



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 ~~

Tuesday, April 9, 2019

Public Safety Facility, 4 Fairgrounds Road, Training Room – 4:30 p.m.

Called to order at 4:31 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Administrative Specialist; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch, Dutra
Absent Members: Watterson
Late Arrivals: Camp, 4:36 p.m.; Dutra, 4:39 p.m.
Early Departures: McLaughlin 8:43 p.m.

Agenda adopted as amended by unanimous consent.

I. PUBLIC COMMENT

Oliver – Asked that Manufacturer’s material be put back on the agenda under Other Business.
Jeff Kaschuluk – He’s hired Luke & Carrie Thornewill, Thornewill Design, to represent him for the 27-29 North Liberty Street project.

II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Secrest, Lesley – 72181	14 Daffodil Lane	Fenestration changes	68-768	Permits Plus
2.	Connal, Allan – 72182	10 Ishmael Road	Color change- MH	65-66	M.C.Architecture
3.	Connal, Allan – 72183	10 Ishmael Road	Color change- Garage	65-66	M.C.Architecture
4.	Veranda House, LLC – 72184	3 Steps Lane	Roof change	42.4.2-44	Chris Carey
5.	Ward, Richard – 72185	69 South Shore Road	Door change	80-303	Thornewill Design
6.	Shimmo Pond Rd Nom Tr – 72186	46 Shimmo Pond Road	Rev. 71930: door change	43-77	Emeritus
7.	Dougherty, Anne – 72187	2 Lincoln Street	Retaining wall revisions	73.4.2-83.2	Wilder Designs
8.	Hamel, Aldona – 72188	15 Clara Drive	Bsmnt bulkhead	66-288	NAG
9.	Norris, Mark – 72189	31 Pilgrim Road	Rev. 69436: frnt door chg	41-97	Self
10.	Norris, Mark – 72190	31 Pilgrim Road	Rev. 69407: rmve brzway	41-97	Self
11.	Wellen, Robert – 72191	12 Swayze Drive	Deck	66-160	NAG
12.	Lombardi, Mark – 72192	2 Winn Street	Add window and color chgs	41-183	Self
13.	Raul, Allen – 72193	109 Main Street	Relocate fence	42.3.3-150	Atlantic Landscaping
14.	Holdgate, Dawn – 72194	21 Lyons Lane	Shed revisions	71-12	Self
15.	Murphy, Stephen – 72195	2 Daffodil Lane	Storage tent	68-722	Self
16.	Wright, William – 72196	5 Goose Cove Way	Rev. 71168: prch roof	59.4-367	Val Oliver
17.	2 Mary Ann, LLC – 72197	2 Mary Ann Drive	Porch in fill	68-467	NAG
18.	Lorusso, Chris – 72198	316 Polpis Road	Rev. 69538: hardscape	25/7	Concept Design
19.	Trudel, John – 72199	26 Pequot Street	Rev. 69123: roofwalk skirt	80-28	SMRD
20.	Champoux, Ben – 72200	8 Upper Tawpawshaw	Fence	53-56	Champoux Lndscping
21.	16 Stone Post, LLC – 72201	8 Stone Post Way	Rev. 71259: pergola	74-78	Rowland & Assoc.
22.	202 Eel Point R.T. – 72202	202 Eel Point Road	Driveway/hardscape	38-2.3	Atlantic Lndscpng
23.	N.I.R. – 72203	14 Swain Street	Replace deck	42.4.1-82	T. Graham

Voting Pohl, Coombs, McLaughlin, Camp, Welch
 Alternates Dutra
 Recused Oliver, Watterson
 Documentation None
 Representing None
 Public None
 Concerns No concerns.
 Motion **Motion to Approve. (Coombs)**
 Vote Carried 4-0//McLaughlin abstain

