



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, Terence Watterson, Jessie Dutra

~~ MINUTES ~~

Thursday, February 28, 2019

Planning and Land Use Services, 2 Fairgrounds Road, Conference Room – 1:00 p.m.

Called to order at 1:01 p.m. and announcements by Mr. Pohl.

Staff in attendance: John Hedden, HDC Compliance Coordinator; Cathy Flynn, Administrative Specialist

Attending Members: Pohl, McLaughlin, Oliver, Watterson

Absent Members: Coombs, Camp, Welch, Dutra

Late Arrivals: None

Early Departures: Pohl at 1:31 pm.

Agenda adopted as amended by unanimous consent.

I. PUBLIC COMMENT

None

II. OLD BUSINESS

Property owner name	Street Address	Scope of work	Map-Parcel	Agent
1. Brown, Christina	69 N. Liberty Street	Alterations/deck/doors	41-142	Val Oliver
Voting	Pohl, McLaughlin, Watterson			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:02)	Not opened at this time			
Motion	Motion to Hold due to lack of quorum. (McLaughlin)			
Vote	Carried 3-0	Certificate #		

III. NEW BUSINESS

Property owner name	Street Address	Scope of work	Map-Parcel	Agent
1. Gastellano, Richard	109 Main Street	Spa/bluestone/patio	42.3.3-150	Atlantic Landscaping
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Lindsay Congleton; Atlantic Landscaping- Presented project. Will not be visible. Proposing arbor vitae from applicants' side.			
Public	None			
Concerns (1:03)	McLaughlin- No concerns. Oliver- No concerns. Watterson- Saw a photo from Linda Williams from another property. Agrees with Oliver, no concerns. Pohl- No concerns.			
Motion	Motion to Approve as submitted due to lack of visibility, subject to screening at time of inspection and thereafter into perpetuity. (Oliver)			
Vote	Carried unanimously	Certificate #	71966	

2. Constance, Greene	4 Sandwich Road	Demo	54-227	Lindsay Congleton
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos.			
Representing	Lindsay Congleton; Atlantic Landscaping- Presented project. Client bought and has no plans to build at this time.			
Public	None			
Concerns (1:06)	<p>Pohl- Looks like an old ranch house.</p> <p>McLaughlin- wants to know where it is going. Otherwise, no concerns.</p> <p>Oliver- No concerns.</p> <p>Watterson- No concerns.</p> <p>John Hedden- Saw on a 1957 aerial map.</p>			
Motion	Motion to Approve as a Move/Demo. (Watterson)			
Vote	Carried unanimously.		Certificate #	71967
3. Pohl, Raymond	24 Pine Street	Addition	42.3.2-110	Botticelli & Pohl
Voting	Oliver (acting), McLaughlin, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Lisa Botticelli; Botticelli & Pohl- Presented project. Shutters are only on front two windows.			
Public	None			
Concerns (1:32)	<p>Oliver- Read HSAB comments. No concerns.</p> <p>McLaughlin- No concerns.</p> <p>Watterson- No concerns.</p>			
Motion	Motion to Approve. (Watterson)			
Vote	Carried unanimously.		Certificate #	71969
4. Belichick, William	38 Shell Street	Rev 71327; addition	73.1.4-52	Botticelli & Pohl
Voting	Oliver (acting), McLaughlin, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Lisa Botticelli; Botticelli & Pohl- Presented project. Had Anderson windows and got approval to replace with SDL's. The south elevation faces the garage, will not be seen.			
Public	None.			
Concerns (1:36)	<p>Oliver- Read SAB comments, no concerns.</p> <p>Watterson- No concerns.</p> <p>McLaughlin- Thinks south elevation will be visible. No description of windows.</p>			
Motion	Motion to Approve through with the 6 light windows to be inoperable and noted on the plans. (Watterson)			
Vote	Carried unanimously.		Certificate #	71970
5. 39 Hulbert, LLC	39 Hulbert Avenue	Rev 69356; add water table	29-19	Botticelli & Pohl
Voting	Oliver, McLaughlin, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Lisa Botticelli; Botticelli & Pohl- Presented project. They are trying to reduce the amount of exposed foundation.			
Public	None			
Concerns (1:41)	<p>Oliver- Read HSAB comments.</p> <p>Watterson- Maybe pull water table up 6-8 inches. Have 16 inches of foundation exposed.</p> <p>McLaughlin- Fine with foundation parged.</p>			
Motion	Motion to Approve through staff with the water table moved up 8 inches on all elevations. (Watterson)			
Vote	Carried unanimously.		Certificate #	71971

