



## HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://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, January 4, 2021**

*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; Terry Norton, Town Minutes Taker  
 Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch, Thornewill  
 Absent Members: Dutra  
 Late Arrivals: None  
 Early Departures: McLaughlin, 8:59 p.m.

Agenda adopted by unanimous consent.

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

Roll-call Vote Carried 5-0//Camp, Oliver, McLaughlin, 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. William McKenna 12-2622	6 Kings Way	Addition + deck	30/276	NAG
2. Barbara Von Der Groeben 12-2629	132 Main Street	Roof change	42.3.3/45	Steven Stockigt
3. Gil Juanita Vernal 12-2630	4 Hull Lane	Roof change	67/278	Steven Stockigt
4. Timothy Connors 12-2636	65 Monomoy Road	Rev. 12-0398: remove shutters	43/108	Botticelli + Pohl
5. Rodney Goldstein 12-2637	6 Sankaty Road	Roof change	73.1.4/23	Botticelli + Pohl
6. A Stader 12-2632	9 Uncatena Street	Fenestration change	87/26	Val Oliver Design
Voting	Coombs (acting chair), McLaughlin, Camp, Welch, Thornewill			
Alternates	None			
Recused	Pohl, Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (McLaughlin)</b>			
Roll-call Vote	Carried 5-0//Welch, Camp, Thornewill, McLaughlin, and Coombs-aye		Certificate #	<b>HDC2020-12-(as noted)</b>

### 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. Philip Allen 12-2638	6 Deer Run Road	Move on frm 218 Cliff	57/14.5	Self
• Due to lack of visibility				
2. TJL Properties 12-2625	24 Bartlett Farm Road	Rev.09-1657:fens+bump	65/86	Emeritus
• Reduce window on east elevation by 6 inches				
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve through staff per noted conditions. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Oliver, Coombs, and Pohl-aye		Certificate #	<b>HDC2020-12-(as noted)</b>

**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.	Steven L. Cohen <b>12-2580</b>	6 Village Way	Move off/demo bldg.	14/42	Workshop/APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Andrew Kotchen, Workshop/APD				
Public	Linda Williams, resident to the west.				
Concerns (4:37)	<p><b>Kotchen</b> – Presented project; not sure if it can be moved - floor is in the dirt and road is narrow; not insulated.</p> <p><b>Backus</b> – 1940s bungalow; there was no historical survey; would be nice to have more historical information.</p> <p><b>Williams</b> – The three houses are all 1 story and were part of the original Pocomo settlement. Agrees about knowing would go in its place and that it fits in. Suggested a view of the structures on Village Way.</p> <p><b>Oliver</b> – Asked if it can be moved. Would prefer it be repurposed.</p> <p><b>Coombs</b> – This is 75 years old; she'd like to see the new dwelling proposal first.</p> <p><b>Camp</b> – It is a charming and it would be nice if it's replaced with something low profile. Okay with the move/demo.</p> <p><b>McLaughlin</b> – Not against the demolition.</p> <p><b>Pohl</b> – This is charming; we will all want the new building to be in scale with what is there now.</p>				
Motion	<b>Motion to Approve as a move-off/demolition through staff with inclusion of more history into the file. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Camp, McLaughlin, Oliver, and Pohl-aye; Coombs abstain			Certificate #	<b>HDC2020-12-2580</b>
2.	103 Main St, LLC <b>12-2577</b>	103 Main Street	Spa and hardscape	42.3.3/153	Atlantic Landscaping
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Lindsay Congleton, Atlantic Landscaping Inc.				
Public	None				
Concerns (4:49)	<p><b>Congleton</b> – Presented project; house was built 15 years ago; owner isn't willing to reduce the size of the spa.</p> <p><b>Backus</b> – Read HSAB comments: probably not visible; ensure spa meets zoning requirements. This is an infill lot circa 2005.</p> <p><b>Camp</b> – Concerned about it being in the old historic district (OHD) and concerned about the amount of hardscaping on this tiny lot. If she were to vote in favor of this, the spa would have to be reduced in size; this lot is packed with very little green space left. 15-feet is a pool, not a spa.</p> <p><b>Coombs</b> – The spa should be 8X10 and come away from the hedge; the spa and surround run from lot line to lot line.</p> <p><b>Oliver</b> – The fence will be visible and should be more congruent with what's there.</p> <p><b>McLaughlin</b> – There is no visibility of this.</p> <p><b>Pohl</b> – This is a lot of hardscape packed into a small lot, but much is existing. It is not visible. Agrees the fence should be lower and match existing. The Town has ruled what constitutes a pool and a spa; that is in zoning.</p>				
Motion	Motion to Approve through staff with the fence to match existing. (McLaughlin) not carried				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye			Certificate #	
3.	Carrie Phillips <b>12-2584</b>	4 Okorwaw Avenue	MH addition	79/131	JB Studio
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Juraj Bencat, JB Studio				
Public	None				
Concerns (5:03)	<p><b>Bencat</b> – Presented project.</p> <p><b>Camp</b> – South elevation, this is the most important view; the left massing shed dormer windows are too large.</p> <p><b>Coombs</b> – This is architecturally correct for the area.</p> <p><b>Oliver</b> – No concerns.</p> <p><b>McLaughlin</b> – Finds nothing objectionable.</p>				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	<b>HDC2020-12-2584</b>