Certificate # 72181 to 72203

24. Malinowski 19 Autopscot Circle Hardscape 55-516.8 Stephen Welch
 Voting Pohl, Coombs, McLaughlin, Oliver
 Concerns **Pohl** – This is to ratify the vote taken on 4/4/2019.
 Motion **Motion to Ratify the vote taken on April 4, 2019. (Oliver)**
 Vote Carried 3-0//McLaughlin abstain

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. Nant Memorial Airport – 72204	25 Bunker Road	Office/storage building	78-2.1	SMRD
• Signs to be applied for separately.				
2. 16 Orange Street, LLC – 72205	16 Orange Street	Window revisions	42.3.2-14	Emeritus
• Due to lack of visibility.				
3. Bartlett Farm, LLC – 72206	19 Bartlett Farm Road	Rev. 71717: massing/windows	65-16.1	SMRD
• Due to context of surrounding buildings and distance off of road.				
4. Bartlett Farm, LLC – 72207	19 Bartlett Farm Road	Rev. 71718: massing/windows	65-16.1	SMRD
• Due to context of surrounding buildings and distance off of road.				
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted concerns. (Coombs)			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	72204 to 72207	

IV. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1. Comm. Found for Nant.	9B Bayberry Court	Wall sign	55-709.2	M. Andrews
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend approvable.			
Concerns	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried 5-0	Certificate #	72208	
2. Comm. Found for Nant.	9B Bayberry Court	Wall sign	55-709.2	M. Andrews
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend hold.			
Concerns	No comments at this time.			
Motion	Motion to Hold per SAC recommendations. (Camp)			
Vote	Carried 5-0	Certificate #		
3. Summer Street Church	4 Trotters Lane	Wall sign	67-133	Bob Ramos
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend approval.			
Concerns	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried 5-0	Certificate #	72209	

4.	Johnson, Nick	26 Easy Street	Wall sign	42.4.2-23	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend approval.				
Concerns	No concerns.				
Motion	Motion to Approve. (Camp)				
Vote	Carried 5-0		Certificate #	72210	
5.	N.I.R.	32 Main Street	Projecting sign	42.3.1-217	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend approval per SAC comments				
Concerns	No concerns.				
Motion	Motion to Approve through staff per SAC comments. (Camp)				
Vote	Carried 5-0		Certificate #	72211	
6.	One N Beach Street, LLC	1 North Beach Street – 72212	Projecting sign	42.4.1-89	G. McKechnie
7.	One N Beach Street, LLC	1 North Beach Street – 72213	Wall sign	42.4.1-89	G. McKechnie
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend approval.				
Concerns	No concerns.				
Motion	Motion to Approve both Items 6 & 7. (Camp)				
Vote	Carried 5-0		Certificate #	72212 & 72213	
8.	FC Mac Corporation	7 S. Water Street	Projecting sign	42.3.1-131.4	PPX, LLC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend approval.				
Concerns	No concerns.				
Motion	Motion to Approve. (Camp)				
Vote	Carried 5-0		Certificate #	72214	
9.	MacDonald, Fran	9 S. Water Street	Projecting sign	42.3.1-131	Felino Samson
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend approval.				
Concerns	No concerns.				
Motion	Motion to Approve. (Camp)				
Vote	Carried 5-0		Certificate #	72215	

10. N.I.R.	21 Old South Wharf	Projecting sign	42.2.4-2	Terry Noyes
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend approval.			
Concerns	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried 5-0	Certificate #	72216	

V. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
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1. N.I.R. Retail. LLC	38 Main Street	Color change	42.3.1-189	Jamie Lee Nass
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, paint chips, and advisory board comments.			
Representing	None			
Public	None			
Concerns (4:48)	Not opened at this time.			
Motion	Motion to Hold for representation. (Camp)			
Vote	Carried 5-0	Certificate #		

