | John Lampe | | | | |
| Public | None | | | | |
| Concerns (2:11) | Not opened at this time. | | | | |
| Motion | Motion to Hold to track with the main house. (Oliver) | | | | |
| Roll-call Vote | Carried 4-0//Camp, Coombs, Oliver, and Pohl-aye | | | Certificate # | |
| 8. | James Soltesz 07-1402 | 2 Grey Lady Lane | New dwelling | 66/701 | Val Oliver |
| Voting | Coombs (acting chair), Camp | | | | |
| Alternates | None | | | | |
| Recused | Oliver | | | | |
| Documentation | None | | | | |
| Representing | Val Oliver, V Oliver Design | | | | |
| Public | None | | | | |
| Concerns (2:15) | No quorum. | | | | |
| Motion | No action due to lack of quorum. | | | | |
| Roll-call Vote | N/A | | | Certificate # | |
| 9. | Cannonbury Ln Hld 1 08-1581 | 7 Cannonbury Lane | New dwelling | 74/29 | Workshop APD |
| Voting | Pohl, Coombs, Camp, Oliver | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | | |
| Representing | Michael Luft-Weissberg, Workshop APD | | | | |
| Public | None | | | | |
| Concerns (2:15) | <p>Luft-Weissberg – Reviewed changes made per previous concerns.</p> <p>Pohl – Doesn't think the front door captures the Board's previous comments; we were trying to get a standard door and for the sidelights to align with the door panels.</p> <p>Backus – Read SAB Comments: door should be 4-panel solid with skylights; chimney typical but should be corbelled 3 or 4 times.</p> <p>Camp – Appreciates the bottom panel on the sidelights. Agrees with SAB about the door style and corbelling the chimney.</p> <p>Oliver – Okay with changing the front door.</p> <p>Coombs – Agrees with SAB.</p> | | | | |
| Motion | Motion to Approve through staff with the front door to be a 4-panel and the lock rail on the door to match the lock rail on the sidelight and the chimney to be corbelled 3 times. (Camp) | | | | |
| Roll-call Vote | Carried 4-0//Oliver, Coombs, Camp, and Pohl-aye | | | Certificate # | HDC2020-08-1581 |
| 10. | Cannonbury Ln Hld 08-1575 | 30 Cannonbury Lane | New dwelling | 73/23 | Workshop APD |
| Voting | Pohl, Coombs, Camp, Oliver | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | | |
| Representing | Michael Luft-Weissberg, Workshop APD | | | | |
| Public | None | | | | |
| Concerns (2:21) | <p>Luft-Weissberg – Reviewed changes made per previous concerns.</p> <p>Backus – Read SAB comments: go back to old door; massing awkward, moving gable over garage; corbelling on chimney.</p> <p>Oliver – Suggested getting a photo of the house in Hawthorne Park where this design exists and looks fine. No concerns.</p> <p>Camp – Corbelling looks like there is too much. Agrees about a portion of massing going over the garage.</p> | | | | |
| Motion | Motion to Approve through staff with only ¾ corbelling per step and with the original front door. (Oliver) | | | | |
| Roll-call Vote | Carried 3-1//Coombs, Oliver, and Pohl-aye; Camp-nay | | | Certificate # | HDC2020-08-1575 |

