



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, March 28, 2019

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

Called to order at 1:05 p.m. and announcements by Mr. Pohl

Staff in attendance: John Hedden, HDC Compliance Coordinator; Cathy Flynn, Administrative Specialist; Kadeem McCarthy, Administrative Specialist; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Coombs, McLaughlin, Camp, Dutra
 Absent Members: Oliver, Welch, Watterson
 Late Arrivals: Dutra, 2:29 p.m.
 Early Departures: None

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

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.	N.I.R. Retail, LLC	38 Main Street	Color change	42-190	Jamie Lee Nass
2.	Malone, Barb	6 Hiwasse Lane	Rev. 71847:	56-471	Val Oliver
3.	Maley Rugged, LLC	18 Bayberry Lane	New dwelling	67-67	Val Oliver
Voting	Pohl, Coombs, McLaughlin, Camp				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (1:06)	Not opened at this time.				
Motion	Motion to Hold 1-3 for representation. (Coombs)				
Vote	Carried 4-0		Certificate #		
4.	Staudt, Chris	6 Morey Lane	Hardscape: driveway & fence	73.3.1-46.2	Cashion CPM
Voting	Pohl, Coombs, McLaughlin, Camp				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory board comments.				
Representing	Alexandra Cashion , Cashion CPM – presented project; will align the gate with the front door; the insulation has to face the abutter's property to absorb the sound.				
Public	None				
Concerns (1:07)	<p>Pohl – Read SAB comments: move gate in line with front door; driveway okay; put (acoustical absorption) insulation toward Main Street property. The fence is a standard 5&1. You need clarification about whether the proposal for insulation on the side facing the neighbor is okay; if it is not, you need to find out if the insulation on the applicant's side will deaden the sound.</p> <p>Coombs – The good side of the fence has to face the abutters; the insulation should be on this side. She'd like to see a drawing of the fence that shows where the soundproofing will go.</p> <p>McLaughlin – The fence cannot exceed 6 feet in height. Agrees with Ms. Coombs about the soundproofing. Asked about the white piping up the side of the house.</p> <p>Camp – Okay with the driveway and moving the gate. The 5&1 is confusing between two hedges; it should be a plain 6-foot board fence.</p>				
Motion	Motion to Hold for clarification on the fence and sound insulation. (Camp)				
Vote	Carried 4-0		Certificate #		

5.	Peterson, Richard	6 King Street	Mini-splits – main house	73.1.3-86	Cashion CPM
Voting	Pohl, Coombs, McLaughlin, Camp				
Alternates	None				
Recused	None				
Documentation	Site plan, photos, historic documentation, and advisory board comments.				
Representing	Alexandra Cashion , Cashion CPM – Presented project.				
Public	None				
Concerns (1:26)	<p>Pohl – Read SAB comments: no concerns; box out exterior with board; on front (side facing courtyard), continuous board.</p> <p>Coombs – This is a contributing structure, circa 1909, and shows up on the 1923 Sanborn map.</p> <p>Camp – Okay with it; would have to move flood lights in the rear to install the pipes.</p> <p>McLaughlin – No concern. Mini-split applications should be on architectural drawings, not photos.</p>				
Motion	Motion to Approve as submitted with the understanding this is a historic building dating from 1909. (Coombs)				
Vote	Carried 4-0		Certificate #	72161	
6.	Peterson, Richard	6 King Street	Mini-splits - cottage	73.1.3-86	Cashion CPM
Voting	Pohl, Coombs, McLaughlin, Camp				
Alternates	None				
Recused	None				
Documentation	Site plan, photos, historic documentation, and advisory board comments.				
Representing	Alexandra Cashion , Cashion CPM – Presented project; piping would be boxed.				
Public	None				
Concerns (1:39)	<p>Pohl – Read SAB comments: No concerns: (west elevation) condensers be near back deck away from the neighbors.</p> <p>Coombs – Approvable. This is the same age as the main house.</p> <p>Camp – No concerns because it’s in the back; she doesn’t think it needs any screening.</p> <p>McLaughlin – Mini-splits should be shown at least on the photos; architectural drawings should have been used.</p>				
Motion	Motion to Approve as submitted with the understanding this is a historic building dating from 1909. (Coombs)				
Vote	Carried 4-0		Certificate #	72162	
7.	Black, Darren	28 Eel Point Road	Rev. 71646: window/dormer	40-44	Emeritus
Voting	Pohl, Coombs, McLaughlin, Camp				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern , Emeritus Development - Presented project.				
Public	None				
Concerns (1:45)	<p>McLaughlin – No comments.</p> <p>Coombs – No concerns.</p> <p>Camp – No concerns.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Vote	Carried 4-0		Certificate #	72163	
8.	Fee, Matthew	6 Rugged Road	Roof top solar - tertiary dwelling	67-784	ACK Smart
Voting	Pohl, Coombs, McLaughlin, Camp				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos and manufacturers spec sheet.				
Representing	Tobias Glidden , ACK Smart – Presented project; there’s a building and trees in front of this.				
Public	None				
Concerns (1:53)	<p>McLaughlin – Somewhere along Rugged Road, you will see this. Panels should be all black including the frame. No concerns.</p> <p>Coombs – No concerns.</p> <p>Camp – No concerns; it’s naturally screened.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Vote	Carried 4-0		Certificate #	72164	