2. Davis, Bruce	11 Baxter Road	Roof change	73.1.4-8	Will Stephens
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Voting	Pohl, Coombs, Camp			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, shingle sample, and advisory board comments.			
Representing	Will Stephens – IKO manufactures in Canada and they don't make a green 3-tab; architectural shingles are approved for this area. Asked about a wood roof.			
Public	Val Oliver – She looked at this and the color matched brilliantly but agrees that adding another busy element to this structure, which has a lot of side-shingle patterns, is too much. Lucy Dillon – Suggested looking at the house to the left.			
Concerns (4:49)	Coombs – Okay with the green color but it shouldn't be architectural shingles on that roof because there is a lot of roof visible; should be 3-tab. Suggested contacting shingle companies in Canada or seeing if a manufacture still have a sufficient quantity of green 3-tab left over in stock. Camp – Agrees with Ms. Coombs about the architectural with all these roof plains. She hasn't had a chance to see this. Pohl – A wood roof shingles don't flare; architectural shingles are meant to simulate a slate roof. He likes the green and he would go with the architectural.			
Motion	Motion to View. (Camp)			
Vote	Carried 3-0	Certificate #		

3. Motta, Joe	38 Cliff Road	Partial demo	42.4.4-43	Self
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Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	(Welch and Dutra stepped out during hearing)			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	Joe Motta , owner – Presented project; front is circa 1809 Greek Revival; the back was attached in 1970s.			
Public	None			
Concerns (5:01)	Pohl – Read HSAB comments: contributing; removing addition leaves a void. He's okay with the demolition and has no concerns whether or not something goes in its place; any new addition must be approved. Oliver – No concerns but wants proof of age of the addition before approving the demolition. The new addition, when designed, will have to be subservient to the original structure. Camp – No concerns. Agrees with Ms. Oliver; the new addition should be secondary to the main mass. McLaughlin – Should have the replacement plans before approving this demolition. The demolition is approvable. Coombs – Okay with demolishing the rear but agrees the replacement must be subservient to the existing.			
Motion	Motion to Hold for historic information on the construction of the rear. (Oliver)			
Vote	Carried 5-0	Certificate #		

4.	Heller, Jeff	7 East Lincoln Avenue	New dwelling	42.4.1-8	SCI
Voting	Pohl, Coombs, Oliver, Dutra				
Alternates	None				
Recused	None				
Documentation	Previous hearing minutes.				
Representing	Robert Newman , Sandcastle Construction Inc. – Would prefer a 5-person board.				
Public	None				
Concerns (5:18)	Discussion about who is eligible to read back onto this. Not opened at this time.				
Motion	Motion to Hold for Mr. Welch to read back into the project and to be heard April 16, 2019. (Oliver)				
Vote	Carried 4-0		Certificate #		
5.	86 Main N.T.	86 Main Street	Arbor	42.3.3-66	SGC
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory board comments.				
Representing	Marty McGowan , ‘Sconset Gardener Company – Reviewed changes made per previous concerns; all white. He can’t put the gate at the rear of the arbor; there would be no security to keep little children in. The fence matches the style, length, and height as shown in historic NHA photos.				
Public	None				
Concerns (5:24)	Welch – With respect to the length of fence, the gate should be recessed back to the rear-most set of arbor posts. Could put the gate in the middle with plants. Camp – This is over 70 feet of a solid board fence with one opening; she realizes it is already there, but she doesn’t like its impact on the area. Asked if there is a way to break up the length with plantings. McLaughlin – The existing fence measures at six feet; he didn’t vote for this. Suggested the arbor have lattice work, with small openings, on the sides. Coombs – Agrees with Mr. Welch about moving the gate to the rear of the arbor; agrees with Mr. McLaughlin about reducing the opening of the pattern on the side of the arbor. Agrees with Ms. Camp about the length of that fence. Pohl – That board fence is there with no break in the length; these gestures will break that up. He supports this.				
Motion	Motion to Hold for revisions and historic photos. (Camp)				
Vote	Carried 5-0		Certificate #		
6.	Ceylon Elves, LLC.	3 Wyer’s Way Lot A	New dwelling	41-380	Botticelli&Pohl
Voting	Coombs (acting chair), McLaughlin, Camp, Welch, Dutra				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli , Botticelli & Pohl – Reviewed changes made per previous concerns.				
Public	None				
Concerns (5:44)	No concerns.				
Motion	Motion to Approve as submitted. (McLaughlin)				
Vote	Carried 4-0//Welch abstain		Certificate # 72217		
7.	Ceylon Elves, LLC.	3 Wyer’s Way Lot A	Garage	41-380	Botticelli&Pohl
Voting	Coombs (acting chair), McLaughlin, Camp, Welch, Dutra				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.				
Public	None				
Concerns (5:49)	No concerns.				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried 5-0		Certificate # 72218		