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4. Carrie Phillips	<b>12-2585</b>	4 Okorwaw Avenue	Relocate garage on site	79/131	JB Studio
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Juraj Bencat, JB Studio				
Public	None				
Concerns (5:10)	<b>Bencat</b> – Presented project. No concerns.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried //Camp, McLaughlin, Coombs, Oliver, and Pohl-aye			Certificate #	<b>HDC2020-12-2585</b>
5. Carrie Phillips	<b>12-2586</b>	4 Okorwaw Avenue	New cabana	79/131	JB Studio
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Juraj Bencat, JB Studio				
Public	None				
Concerns (5:11)	<b>Bencat</b> – Presented project. No concerns.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	<b>HDC2020-12-2586</b>
6. Carrie Phillips	<b>12-2587</b>	4 Okorwaw Avenue	Pool and hardscape	79/131	JB Studio
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Juraj Bencat, JB Studio				
Public	None				
Concerns (5:12)	<b>Bencat</b> – Presented project. No concerns.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 5-0// Camp, McLaughlin, Coombs, Oliver, and Pohl-aye			Certificate #	<b>HDC2020-12-2587</b>
7. 3 Pleasant Street NT	<b>12-2583</b>	3 Pleasant Street	Hardscape	42.3.3/15	‘Sconset Gardener
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Marty McGowan, ‘Sconset Gardener Linda Williams				
Public	None				
Concerns (5:13)	<b>McGowan</b> – Presented project. <b>Williams</b> – Lack of visibility has been established; there will be no change to the driveway. <b>Backus</b> – Read HSAB comments: regarding expanding driveway, planning board requirement and not appropriate for OHD; stonewall okay; spa not visible. HSAB comments were based upon a previous submission. <b>McLaughlin</b> – Brick should be running bond. No concerns.				
Motion	<b>Motion to Approve. (Camp)</b>				
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Coombs, Camp, and Pohl-aye			Certificate #	<b>HDC2020-12-2583</b>