9. Maraganore	41 Ocean Avenue	Expand deck	73.3.2-50	Mark Avery
Voting	Pohl, Coombs, McLaughlin, Camp			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing Public	Mark Avery – Presented project; willing to do low voltage lighting on the landing.			
Concerns (1:59)	<p>Pohl – Read SAB comments: opposed to all lighting on ocean side; opposed to increase in size; scale of arbor too big.</p> <p>Camp – This has always been a place people could walk and enjoy the ocean view without being blocked by light and being over developed. They are lucky to have a 7X8 deck but expanding is not appropriate. The ‘Sconset Bluff is a different area and shouldn’t be compared with Ocean Avenue. She wants the Board to view this.</p> <p>Coombs – She agrees with Ms. Camp; the current deck is a good size. An increase of 3 feet might be acceptable.</p> <p>McLaughlin – The arbor scales out at 9 feet. They didn’t get a permit for the wire fence. There are 9 platforms out Baxter Road; has no concerns with this.</p> <p>Pohl – Suggests either some revisions or reapplying to get five members. The arbor is existing.</p>			
Motion	Motion to View and hold for possible revisions. (Coombs)			
Vote	Carried 4-0		Certificate #	

10. Davis, Bruce	11 Baxter Road	Roof change	73.1.4-8	Will Stephens
Voting	Pohl, Coombs, McLaughlin, Camp			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory board comments.			
Representing Public	Will Stephens – Presented project, CertainTeed® green; as sidewall is replaced, it will be to match existing.			
Concerns (2:12)	<p>Pohl – Read SAB comments: encourage like-kind replacement for sidewalls, shingle, & trim. Read letter of concern from Alix St. Claire. We share Ms. St. Claire’s love for this house and its history, but the roof needs to be replaced to protect the existing fabric.</p> <p>McLaughlin – The green in the proposed shingles has too much variation so is not appropriate.</p> <p>Coombs – Suggested viewing with a sample of the shingle.</p> <p>Pohl – Mr. Stephens will put up a 4x4 mock-up on porch roof.</p>			
Motion	Motion to View with a mock-up of the proposed shingle on the porch roof. (Coombs)			
Vote	Carried 4-0		Certificate #	

VII. OTHER BUSINESS	
Approve Minutes	None
Review Minutes	March 14 & 19, 2019
Other Business	<p>Pohl – Holding these for a full Board. The next meeting will be on Thursday, April 4.</p> <ul style="list-style-type: none"> • Discussion of update on Vineyard Wind project. • Discussion of public information session on upper Main Street sidewalk and road work. • Letter of concern in regard to proposed addition at 1 North Swift Rock Road. • 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.
Commission Comments	<p>Coombs – A large group from Martha’s Vineyard came out against the Vineyard Wind project with the same environmental concerns as Ms. Oliver, myself and New Bedford fishermen.</p> <p>Discussion about Town Meeting and proposed articles.</p>

List of additional documents used at the meeting:

1. 2019 Annual Town Meeting Warrant

Adjourned at 2:45 p.m. by unanimous consent

Submitted by:
Terry L. Norton