8.	Colson, Nancy	9 Hallowell Lane	Rev. 71517: deck	30-14	Botticelli&Pohl
Voting	Coombs (acting chair), McLaughlin, Camp, Welch, Dutra				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli , Botticelli & Pohl – Reviewed changes made per previous concerns.				
Public	None				
Concerns (5:52)	Camp – North & east elevations, prefers the previously approved railing. Dutra – No concerns. McLaughlin – One skylight per roof plain and not on a deck.				
Motion	Motion to Approve as submitted. (Dutra)				
Vote	Carried 3-2//Camp & McLaughlin opposed		Certificate #	72219	
9.	Maraganore	41 Ocean Avenue	Expand deck	73.3.2-50	Mark Avery
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:59)	Not opened at this time.				
Motion	Motion to Hold for representation. (Camp)				
Vote	Carried 5-0		Certificate #		
10.	Malone, Barb	6 Hiwassee Lane	Rev. 71847: raise wall	56-471	Val Oliver
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra				
Alternates	Welch				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver – Presented project.				
Public	None				
Concerns (6:00)	No concerns.				
Motion	Motion to Approve. (Camp)				
Vote	Carried 5-0		Certificate #	72220	
11.	Maury Rugged, LLC	18 Bayberry Lane	New dwelling	67-67	Val Oliver
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	Welch, Dutra				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver – Presented project.				
Public	None				
Concerns (6:04)	No concerns.				
Motion	Motion to Approve. (Camp)				
Vote	Carried 5-0		Certificate #	72221	
12.	Staudt, Chris	6 Morey Lane	Modify 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 – Reviewed information from manufacturer; there is a fence with sound proofing at 59-57 Washington Street.				
Public	None				
Concerns (6:05)	Clarification of construction of the fence with placement of soundproofing and privet screening. McLaughlin – The insulation is inappropriate if visible. Coombs – She thinks the fence will be a heavy separation between two properties; should be simpler. Camp – She thinks this is overkill: two fences and two rows of privet. Pohl – He has no concerns.				
Motion	Motion to Approve through staff with the fence to be double-sided to obscure the acoustical tiles, privet on both sides to be maintained in perpetuity at the same height as the fence. (Camp)				
Vote	Carried 4-0		Certificate #	72222	