| | | | | |
|---|---|--|----------------|------------------------|
| 11. Mary O'Connell 08-1508 | 8 Center Street Sias | Rev.12-0352: relocate A/C | 73.1.3/76 | Watts Htng&Refrig |
| Voting | Pohl, Coombs, Camp, Oliver | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Landscape design plans, site plan, photos, and advisory comments. | | | |
| Representing | Brett Watts, Watts Heating and Refrigeration | | | |
| Public | None | | | |
| Concerns (2:25) | <p>Watts – Held for a view; these things are all over the place; Zoning Board of Appeals recommended this location. Backus – SAB comments: modern equipment in historic area of 'Sconset; should be in back with sound mitigation. Pohl – We are trying to stop the proliferation of these. Explained the need to screen the condensers and restrictions. Oliver – Add the caveat that it is visible, this doesn't get a sign off. Asked about sinking it a little (a little); could enclose it in lattice. Camp – There is already a picket fence around the house. This can be approved as submitted; the only people who will see or hear this is the owners. Coombs – Suggested a fence of horizontal louvers directing sound down and natural to weather. Likes the idea of lattice. Watts – The more it is covered, the more likely it is to overheat; this has the lowest decibel level of any condenser.</p> | | | |
| Motion | Motion to Approve through staff with sinking the condenser into the grade as much as possible and with lattice screening and condensers not to be visible at time of inspection and thereafter. (Camp) | | | |
| Roll-call Vote | Carried 4-0//Coombs, Oliver, Camp, and Pohl-aye | | Certificate # | HDC2020-08-1508 |
| | Motion to Hold the rest of the agenda to the beginning of the Tuesday, October 20 agenda. (Coombs) | | | |
| | Roll-call Vote: Carried 4-0//Oliver, Camp, Coombs, and Pohl-aye | | | |
| 12. Michael Scott LLC 08-1595 | 17 Main Street | Fenestration/paint | 42.3.1-178 | Linda Williams |
| 13. Paul Caggiano 09-1632 | 59B Polpis Road | New dwelling | 54/26 | Val Oliver |
| 14. Paul Caggiano 09-1633 | 59B Polpis Road | Garage apartment | 54/26 | Val Oliver |
| 15. A.C. Wetherill Trust 09-1655 | 45 Hulbert Avenue | New dwelling | 29/16 | Thornewill Design |
| 16. A.C. Wetherill Trust 09-1646 | 45 Hulbert Avenue | Demo existing dwelling | 29/16 | Thornewill Design |
| 17. Nicole Whidden 08-1473 | 11 Davis Lane | Cabana | 82/75 | Emeritus |
| 18. Nicole Whidden 08-1472 | 11 Davis Lane | Pool/spa | 82/75 | Ahern |
| 19. Michelle Black 05-0953 | 28 Eel Point Road | Sports court | 40/49 | Ahern |
| 20. Nancy McGivney 08-1498 | 45 West Chester Street | Shed | 41/230 | Structures Ultd |
| 21. South Water Assoc. 02-0629 | 5 South Water Street | 2 nd /3 rd FL addition | 42.3.1/270-275 | Emeritus |
| 22. Sheila Wilner 01-0547 | 10 Beach Street Sias | New dwelling | 73.2.4/10 | Emeritus |
| 23. Sheila Wilner 01-0548 | 10 Beach Street Sias | Partial demo | 73.2.4/10 | Emeritus |
| 24. Greg Raiff 09-1857 | 100 Low Beach Road | New pool house | 75/27 | Emeritus |
| 25. Curren Huyser 09-1800 | 69 Surfside Road | Storage facility | 67/230 | Emeritus |
| 26. 38 Prospect LLC 09-1777 | 38 Prospect Street | New dwelling | 55.4.4/56 | Brook Meerbergen |
| 27. 38 Prospect LLC 09-1775 | 38 Prospect Street | New 2 nd dwelling | 55.4.4/56 | Brook Meerbergen |
| 28. Alix Keating 08-1592 | 31 Shell Street | Steps,arbor,driveway/apron | 73.1.3/5.3 | Kent Murphy |

V. 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. | Linda Groves 09-1809 | 26 New Street | Addition | 55/44 | BPC |
| 2. | Tom McCann 09-1836 | 78 Milk Street | Pool | 56/6.2 | Mark Lombardi |

VI. OTHER BUSINESS

| | |
|---------------------|--|
| Approve Minutes | None |
| Review Minutes | None |
| Other Business | <ul style="list-style-type: none"> • Next HDC Old Business Meeting Tuesday 10/20/20, 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 | <ul style="list-style-type: none"> • Coombs – Asked about special meetings for Stone Alley and South Water. • Pohl – We are looking at special meetings for 2 South Water Street and 2 Stone Alley; Ms. Flynn is working to find a time when all groups are available in order to keep the full boards present on both applications. Once that information is compiled, the meetings will be scheduled. • Coombs – 6 Fair Street is crumbling into the ground. WE were going to send a letter to the owner. • Flynn – She had sent out a violation notice for a plywood board as the front door. As of yesterday, there was no response, so she has sent out a citation. According to the building inspector, there is nothing structurally wrong. |

List of additional documents used at the meeting:

1. None

Motion to Adjourn at 2:42 p.m. (Coombs)

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board