8. Tamara Wing	12-2582	52 West Chester Street	Additions + alterations	41/381	Emeritus
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos, historical documentation and .				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:22)	<p><b>MacEachern</b> – Presented project; original date is 1850 and moved to site in 1925.</p> <p><b>Backus</b> – Read HSAB comments: From National Historic Landmark (NHL) data 1830 Greek Revival but local survey says 1850; proposed pediment is not Greek Revival; bumpout addition is inappropriate; west gable addition not symmetrical – drop wall and step back.</p> <p><b>Oliver</b> – A lot of this is okay. Agrees with HSAB bumping out is inappropriate. The way this is set, the rear is not visible.</p> <p><b>Coombs</b> – South elevation, asked if the left addition could be dropped to increase the break between the masses, too much space between the top of the doors to the eave.</p> <p><b>Camp</b> – The proposed is a good attempt but to the detriment of the historic facade.</p> <p><b>McLaughlin</b> – North elevation, the added gable roof should be a minimum pitch of 6/12. Rear isn't visible.</p> <p><b>Pohl</b> – Agrees with Ms. Coombs about the left wing of the south elevation. The projecting gable compromises the simplicity of the historic façade. South elevation, doesn't like the salt-box thing that raises the 2<sup>nd</sup> floor.</p>				
Motion	<b>Motion to Hold for revisions. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye			Certificate #	
9. Laura Steele	12-2592	2A South Pasture Lane	New dwelling	80/297.2	Isaiah Stover
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Isaiah Stover				
Public	None				
Concerns (5:36)	<p><b>Stover</b> – Presented project; north elevation (left) faces the road; trim natural to weather, sash sandtone, doors Hamilton blue.</p> <p><b>Oliver</b> – We approved two houses like this at 28' tall; this is appropriate for the area.</p> <p><b>Coombs</b> – It is appropriate.</p> <p><b>Camp</b> – No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>				
Roll-call Vote	Carried //Camp, Oliver, Coombs, McLaughlin, and Pohl-aye			Certificate #	<b>HDC2020-12-2592</b>
10. Carl Nielson	12-2549	15 Bassett Road	Rev. 70309: hardscape	26/59	KM Designs
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, photos.				
Representing	None				
Public	None				
Concerns (5:39)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Oliver)</b>				
Roll-call Vote	Carried 5-0// Coombs, McLaughlin, Camp, Oliver, and Pohl-aye			Certificate #	

**V. OLD 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. Sea La Vie, LLC <b>11-2255</b>	42 Dukes Road	Pool pavilion + shower	56/249	NAG
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos.			
Representing	Bill McGuire, Nantucket Architectural Group			
Public	None			
Concerns (5:40)	<p><b>McGuire</b> – Reviewed additional information submitted per previous concerns; trim is white.</p> <p><b>Camp</b> – Rose of Sharon is deciduous so won't screen in the winter. She'd prefer a natural-to-weather pergola; adding another roof is too much.</p> <p><b>Oliver</b> – She's concerned about the visibility from Vestal Street.</p> <p><b>Coombs</b> – She thinks this is very complicated. With the visibility caveat would be the only way she could approve this.</p> <p><b>Thornewill</b> – From Vestal Street, there is a wall of Leland Cyprus the length of the property. There is an existing pergola that could be extended. She's concerned about overuse of Leland Cyprus; they don't do well in extreme storms.</p> <p><b>Pohl</b> – If it were centered on the pool, it would be better. The roof and eave will be visible even with the Leland Cyprus hedge. The issue is that this would appear as on long roof with the cabana.</p>			
Motion	<b>Motion to Hold for revisions. (Thornewill)</b>			
Roll-call Vote	Carried 5-0//Oliver, Camp, Coombs, Thornewill, and Pohl-aye		Certificate #	
2. EPR RGH, LLC <b>11-2340</b>	119 Eel Point Road	Second dwelling	33/17.2	Brook Meerbergen
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos.			
Representing	Brook Meerbergen			
Public	None			
Concerns (5:55)	<p><b>Meerbergen</b> – Reviewed changes made per previous concerns.</p> <p><b>McLaughlin</b> – West elevations, the dormer needs to come off the front wall one foot; it looks flush from the side.</p> <p><b>Pohl</b> – The west elevation eave is very large, so the dormer would look set back.</p>			
Motion	<b>Motion to Approve through staff with the west elevation dormer moved 6" back from the plain below. (Camp)</b>			
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye		Certificate #	<b>HDC2020-11-2340</b>
3. EPR RGH, LLC <b>11-2339</b>	119 Eel Point Road	Pool & hardscape	33/17.2	Brook Meerbergen
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	(Camp took a break)			
Documentation	Landscape design plans, site plan, photos.			
Representing	Brook Meerbergen			
Public	None			
Concerns (6:05)	<p><b>Meerbergen</b> – Reviewed site plan submitted per previous approvals.</p> <p><b>Welch</b> – Confirmed that the topography indicated in the cover sheet is accurate.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Welch, Coombs, Oliver, McLaughlin, and Pohl-aye		Certificate #	<b>HDC2020-11-2339</b>