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.	Rothbard, Robert	3 Brooks Farm Road	Rev. 67898: rotate, fenst, decks	41-222.7	CWA
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chip Webster , Chip Webster Associates – Presented project; will add that casements are non-operable				
Public	None				
Concerns (6:19)	<p>Coombs – The front door should have more trim; on the right, the bottom windows should be separated. North elevation, the ganged “A” windows should be separated. East elevation, the carport has no dimensions and looks overly large.</p> <p>Oliver – Agrees about the front door; wants to know if front 2nd-floor decks are common in the area.</p> <p>McLaughlin – There are 53 windows of which 16 are casement windows. North elevation, above the door, the gable roof should have 7/12 pitch.</p> <p>Camp – Most revisions are appropriate. Agrees about the front door having more detail; would prefer no railings on the front porch; the carport should have a hipped roof.</p> <p>Pohl – On the carport, suggested leaving the outdoor shower piece as is and turn the carport gable to the front; that would steepen the pitch. Agrees with Ms. Coombs.</p>				
Motion	Motion to Hold for minor revisions. (Camp)				
Vote	Carried 5-0		Certificate #		
2.	Rothbard, Robert	3 Brooks Farm Road	Rev. 67899: move, fenst, drmr	41-222.7	CWA
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chip Webster , Chip Webster Associates – Presented project.				
Public	None				
Concerns (6:37)	<p>Camp – No concerns.</p> <p>McLaughlin – No comments.</p> <p>Coombs – The side looks like it encroaches on the setback.</p> <p>Oliver – No concerns.</p>				
Motion	Motion to Approve. (Camp)				
Vote	Carried 5-0		Certificate #	72223	
3.	Gray, Deborah	0 New Street	Rev. 70347: dormer	73.1.3-33	Val Oliver
4.	Anguelov, Martin	19B Waydale Road	New dwelling	67-29	Val Oliver
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	Dutra				
Recused	Oliver				
Documentation	None				
Representing	Val Oliver – Asked these be moved to the end of the agenda.				
Public	None				
Concerns (6:44)	Not opened at this time.				
Motion	Motion to Hold for Thursday, April 11, 2019 at the applicant’s request. (Camp)				
Vote	Carried 5-0		Certificate #		
5.	Nant. Lightship Museum	49 Union Street	HVAC unit	55.1.4-31	Lucy Dillon
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	Lucy Dillon – Presented project.				
Public	None				
Concerns (6:45)	<p>Pohl – Read HSAB comments: fencing to level of windows.</p> <p>Welch – Suggested marking up the floor plan as Exhibit A.</p>				
Motion	Motion to Approve through staff with the fencing, to obscure the condensers, placed per exhibit A. (Camp)				
Vote	Carried 5-0		Certificate #	72224	

6.	Mercaldi, Maria	80G Washington Street	Window replacement	42.2.3-20.6	Devon Murphy
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	Devon Murphy – Presented project; Marvin makes an exact copy of the windows.				
Public	None				
Concerns (6:48)	<p>Pohl – Read HSAB comments: match existing true-divided light (TDL) grill format.</p> <p>Camp – These are obscured from view so okay with being Andersen.</p> <p>Coombs – In the old historic district (OHD), simulated-divided light (SDL) is not appropriate. Would prefer 3-over-3.</p> <p>Oliver – Agrees with Ms. Camp; this isn't visible.</p> <p>McLaughlin – The SDLs are inappropriate for this area especially as awnings.</p>				
Motion	Motion to Approve through staff as fixed sash. (McLaughlin) Not carried 1-4				
	Motion to Approve as submitted. (Oliver)				
Vote	Carried 3-2//McLaughlin & Coombs opposed		Certificate #	72225	
7.	Pino, Maria	44 York Street	Fence	55.4.1-53.1	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory board comments.				
Representing	Maria Pino , owner – Presented project.				
Public	None				
Concerns (6:59)	<p>Pohl – Read HSAB comments: was leveling approved on 54 Prospect? 5-6 feet above retaining is appropriate.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried 5-0		Certificate #	72226	
Break 7:10 to 7:18 p.m.					
VII. OTHER BUSINESS					
1. Discussion and possible vote to expand Historic Structures Advisory Board map for review of applications.					
<p>Welch – Suggested holding this to redraw the map showing the current OHD and the proposed extension areas and take it up on Thursday. HSAB is proposing this expansion.</p> <p>Discussion of about whether or not to overlay the ROH on the map.</p> <p>Held for Thursday.</p>					
2. Discussion of approvable roof shingle colors, roof color change applications being placed on the Consent agenda and posting approved colors on the Town website.					
<p>Welch – We looked at Grey Frost (used for description of a light grey for the purpose of this discussion), which is on the Sherburne Cottages, and is an example of a light grey which could be used in the OHD. We currently have no light grey approved for the OHD. The process for consent is that certain colors are approved for use in Nantucket and ‘Sconset OHD but that doesn’t mean it is an automatic approval. The second part of the vote would reaffirm that is the case.</p> <p>Held for Thursday to allow commissioners to see the sample board set up.</p>					
8.	Slade, Robert	35 Exeter Street	Shed	76.4.2-230	B. Meerbergen
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Brook Meerbergen – Presented project.				
Public	None				
Concerns (7:31)	No concerns.				
Motion	Motion to Approve. (Camp)				
Vote	Carried 5-0		Certificate #	72227	