6. 39 Hulbert, LLC		39 Hulbert Avenue	Rev 69355; add water table	29-19	Botticelli & Pohl
Voting	Oliver (acting) McLaughlin, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.				
Representing	Lisa Botticelli ; Botticelli & Pohl- Presented project.				
Public	None				
Concerns (1:46)	Oliver- Read HSAB comments. Same concerns as previous application McLaughlin- Asked if the lot was level. Asked about difference in grade between houses. Watterson- No concerns, not as noticeable.				
Motion	Motion to Approve. (Watterson)				
Vote	Carried unanimously.		Certificate #	71972	
7. Longpath Nominee Trust		87 Hummock Pond Road	New dwelling	56-310.1	Botticelli & Pohl
Voting	Oliver (acting), McLaughlin, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos.				
Representing	Lisa Botticelli ; Botticelli & Pohl- Presented project. Wetlands make it challenging.				
Public	None				
Concerns (1:50)	Watterson- Would like to see the windows on the south elevation center dormer moved in towards chimney. Oliver- No obvious front door. Likes Wattersons' suggestion. McLaughlin- The four F windows should be listed as inoperable.				
Motion	Motion to Approve through staff with the C type windows in the south elevation dormer to be moved in towards the chimney to leave about a foot of shingle space between the corner board and the window casing. (Watterson)				
Vote	Carried unanimously.		Certificate #	71973	
8. Connors, Timothy		65 Monomoy Road	Rev 71853; addition MH	43-108	Botticelli & Pohl
Voting	Oliver (acting), McLaughlin, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos.				
Representing	Lisa Botticelli ; Botticelli & Pohl- Presented project.				
Public	None				
Concerns (1:57)	McLaughlin- The East windows listed as casement, should be inoperable. Watterson- No concerns. Oliver- Questioned nothing through roof where chimney is. Fireplace will not be facing street.				
Motion	Motion to Approve through staff with East windows to be fixed. (McLaughlin)				
Vote	Carried unanimously.		Certificate #	71974	
9. Town of Nantucket		150 Orange Street	Hardscape bus shelter	55-59.1	Emeritus
Voting	Pohl, McLaughlin, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos.				
Representing	Matt MacEachern ; Emeritus Development- Presented project. This application is for brick only.				
Public	None.				
Concerns (1:11)	McLaughlin- No concerns. Oliver- No concerns. Pohl- No concerns.				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried 3-0 // Watterson abstained.		Certificate #	71968	

10. Netore, LLC	34 Dukes Road	New dwelling	56-187	Emeritus
Voting	Pohl, McLaughlin, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing Public	Matt MacEachern ; Emeritus Development- Presented project. Design is simple, under 30 feet.			
Concerns (1:14)	<p>Oliver- House is on a slope. She would like him to provide topography. Eave on north elevation of dormer.</p> <p>Pohl- Agrees with Oliver on topography.</p> <p>McLaughlin- Are E windows fixed or operable? Would prefer hoppers. Would like D windows to be double hung in gable end.</p>			
Motion	Motion to Hold for revisions and more information of the topography. (Oliver)			
Vote	Carried 3-0 // Watterson abstained.		Certificate #	
11. Black, Darren	28 Eel Point Road	New second dwelling	40-44	Emeritus
Voting	Pohl, McLaughlin, Oliver			
Alternates	None			
Recused	None.			
Documentation	Architectural elevation plans, site plan, photos.			
Representing Public	Matt MacEachern ; Emeritus Development- Presented project.			
Concerns (1:21)	<p>Oliver- Appropriate, but porch makes building seem long. Even though it is behind the house, she thinks that it will be visible. Leave the shingled wall and get rid of the roof. Pergola, maybe.</p> <p>McLaughlin- The C and D windows should read fixed hoppers. Thinks the overhang dormer sets a bad precedent.</p> <p>Pohl- Shares the two board members concerns.</p>			
Motion	Motion to Hold for revisions. (McLaughlin)			
Vote	Carried 3-0 // Watterson abstained.		Certificate #	
12. Feeley, James	3 Evergreen Way	New barn	68-726.1	Cottage & Castle
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing Public	None			
Concerns (1:28)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Vote	Carried 4-0		Certificate #	
13. Hidalgo, Carlos	55 Fair Street	Rev 66985	55.4.1-74	Kelly Ennis
Voting	Oliver (acting), McLaughlin, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing Public	Carlos Hidalgo ; home owner and Julie Lancia - Presented project. Chimneys are inoperable.			
Concerns (2:01)	<p>Oliver- Read HSAB comments. HSAB would like to keep chimneys, wants to know age of existing windows and door. Have concerns with west side door visibility. The 15 light doors do not go with windows. Maybe a twelve light. Put extra bit of trim over door.</p> <p>Watterson-Agrees with HSAB comments on the chimney. Four pane divided light with a panel at bottom. They go well with 2/2. Fine with the double doors. Rear doors, 4 light, 1 panel. Maybe demo one on rear addition but the two on the main mass should stay.</p> <p>McLaughlin- Maybe change door on west elevation to a 15 light. The proposed north elevation door not appropriate in OHD. French door with smaller panes, a 15 light not solid glass.</p>			
Motion	Motion to Hold for representation. (Oliver) (1:28)			
Vote	Carried unanimously.		Certificate #	

IV. OTHER BUSINESS	
Approve Minutes -	February 7 & 12, 2019 – No vote taken.
Review Minutes	February 14 & 19, 2019 – No vote taken.
Other Business -	<ul style="list-style-type: none"> • Discussion of update on Vineyard Wind project. • Discussion of design work session meeting for Surfside Crossing. • Discussion of drafting a letter to the Select Board in regard to upper Main Street sidewalk and road work. • Discussion and possible vote to expand Historic Structures Advisory Board map for review of applications. • Discussion of approvable roof shingle colors, roof color change applications being placed on the Consent agenda, and posting approved colors on the Town website. • Discussion of potential work at the airport and section 106. • Review and possible vote on draft letter in regard to support for designating Nantucket Sound as a National Historic Landmark.
Commission Comments	Motion to Hold Other Business for a full board, Tuesday March 5, 2019.

Adjourned at 2:21 pm by unanimous consent.

Submitted by: Cathy Flynn

Proposed