4. 16 Western Preserv. Trust **12-2395** 16 Western Avenue Addition/renovations 87/72 Botticelli + Pohl

Voting Coombs (acting chair), McLaughlin, Oliver, Welch  
 Alternates None  
 Recused (Camp took a break)  
 Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.  
 Representing Lisa Botticelli, Botticelli & Pohl  
 Public None  
 Concerns (6:08) **Botticelli** – Reviewed changes made per previous concerns and changes to the north elevation per HSAB concerns; suggested a single glass door in the connector with taller crossbucks; might have to go with geo-thermal.  
**Backus** – Read HSAB comments: circa 1938 bungalow; requested a forensic analysis of historic color – no white; west dormer should be smaller; previous connector more successful. The location of air-conditioning units (A/C) and meter box need to be shown on the site plan.  
**Oliver** – Doesn’t agree with HSAB about more glass in the connector facing the street, not traditional fenestration. Suggested for the connector enclosing the existing porch with glass and the crossbucks.  
**Welch** – Agrees about clipping the garage gable; doesn’t agree with HSAB about the connector glass; omit the crossbucks in the connector.  
**McLaughlin** – There are four different roof pitches.  
**Coombs** – Doesn’t like the full-glass panels in the connector; suggested increasing the height of the crossbucks. Likes Ms. Oliver’s suggestion.  
 Motion **Motion to Approve through staff with a single 4-light door and removal of crossbucks on the north elevation of the connector. (Welch)**  
 Roll-call Vote Carried 4-0//Oliver, McLaughlin, Welch, and Coombs-aye Certificate # **HDC2020-12-2395**

5. Pam Murphy **10-2090** 7 Bunker Hill Road Fence (Lot 1) 73.4.2/39 Deborah Wilson

Voting Pohl, Coombs, Camp, Oliver, Welch  
 Alternates None  
 Recused None  
 Documentation Landscape design plans, site plan, photos, and advisory comments.  
 Representing Deborah Wilson  
 Public None  
 Concerns (6:29) **Wilson** – Reviewed changes made per previous concerns.  
**Backus** – Read SAB comments: proximity of fence to sycamore and Linden trees; should go between houses; suggested fence in hedge; site plan should provide actual location of both structures. The location of the butt end of the fence is of concern.  
**Welch** – Asked that if and when approved that a line be added to the site plan to show fence location from the left across to the right. Any approval should include the vegetative screening; if it isn’t part of the approval, it could become one long fence. Regarding the idea of the top rail not going over the post and every post having a cap along the entire 108 feet, suggests this is in appropriate and instead could be a Type II cap with top rail lower than the top of the fence boards, similar to one we approved one over on Ocean Avenue.  
**Oliver** – The fence as drawn looks like a 5-foot-tall picket fence; the existing fence has wider vertical boards – a plain natural-to-weather board fence; this should match the existing fence. Wants to know which way the finished side will face – neighbor or applicant; it should face the neighbor.  
**Pohl** – The vertical boards end above the structural horizontal board and then are capped; vertical boards should be 1X6. Discussion about whether or not the capped posts would be visible.  
 Motion **Motion to Approve through staff with the fence to be natural to weather, to have 1X6 vertical boards with cap, and boards facing the neighbors and framing facing the owner. (Welch)**  
 Roll-call Vote Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye Certificate # **HDC2020-10-2090**

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6.	Daniel Omstead	<b>12-2441</b>	9 Quaise Pasture Road	MH add on/renov	26/20.1	SMRD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver					
Alternates	Welch, Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Steve Roethke, Steve M. Roethke Design					
Public	None					
Concerns (6:49)	<p><b>Roethke</b> – Reviewed changes made per previous concerns - all red cedar roof, natural-to-weather trim, and bronze sash.  <b>Oliver</b> – Appreciates the changes. Still concerned with the two structures being connected; it reads as very large. The cupola is not working.  <b>Coombs</b> – Agrees with Ms. Oliver. The location of the cupola is atypical and doesn't work; it should be eliminated.  <b>Camp</b> – Appreciates the changes. Likes it.  <b>McLaughlin</b> – No comments.  <b>Pohl</b> – He's sort of okay with the cupola; suggested eliminating the cupola. Thinks there will be problems with the connector.</p>					
Motion	<b>Motion to Approve through staff with elimination of the cupola without prejudice and no connector between structures. (Oliver)</b>					
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye				Certificate #	<b>HDC2020-12-2441</b>
7.	Daniel Omstead	<b>12-2439</b>	9 Quaise Pasture Road	Cottage add on/renov	26/20.1	SMRD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver					
Alternates	Welch, Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Steve Roethke, Steve M. Roethke Design					
Public	None					
Concerns (7:00)	<p><b>Roethke</b> – Reviewed changes made per previous concerns, same material and color changes; will cleave the east elevation connector roof in favor of a traditional porch.  <b>Pohl</b> – The connector roof shows trailing off on the east elevation.                      No other concerns.</p>					
Motion	<b>Motion to Approve through staff with the east elevation right roof cut off at the corner of the house. (Coombs)</b>					
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye				Certificate #	<b>HDC2020-12-2439</b>
8.	Grey Lady, LLC	<b>12-2478</b>	7 Grey Lady Lane	New dwelling	66/711	Val Oliver Design
Voting	Pohl, Coombs, Camp, Welch, Thornewill					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Val Oliver, Val Oliver Design					
Public	None					
Concerns (7:05)	<p><b>Oliver</b> – Reviewed changes made per previous concerns and other modular structures for context of scale.  <b>Coombs</b> – No concerns.  <b>Camp</b> – South elevation, the two gable dormers feel unbalanced. It could be moved back a little and thus away from the lot lines.  <b>Thornewill</b> – Okay but the front porch seems small on such a large face.  <b>Welch</b> – No concerns.</p>					
Motion	<b>Motion to Approve as submitted. (Coombs)</b>					
Roll-call Vote	Carried 5-0//Thornewill, Welch, Camp, Coombs, and Pohl-aye				Certificate #	<b>HDC2020-12-2478</b>



9. Nantucket G&S RT <b>10-2044</b>	81 Vestal Street	Retaining wall	56/254	Mark Cutone
Voting	Pohl, Coombs, Camp, Oliver			
Alternates	None			
Recused	Thornewill			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (7:13)	<p><b>Cutone</b> – Reviewed changes made; driveway is gravel, and wall is poured concrete with a parget; there will be a lot of vegetative screening.</p> <p><b>Pohl</b> – According to zoning, any retaining wall 4 feet or taller has to stay out of the setback; the proposed 4-foot wall is shown within the front-yard setback; the wall there would have to be reduced to 3’10” so as not to exceed code. Can use the buffer between the drive and wall for plantings. All approved walls are pargetted concrete.</p> <p><b>Oliver</b> – Any reduction in walls would be good. From the photos, it seems the cabana will be visible; questions how the pool would be screened.</p> <p><b>Camp</b> – Asked what the materials for the driveway and wall will be. The weather will push the gravel to the bottom of the hill. Asked what part of the wall would be visible from Dukes Road; suggested stone be set into the parget.</p> <p><b>Coombs</b> – She’s concerned about all the walls, which could be visible from Dukes Road. Likes the idea the cement wall be well covered.</p>			
Motion	<b>Motion to Approve through staff with vegetation in front of the no-more-than 4-foot pargetted wall and gravel in the drive to be contained with metal edging. (Camp)</b>			
Roll-call Vote	Carried 4-0//Oliver, Coombs, Camp, and Pohl-aye		Certificate #	<b>HDC2020-10-2044</b>
10. Nantucket G&S RT <b>10-2076</b>	81 Vestal Street	Rev.10-0062/05-0888	56/254	Mark Cutone
Voting	Pohl, Coombs, Camp, Oliver			
Alternates	None			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (7:33)	<p><b>Cutone</b> – Reviewed changes made per previous concerns.</p> <p><b>Oliver</b> – Questions the shower being attached to this.</p> <p><b>Camp</b> – Concerned fenestration facing Dukes Road might draw attention to this.</p> <p><b>Coombs</b> – This is a huge house with pool and cabana with a one-car garage. North elevation would prefer vertical board. West elevation should have a window or two.</p>			
Motion	<b>Motion to Approve through staff with vertical board on the shower enclosure and a 4-light window on the west and east elevations. (Coombs)</b>			
Roll-call Vote	Carried 4-0//Oliver, Camp, Coombs, and Pohl-aye		Certificate #	<b>HDC2020-10-2076</b>
11. Nineteen Pond View NT <b>10-2114</b>	19 Pond View Drive	New dwelling (MH)	81/26	BPC
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Joe Paul, BPC			
Public	None			
Concerns (7:39)	<p><b>Paul</b> – Reviewed changes made per previous concerns; we marked any tree greater than 8” caliper; sash is black, roof is natural to weather, sidewall is natural to weather, trim is light grey.</p> <p><b>Welch</b> – Appreciates the changes. The broader picture is you kept to the aesthetic while bringing in traditional elements. North elevation main ridge came down 3 feet and offsets the roof pitches. The connector has limited visibility. Southwest elevation, the transoms over the door are atypical but approvable due to context. The 30-foot buffer is a welcomed element. Suggests retention of existing vegetation is of critical importance, asked for a survey noting trees equal to or greater than 12 to 15-feet, these to be retained and recorded so if they die, we know what should replace them.</p> <p><b>Oliver</b> – Appreciates the extra buffer; she’s still doubting it won’t be visible. This is a huge complex of buildings incongruent to anything in the area.</p> <p><b>Camp</b> – Appreciates the reduction in the main mass and other changes</p> <p><b>Coombs</b> – Except for 35 Pond View, none of the structures are visible. The 1<sup>st</sup>-floor won’t be visible; but she’s still concerned about visibility from the pathway.</p> <p><b>Pohl</b> – The north &amp; south elevation gables, the roof pitches now look flat with 8/12 pitch. Given what’s been said and the reduction in height, he’s okay with it.</p>			
Motion	<b>Motion to Approve through staff subject to submission of a survey showing plant material 4” or greater caliper indexed to plant type and heights, area of survey along rear of property; HDC may require supplemental screening; and architectural elements are approved subject to this screening. (Welch)</b>			
Roll-call Vote	Carried 4-1//Camp, Coombs, Welch, and Pohl-aye; Oliver-nay		Certificate #	<b>HDC2020-10-2114</b>