9. Burne, Lee	55 Grove Lane	Demo	41-419	B. Meerbergen
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen – Presented project. Billy Cassidy – Due to the wetlands, the Conservation Commission would not look favorably at moving this; the new section is circa 1997.			
Public	None			
Concerns (7:34)	No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 5-0	Certificate #	72228	
10. Norris, Mark	31 Pilgrim Road	Rev. 69408: outdoor shower	41-97	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:38)	Not opened at this time.			
Motion	Motion to Hold for representation. (McLaughlin)			
Vote	Carried 5-0	Certificate #		
11. CRB, LLC	74 Old South Road	Door changes & add areaway	68-405	M.C. Arch.
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Mark Cutone , Mark Cutone Architecture – Presented project.			
Public	None			
Concerns (7:39)	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried 5-0	Certificate #	72229	
12. Lebrecht, Doug	4 Daffodil Lane	Infill existing porch	68-719	M.C. Arch.
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Mark Cutone , Mark Cutone Architecture – Presented project.			
Public	None			
Concerns (7:43)	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried 5-0	Certificate #	72230	
13. Breed, Allen	7 West Chester Street	Brick driveway	42.4.3-13	Mark Lombardi
Voting	Pohl, Coombs, Camp, Oliver, Dutra			
Alternates	Welch			
Recused	McLaughlin			
Documentation	Landscape design plans, site plan, photos, and advisory board comments.			
Representing	None			
Public	None			
Concerns (7:45)	Oliver – Currently there is just a path; This is straight forward. Pohl – Read HSAB comments: driveway to match context; one member opposed. Dutra – It’s not clear if there is other stuff on the plan that is to be changed. Coombs – There are three trees that would be removed; wants to ensure the first tree, which looks to be within the 10-foot setback, is not a Town tree.			
Motion	Motion to View and Hold for representation. (Camp)			
Vote	Carried 5-0	Certificate #		

14. Willse, David		1 Sunset Ridge	Hardscaping: pergola & arbor	73.4.2-83.1	Greyson Keller
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Landscape Design plans, site plan, photos, and advisory board comments.				
Representing	Greyson Keller – The neighbor will agree to anything as long as the shed goes away.				
Public	None				
Concerns (7:49)	<p>Pohl – A house and a shed was approved at the site of the old water tower; a neighbor appealed the shed and lost then filed to Superior Court. The applicant is removing the shed and putting a pergola in its stead. We need a drawing of the pergola to show how it will be built.</p> <p>Coombs – Wants to know the grade between the pergola and the abutter, as well as dimensions for the pergola.</p> <p>Camp – She wants to view the site.</p> <p>SAB comments: application incomplete.</p>				
Motion	Motion to Hold for more information and a View. (Camp)				
Vote	Carried 5-0			Certificate #	
15. Lhota, Joe		6 South Miacomet	Move on site & window chngs	82-356	BPC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Joe Paul, BPC – Presented project.				
Public	Miroslava Ahern, Ahern Design				
Concerns (7:57)	None				
Motion	Camp – She doesn't know this site that well and wants to view it; a lot is being done to the land.				
Vote	Motion to View. (Camp)				
Vote	Carried 5-0			Certificate #	
16. Lhota, Joe		6 South Miacomet	New secondary dwelling	82-356	BPC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Joe Paul, BPC – Presented project.				
Public	Miroslava Ahern, Ahern Design				
Concerns (8:10)	None				
Motion	Oliver – Wants to see the guesthouse relative to the house. The height needs to come down. The north elevation is peculiar. Windows in dormers should be centered; make the dormers smaller.				
Vote	Coombs – The fenestration should be reviewed and respaced. South elevation, the first floor shouldn't be entirely glass.				
Vote	McLaughlin – East elevation, the right 2 nd -floor deck needs to be pulled back in to 8 feet.				
Vote	Motion to Hold for revisions and a View. (Camp)				
Vote	Carried 5-0			Certificate #	
17. Lhota, Joe		6 South Miacomet	Hardscape: drive, patio & steps	82-356	BPC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Miroslava Ahern, Ahern Design – Presented project.				
Public	Joe Paul, BPC				
Concerns (8:17)	None				
Motion	Oliver – In Cisco, you have to be sensitive as to how you install a pool; this was done correctly. This type of hardscaping is what works best in Cisco.				
Vote	No concerns.				
Vote	Motion to Approve as submitted. (Oliver)				
Vote	Carried 5-0			Certificate #	72231

18. Hohlt, Richard	121 Madaket Road	New dwelling	40-60.1	Botticelli&Pohl
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Dutra			
Alternates	Welch			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (8:23)	<p>Oliver – Her concern is the roof walk; it looks large and she’s not sure there are many in that area; if there were no skirt facing Madaket Road, that might look lighter. The driveway is moving and that will help mitigate the view from the street.</p> <p>Camp – She’d like to view this with ridge poles; it’s 28 feet plus a roof walk and across from Sanford Farm.</p> <p>McLaughlin – Okay with a view.</p> <p>Coombs – This house sits at elevation 50; the roof walk could be very imposing.</p>			
Motion	Motion to View. (Camp)			
Vote	Carried 5-0		Certificate #	
19. Ericksen, Ana	22 Orange Street	Restoration/addition	42.3.2-225	Botticelli&Pohl
Voting	Coombs (acting chair), Camp, Oliver, Welch, Dutra			
Alternates	(McLaughlin departed 4:43 p.m. without making comments)			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, window survey, historic documentation, and advisory board comments.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project; chimneys were rebuilt so aren’t original; moving the electrical box.			
Public	None			
Concerns (8:31)	<p>Coombs – Read HSAB comments: east elevation 2nd-story master study wart is visible; view recommended; west elevation, asymmetry speaks to history of the house; proposed will sterilize presentation to the street; concerns about enclosing volume; reuse old brick. She likes the south elevation broken back.</p> <p>Camp – It looks like the restoration is being sensitively done and plays homage to its history; also likes the symmetry of the front without the shutters. East elevation looks over fenestrated. Would like the smaller chimney to remain because it heralds back to small kitchen chimneys.</p> <p>Discussion about the visibility – or lack thereof - of the east elevation.</p> <p>Welch – Confirmed which windows will remain, which will be replaced with Boston Sash, and which will be reused; he’d like more information on that. He’d like to consider idea of keeping the asymmetrical west elevation. The door wouldn’t be approved today. South elevation, he has few concerns. He wants to view this with the drawings. What is visible, won’t be visible enough to be a concern.</p> <p>Oliver – She likes the alignment of windows on the front; it’s more typical. Wants to stand down on the electrical box.</p>			
Motion	Motion to View and Hold for revisions and further information. (Camp)			
Vote	Carried 4-0		Certificate #	
20. Kilmartin, John	11 New Mill Street	Addition	55.4.4-87	Topham Design
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:48)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Vote	Carried 5-0		Certificate #	