12. William Scannell <b>12-2446</b>	119R Eel Point Road	New dwelling	33/17.1	BPC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver,			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Joe Paul, BPC			
Public	None			
Concerns (8:03)	<p><b>Paul</b> – Reviewed changes made per previous concerns.</p> <p><b>Oliver</b> – Appreciates the changes; the proportions are more pleasing. Has issues with the monitor; a roof walk might be better here.</p> <p><b>McLaughlin</b> – East elevation, the shed has a 4/12 pitch. South elevation, front door should be a 6-light; the arch is inappropriate; lose the monitor.</p> <p><b>Coombs</b> – Appreciates changes. The monitor is too big; it does break up the length of the ridge. South elevation, reduce the 6-over-1 windows flanking the door to be less overpowering.</p> <p><b>Camp</b> – Would prefer a roof walk. South elevation, the ganged dormer windows should be separated; would prefer an eye-brow roof over the front door.</p> <p><b>Pohl</b> – The monitor is sunk into the roof and, at 12X12, is really wide east to west; would prefer a roof walk. The pediment over the front door and the curve over the door should be simplified.</p>			
Motion	<b>Motion to Hold for revision. (Camp)</b>			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye		Certificate #	
13. 218 Cliff Road Associates <b>12-2461</b>	218 Cliff Road	Main house	40/61.1	Workshop/APD
14. 218 Cliff Road Associates <b>12-2459</b>	218 Cliff Road	New 2 <sup>nd</sup> garage/studio	40/61.1	Workshop/APD
15. 218 Cliff Road Associates <b>12-2400</b>	218 Cliff Road	Pool and hardscape	40/61.1	Ahern, LLC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:16)	<b>Flynn</b> – No revisions were received; applicant asked these be held for January 19 <sup>th</sup> . Not opened at this time.			
Motion	<b>Motion to Hold for January 19<sup>th</sup> at applicant's request. (Camp)</b>			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye		Certificate #	
16. D + B Realty Trst <b>12-2386</b>	11 Meadow Lane	Pool house	41/44	EMDA
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:16)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Camp)</b>			
Roll-call Vote	Carried 5-0// Oliver, McLaughlin, Coombs, Camp, and Pohl-aye		Certificate #	
17. Greg Raiff <b>09-1857</b>	100 Low Beach Road	Outbuilding	75/27	Emeritus
Voting	Pohl, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:17)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns; hipped roof option was a study prior to the height reduction.</p> <p><b>Thornewill</b> – Appreciates the reduction in size. She likes the hipped-roof version; with breaking up the masses, this reads more as a small dune building.</p> <p><b>Welch</b> – He's fine with or without the hipped roof; but appreciates Ms. Thornewill's description of a dune building, puts the hipped roof into context.</p> <p><b>Oliver</b> – Agrees with Ms. Thornewill about the hipped roof and it is a nice 1-story element. It could be shorter.</p> <p><b>Coombs</b> – Also likes the hipped roof.</p> <p><b>Pohl</b> – Also finds the hipped roof preferable; it scales the structure down to 18'8".</p>			
Motion	<b>Motion to Approve through staff the hipped roof version at a height of 18'8". (Thornewill)</b>			
Roll-call Vote	Carried 5-0//Welch, Oliver, Coombs, Thornewill, and Pohl-aye		Certificate #	<b>HDC2020-09-1857</b>

18. Greg Raiff **09-1845** 100 Low Beach Road Reno/rebuild + add 75/27 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 (8:33) **MacEachern** – Reviewed the project and changes made per previous concerns; existing ridge height is 25’1.5” with proposed at 28’6”.  
**Oliver** – Appreciates simplifications made; removal of the 1.5 story program isn’t enough. The existing structure is already 2 stories, and the proposed is adding 1.5 stories for a bedroom; had asked the roof walk be removed. The overall composition is too much and the cumulative effect of this will be negative on the pristine and natural setting.  
**Coombs** – Agrees with Ms. Oliver, the roof walk is not architecturally correct for this structure and needs to be removed. The height should come back down to 25’1.5”. The design needs to work with the setting, and this doesn’t. It is important for HDC to get this to be part of the surrounding area.  
**Welch** – North elevation, he’d like to see a dashed outline indexed to the front door showing an overlay of the existing footprint over the proposed. The comments made about not introducing a larger mass are accurate and appropriate; asked they explore reducing the perception of a large mass with the use of clipped gables and open rafters or other technique appropriate for the area and setting. There are design elements that can harken back to the 1930s dune houses; they would bring down the perception of the size and reduce the primary mass height.  
**Thornewill** – Appreciates simplification of the street side; would like to see that on the beach side. The front door isn’t on the main mass which is confusing. This house isn’t the right style for a roof walk. Would like to see the height reduced.  
**Pohl** – No roof walk; it’s hugely over scaled and doesn’t meet any roof walk guidelines. Front elevation, the gable dormers are busier than shed dormers.  
 Motion **Motion to Hold for revisions. (Coombs)**  
 Roll-call Vote Carried 5-0//Oliver, Welch, Thornewill, Coombs, and Pohl-aye Certificate #

19. Erin Saluti **11-0115** 174 Cliff Road New barn 41/63 Emeritus  
 Voting Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill  
 Alternates Welch  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Matt MacEachern, Emeritus Development  
 Public None  
 Concerns (8:49) **MacEachern** – Reviewed changes made per previous concerns; 24’2” tall; the 10-foot garage doors are for equipment.  
**Camp** – Appreciates the reduction in height.  
**Thornewill** – This is a huge improvement. The big doors feel like a barn/workshop; suggested 8” of shingle between the top of the doors and the eave.  
**Oliver** – Simple is better; asked if the 10-foot garage doors could be reduced, they are overwhelming and are right against the fascia; make the wall taller or something.  
**McLaughlin** – Likes the changes.  
**Coombs** – The reduction has been great. If they can get 8” without changing the ridge height, that would be great.  
 Motion **Motion to Approve through staff with 8” of shingle between the barn-door top trim and fascia. (Thornewill)**  
 Roll-call Vote Carried 4-0//Camp Oliver, Thornewill, and Coombs-aye; McLaughlin abstain Certificate # **HDC2020-11-0115**

Following Items held for Thursday January 8<sup>th</sup>.

20. Andrew Reger <b>12-2469</b>	7 East Lincoln Avenue	New dwelling	42.4.1/8	Emeritus
21. Kingfisher Realty Trust <b>12-2488</b>	278 Polpis Road	Cottage	25/2	Gryphon Architects
22. Okay Okay House <b>11-2343</b>	5 Coffin Street	Add dormer	42.3.1/98	BPC

**VI. NEW BUSINESS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Melanie Gowen <b>12-2621</b>	5 Boyers Alley Way	Shed	55.4.1/96	Self
2. Donald Torey <b>12-2623</b>	63 West Chester Street	Fenst + roof walk	41/222.2	Robert Newman SCI
3. Charles Schwarzapfel <b>10-2033</b>	9 Maine Avenue	Pool	60.3.1/425	NAG
4. Nanahumacke Pres. NT <b>12-2616</b>	16 Nanahumacke Lane	Renew 68657: dwelling	65/81	Thornewill Design
5. Frederick Hahn <b>12-2618</b>	50 Eel Point Road	New dwelling	32/25.1	EMDA
6. Reilly John H Trust <b>12-2620</b>	1 Howard Street	New found + fenest	42.3.3/106	EMDA
7. Karli Hagedorn <b>12-2615</b>	34 West Chester Street	Garage	41/31	Normand Residential
8. 22 BLVD <b>12-2614</b>	22 Boulevarde	Rev.09-1780:rmv drms	80/327	Normand Residential
9. Leanne Baker <b>12-2617</b>	38 Monohansett Road	Move on +minor mods	79/60	Brook Meerbergen
10. Candice Heydt Trust <b>12-2626</b>	20 Brant Point Road	Stairs to roof walk	29/153	Val Oliver Design
11. Grey Lady Lane, LLC <b>12-2627</b>	3 Grey Lady Lane	New dwelling	66/713	Val Oliver Design

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12. William Buckland 12-2631	113 Hummock Pond Rd	As-built patio&pergola	56/59	Self
13. Barnett-Clearly Family 12-2634	1 Morgan Square	Demo dwelling	87/33	Bessey Construction
14. Barnett-Clearly Family 12-2635	1 Morgan Square	New dwelling	87/33	Bessey Construction
15. Barbara Phillips Trust 12-2628	7 North Liberty Street	Renew COA 58357	42.3.4/6	Val Oliver Design
16. 4 Ahab Rd, LLC 12-2619	41 Wauwinet Road	Move off/demo	20/7	Thornewill Design

**VII. OTHER BUSINESS**

Approved Minutes	December 17 & 22, 2020 <b>Motion to Approve. (Welch)</b> Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye
Review Minutes	None
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting New Business; <b>Thursday 1/7/21 at 1:00 pm</b></li> <li>• HDC review of revisions to HDC Background Summary to finalize for web page including vote</li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Discussion of 6 Fair Street Minimum Maintenance</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:01 p.m. (Oliver)**  
 Roll-call Vote Carried 5-0//Coombs, Camp, Welch, Oliver, and Pohl-aye

Submitted by:  
Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