21. Harold Bros. Realty	23 Walsh Street	Firepit	42.4.1-105	Self
Voting	Pohl, Coombs, Camp, Oliver, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory board comments.			
Representing	No name given – There is space in the back yard.			
Public	None			
Concerns (8:48)	<p>Pohl – Read HSAB comments: firepit centered in front yard should be concealed.</p> <p>Oliver – This is right in front of the house and fully visible. Privet isn't an adequate screen. Suggested moving it behind the garage</p> <p>Walsh – He has concerns. The view should be blocked with the privet and some type of vegetation.</p> <p>Dutra – Suggested evergreen plantings against the hedge on the Walsh Street and neighbor's sides increasing the buffer.</p> <p>Camp – Questions the firepit being 24 inches tall; wants it sunken some.</p> <p>Coombs – Agrees with what's been said.</p> <p>Pohl – Work on the height, location, and screening.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried 5-0		Certificate #	

Following items held or Thursday, April 11, 2019 by unanimous consent.

22. N.H.A.	15 Broad Street	Add deck/add awning	42.2.2-61	Concept Design
23. Cohen, Steven L. Tr.	13 Squam Road	Move off to 7 Swift Road Rd	21-7	Jenne Atherton
24. Atherton, Jenne	7 Swift Rock Road	Move on from 13 Squam Rd	40-68	Self
25. 5 Cobble Court Trust	5 Cobble Court	New dwelling	55-261	Shelter 7
26. Gibson, Matthew	22 Woodbine Street	Sport court	80-322	David Troast
27. Jemison, Steve	9 West Chester Street	Rev. 70107: dormer & windows	42.4.3-12	JB Studio
28. Mackey, Liam	3 N. Union Street	Rev. 71908: window changes	42.3.1-214.2	Emeritus
29. Hanig, Marco	23 Burnell Street	Rev. 72080: window change	73.4.1-26.1	Emeritus
30. High Garden Holdings, LLC	40 Jefferson Avenue	New dwelling	30-119	Emeritus
31. High Garden Holdings, LLC	40 Jefferson Avenue	Cabana	30-119	Emeritus
32. High Garden Holdings, LLC	40 Jefferson Avenue	Gym	30-119	Emeritus
33. High Garden Holdings, LLC	40 Jefferson Avenue	pool	30-119	Emeritus
34. Hills & Valleys, LLC (OB)	14A Greglen Avenue	New dwelling	68-182	Emeritus
35. Hills & Valleys, LLC	14A Greglen Avenue	Shed	68-182	Emeritus
36. Anderson, Scott	282 Madaket Road	Enclose porch/window change	59.4-68	Emeritus
37. Margaret Marshall Trst	17 Sherburne Turnpike	New dwelling	30-172.1	LINK
38. Margaret Marshall Trst	17 Sherburne Turnpike	Cabana	30-172.1	LINK
39. Margaret Marshall Trst	17 Sherburne Turnpike	Pool	30-172.1	LINK

VII. OTHER BUSINESS Continued	
Approve Minutes	March 21 & 26, 2019: HELD
Review Minutes	None
Other Business	<ul style="list-style-type: none"> • Discussion of update on Vineyard Wind project.: HELD • Discussion of attending Select Board meeting in regard to upper Main Street sidewalk and road work.: HELD • Discussion of sidewalk work at Straight Wharf, Broad Street, Easy Street, lower Main Street, and Judith Chase Lane.: HELD • Discussion and possible vote to expand Historic Structures Advisory Board map for review of applications.: HELD • Discussion of approvable roof shingle colors, roof color change applications being placed on the Consent agenda and posting approved colors on the Town website.: HELD
Commission Comments	Pohl – His assumption on 22 Orange Street is that Mr. McLaughlin is not on 22 Orange Street as he walked out 2/3rds of the way through the hearing.

List of additional documents used at the meeting:

1. Expanded downtown OHD map

Adjourned at 9:08 p.m. by unanimous consent

Submitted by:
Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee