



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, May 19, 2020

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

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

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner
Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch, Watterson
Absent Members: Dutra
Late Arrivals: Welch, 4:34 p.m.
Early Departures: McLaughlin, 8:53 p.m.

Motion to Approve the Agenda. (Coombs)

Roll-call Vote Carried 5-0//Camp-aye; Coombs-aye; Oliver-aye; McLaughlin-aye; 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. REC 21 WP, LLC 05-0941	21 Washing Pond Road	Re-site garage 15'	31-31	Botticelli & Pohl
2. Daniel Cummings 05-0942	36 Crooked Lane	Rev. 0080: dormer/wind	41-330	Botticelli & Pohl
3. Dworetzky-Banse 05-0948	8 Shawkemo Road	Reduce size	43-90	Botticelli & Pohl
4. Roger Stolte 05-0963	19 Baltimore Street	Roof change	60.2.4-86	James Lydon
5. Cisco Sanctuary 05-0970	5 Bartlett Farm Road	Rev. 72560: add door	65-14	Gryphon Architects
6. Cisco Sanctuary 05-0967	162 Hummock Pond Rd	Greenhouse D- 20' x 50'	65-13.3	Gryphon Architects
7. Cisco Sanctuary 05-0969	162 Hummock Pond Rd	Greenhouse C- 16' x 50'	65-13.3	Gryphon Architects
8. Joann Bennett 05-0938	27 Monomoy Road	Shed	54-207	Val Oliver
9. 2A Evergreen Way Tr 05-0949	2A Evergreen Way	Rev. 73234: add porch/wind	68-700.1	Ethan McMorro
10. Barbara Thompson 05-0960	11 Bear Street	Replace windows	55-382	Linda Williams
11. Matt Tara 05-0921	8 Meadowview Drive	84 sf addition on N elevation	56-147	NAG
Voting	Coombs (acting chair), McLaughlin, Camp, Welch, Watterson			
Alternates	None			
Recused	Pohl, Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried 5-0//McLaughlin-aye; Camp-aye; Welch-aye; Watterson-aye; Certificate #			HDC2020-05-(as noted)
	Coombs-aye			

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.	Chip Webster Pulled	11 South Shore Road	Dr/wind chgs; small solar	67-468.1	Self
	• Due to minimal visibility				
2.	Steven Carlsen 05-0964	39 Milk Street	Hardscape-pool	56-461	Mark Lombardi
	• Both pool and spa must not be visible at time of inspection and in perpetuity				
3.	Anthony Costa 05-0957	10 Swift Rock Road	Shed	40-36	Structures Unlimited
	• Due to limited visibility				
4.	Kathleen Conway 05-0965	1 West York Lane	One mini split heat pump	55.4.1-49	SSCC
	• Due to lack of visibility				
5.	Lawrence Mannix 05-0954	29C South Shore Road	Mini split heat pumps	80-296.3	SSCC
	• The line sets must be enclosed with cedar and must not be visible at time of inspection and in perpetuity				
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Watterson, Dutra				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	Oliver – Asked to see the plans showing where “small solar” at 11 South Shore Road will be placed. Solar is on the Werowhero side with no dimensions and there is a metal pipe on the roof. Asked it be pulled from the consent with conditions agenda. McLaughlin – Asked about the condenser at 1 West York. Pohl – The condenser is on the rear of the house.				
Motion	Motion to Remove Item 1 from Consent with Conditions. (Camp)				
Roll-call Vote	Carried 5-0//Coombs-aye; Oliver-aye; McLaughlin-aye; Camp-aye; Pohl-aye				
Motion	Motion to Approve Items 2-5 through staff per noted conditions. (Camp)				
Roll-call Vote	Carried 5-0//Camp-aye; Oliver-aye; McLaughlin-aye; Coombs-aye; Pohl-aye				
				Certificate #	HDC2020-05-(as noted)

IV. 60 DAY DENIALS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Virginia Andrews	1 Stone Alley	Like-Kind bump out	42.3.1-147	Caleb Kardel
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Watterson				
Concerns (4:51)	Pohl – This is a 60-day denial. Flynn – Applicant signed the extension today.				
Motion	No action.				
Roll-call Vote	N/A				
				Certificate #	

V. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Austin Texas RT 02-0584	4 Traders Lane	Fence & driveway	42.3.3-22	Ed Mills
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Watterson				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Ed Mills				
Public	None				
Concerns (4:52)	Mills – Presented project; proposing running bond for the apron with the edge perpendicular to the running bond. No fencing has been nor is being removed; he repaired the picket fence, which was broken in several places, along Trader’s Lane. Oliver – She walked the street to review materials; this is an appropriate proposal. Coombs – The shell driveway looks good and she’s okay with the extended fence. McLaughlin – One of our policies regarding the installation of a fence is to start at the house and not go to the road. Some of the fence was missing and asked if that would be replaced. Camp – She’s in favor. The grass center strip should go down the middle to soften the drive. The picket fence on Trader’s Lane looks like it might need work. Backus – Both she and HSAB looked at this. She sees no concerns with this proposal.				
Motion	Motion to Approve through staff with the brick apron to be running bond parallel to the street and the middle strip of the driveway be grass. (Coombs)				
Roll-call Vote	Carried 5-0//Camp-aye; Oliver-aye; McLaughlin-aye; Coombs-aye; Pohl-aye				
				Certificate #	HDC2020-02-0584

2. Hale Everets	12-0300	46 Monomoy Road	Main House revisions	54-71	Self
Voting	Pohl, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Hale Everets, owner				
Public	None				
Concerns (5:15)	<p>Everets – Reviewed changes made per previous concerns.</p> <p>Welch – Got clarification on what is remaining and what is changing, both interior and exterior, and that there is no substantial change in the existing footprint. Appreciates the changes; massing is larger, but changes are in keeping with existing vocabulary. Agrees with Ms. Camp about the rear turret and keeping it in that it could be reinterpreted elsewhere on that elevation.</p> <p>Camp – Appreciates the changes; it’s sensitively done and keeps the old shingle-style. Front façade, suggested the 2nd-floor dormers have hipped roofs; the shed dormers don’t relate to anything on the structure. The French doors and deck on the north elevation, liked the previous approval and would like to see the turret maintained.</p> <p>Oliver – She agrees with what’s been said. This has come a long way. It’s much clearer now as to what’s happening. About the 5 doors on the west elevation, would like them to have kick panels to match the rest.</p> <p>Pohl – Appreciates the idea of keeping and working with the iconic roof form. Agrees with what’s been said. West elevation left open porch, it has a column with a beam to the rafter; on the Monomoy Road side, the connector has arches; he’d like to see those arches incorporated on the west elevation porch.</p>				
Motion	Motion to Hold for revisions. Camp				
Roll-call Vote	Carried 4-0//Welch-aye; Oliver-aye; Camp-aye; Pohl-aye			Certificate #	
3. Cannonbury Ln	Hld 05-0895	42 Cannonbury Lane	Boardwalk at grade	73-79	Ahern, LLC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Watterson				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (5:41)	<p>Ahern – Reviewed the proposal.</p> <p>Oliver – She viewed this; it is an interesting idea. The dunes are in place with the beach grass plugs. Her only uncertainty is the Belgium block cut-through in the asphalt; it doesn’t fit with the dunes; would like a less formal material to be considered.</p> <p>Camp – The farther from Ocean Avenue you get, the less sense the dunes make and seem out of place. Where the row of privet is in the middle, she doesn’t understand what is being done there. The way the dune grass is planted looks very regimented. Belgium block isn’t a bad material but would like other materials to be considered.</p> <p>Coombs – Agrees with Ms. Oliver; the Belgium block is too formal and something that fits in better should be used.</p> <p>McLaughlin – Asked the length of the boardwalk – about 2000 feet. If this were going to a beach or pond, he could see the use of the wood; thinks it will set a bad precedent.</p> <p>Pohl – He likes the boardwalk and knows the beach grass with thrive and fill out. His concern is the Belgium block because as casual as the boardwalk is, the Belgium block is the opposite. Suggested a stone or tile paver to be implanted into the road. Asked Ms. Ahern to research other materials for the crosswalks and provide dimensional information.</p> <p>Backus – Wants the developer to reach out to the Town consultant engineer; she’d hate to see this go through without stormwater runoff information.</p>				
Motion	Motion to Hold for revisions. (McLaughlin)				
Roll-call Vote	Carried 5-0//Coombs- aye; Camp-aye; Oliver-aye; McLaughlin-aye; Pohl-aye			Certificate #	

4. Jonathan Klatt **03-0821** 7A Hussey Farm Road Retaining wall – pargetted 56-94.3 Linda Williams

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch, Watterson
 Recused None
 Documentation Landscape design plans, site plan, and photos.
 Representing Linda Williams
 Public None
 Concerns (6:01) **Williams** – Presented project. Suggested carrying the picket fence across the front of the property and eliminating the fence along the left side of the driveway.
Pohl – It’s hard to tell but the parking area looks very flat; it should have more positive pitch toward the road.
Oliver – She understands the situation; suggested planting vines along the wall to mitigate it. The fence is out of place with no relation to the rest of the lot. Would have preferred a more rural fence style.
Coombs – She’d like to see something growing rather than the wall. Wants information on water flow on Hussey Farm Road.
McLaughlin – Wants to see the dimensions for the walls. This wall is already built. Wants this held for complete information.
Camp – Asked about the material for the driveway – gravel. There is no texture and it’s monotone. Suggested sacrificing 1.5 feet at the rear of the drive to allow space to plant privet; that would minimize the cement look.
Watterson – He believes the grade could be manipulated at the lower portion of the drive to eliminate the need for railing.
Welch – The Department of Public Works (DPW) doesn’t get involved in driveway material.
Pohl – That requires a lot of fencing because the driveway grade is so low. If it were raised with a different material, it would have looked better. The gravel and concrete apron don’t look good. We need a site plan with dimensions of the parking spaces and the wall. Concerns include: concrete apron, the wall, and the fence on top of the wall.
Motion to Hold for revisions and additional information. (McLaughlin)
 Roll-call Vote Carried 5-0//Camp-aye; Oliver-aye; McLaughlin-aye; Coombs-aye; Certificate #
 Pohl-aye

5. 11 Davis Ln, LLC **03-0802** 11 Davis Lane New dwelling 82-75 Emeritus

Voting Welch (acting Chair), McLaughlin, Oliver
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (6:22) **Welch** – Asked if Mr. MacEachern wants to proceed with a 3-person board. Reviewed the March 10th minutes.
MacEachern – We will proceed. Reviewed changes made per previous concerns.
Oliver – A lot of her concerns weren’t addressed: a main concern was the enormous size of the porches related to the linear form of the house; over-abundance of ganged windows, primarily on the south; north elevation, the long unbroken wall, because the porches aren’t sufficient breaks; and the dormers should have less shingle space.
McLaughlin – There dimensions on the elevations are illegible. North elevation, the four-light windows should be fixed.
Welch – He agrees with what’s been said: the width and lengths of the decks. The depths of the porches are dramatically larger than the depth of the house. Looking at the north elevation, the side porch is flush with the front wall; where the roof makes a jog, the wall should break to assist in creating hierarchy of masses; there needs to be more sense of a primary and secondary mass.
Motion to Hold for revisions. (Oliver)
 Roll-call Vote Carried 3-0//McLaughlin-aye; Oliver-aye; Welch-aye Certificate #

6.	11 Davis Ln, LLC 03-0798	11 Davis Lane	Pool	82-75	Emeritus
Voting	Welch (acting Chair), McLaughlin, Oliver				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, correspondence, and photos.				
Representing	Matt MacEachern, Emeritus Development Mark Norris, owner				
Public	Matthew Erisman, 2 Wall Street				
Concerns (6:42)	<p>Pohl – Read letters of concern from Matt Erisman and Betsy Erisman at 4 Wall Street: pool, cabana, wet bar, and shed; location of pool and ancillary structures in proximity to Trinity Avenue; visibility from a public way.</p> <p>Welch – Our purview is what’s visible from a publicly traveled way and sense of place. Asked commissioners to focus on those relevant matters.</p> <p>MacEachern – Reviewed changes made per previous concerns; pools and ancillary structures are allowed by right.</p> <p>Norris – We would like to have a pool like two of our neighbors on Westerwyck and Trinity.</p> <p>Erisman – 12 Westerwyck received 20 letters in opposition when they applied for the pool. The lot is not oversized relative to the neighborhood. There is no high vegetation in the neighborhood, and the owner clear-cut to within 10 feet of the road. The cabana looks small but is actually very large with an outdoor shower and pool equipment right on Trinity Avenue; the other side has a bar and bathrooms. There is no reason the pool and cabana have to be pushed up against Trinity Avenue. In the past, the HDC has stood up in opposition to pools and cabanas on the road.</p> <p>Welch – We had asked for a landscape plan with screening for the pool to determine if it is appropriate; he doesn’t see that in the packet.</p> <p>MacEachern – He will check on that but doesn’t think the commissioners have it.</p> <p>Oliver – She doesn’t believe pools belong in Cisco. We went through a huge process with the pool next door and it was very clear the pool had to be screened and not with privet. The screening needs to be a natural vegetation; the final approved screening plan is effective. There is space to move this away from the road. The cabana needs to move; it’s a large open structure with pillars and a roof. It should be minimal, and the shed combined with the cabana. Cisco has this character and keeping the character of the area is part of HDC’s charge; the area will become more formal.</p> <p>McLaughlin – Since 1980, the popularity of trophy houses and pools have increased; agrees with Mr. M. Erisman’s comments about the historic character of the area.</p> <p>Coombs – Pools don’t fit into the semi-wild area of Cisco, and due to the salty winds, it is difficult for anything other than native plants to grow there.</p> <p>Welch – He agrees that sense of place is important; along those line, the privet hedge around the perimeter is out of context. A landscape plan is required to make a determination. This would benefit by pulling the pool and cabana north and west. The pool itself appears a little large.</p>				
Motion	Motion to Hold for revisions and a landscape plan. (McLaughlin)				
Roll-call Vote	Carried 3-0//Oliver-aye; McLaughlin-aye; Welch-aye			Certificate #	
7.	11 Davis Ln, LLC 03-0803	11 Davis Lane	Cabana	82-75	Emeritus
Voting	Welch (acting Chair), McLaughlin, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, correspondence, and photos.				
Representing	Matt MacEachern, Emeritus Development Mark Norris, owner				
Public	Matthew Erisman, 2 Wall Street				
Concerns (7:11)	<p>MacEachern – Reviewed changes made per previous concerns; location of these structures is related to their proximity to the living area of the house; landscaping will screen all, but the enclosed portion of the cabana, from visibility.</p> <p>Oliver – This is unnecessary and inappropriate; the big roof draws attention to it.</p> <p>McLaughlin – North and south elevations, confirmed the 4-light gable windows will be fixed.</p> <p>Welch – Appreciates the changes. The structure is too tall, and the door looks to be 7’6”, which follows up the vocabulary of the main structure. Loose some height. The structures wouldn’t be objectionable if it were smaller. We really need to have, in each drawing, a 6-foot tall by 1-foot wide rectangular scale gauge, so we have a better sense of scale.</p> <p>Oliver – In her view this requires major revisions and resiting the pool and cabana.</p>				
Motion	Motion to Hold for revisions and a scale gauge on the drawings. (McLaughlin)				
Roll-call Vote	Carried 3-0//Oliver-aye; McLaughlin-aye; Welch-aye			Certificate #	

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. Diane Ash 05-0939	23 Pine Street	Hardscaping	42.3.2-113	Emeritus
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch			
Alternates	None			
Recused	Pohl, Watterson			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:23)	<p>MacEachern – Presented project.</p> <p>Coombs – The carriage house obviously can't accommodate a vehicle; asked what it's for – bikes and such.</p> <p>Camp – She understands how confined the space is and is okay with the layout; however, the square patios of bluestone are not natural looking. Would like something to relax the hardscaping; grass, irregular stones.</p> <p>Oliver – Agrees with Ms. Camp; sometimes less is more. That's a lot of hardscaping. There are no other pergolas on Pine Street and this one is very shallow with no apparent purpose; suggested eliminating it.</p> <p>McLaughlin – The pergola is out of character with the neighborhood; there is no drawing of it. Patio 3 behind the carriage house, doesn't believe it will be visible.</p> <p>Welch – He'd ask, with respect to the rendering and plans, that there might be a different way to show a structure (the pergola) with no roof or wall. Agrees with the comment on the pergola and agrees with softening up the hardscaping; suggested Goshen stone with grass between. Asked the proposed color of the picket fence and trim – both white.</p> <p>Coombs – The fence changes from 36" to 54" before it gets to the front corner of the house; it should change at the house. Patio 2 could use a more relaxed stone; the same with the Patio 3 with the firepit. Okay with bluestone for Patio 1.</p> <p>Backus – She understands the intent of the pergola. It almost seems there is a second curbcut in front of the Carriage House; asked if that is pre-existing – no. Recommends softening look of the paving with grass in the middle.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried 5-0//Camp-aye; Oliver-aye; Welch-aye; McLaughlin-aye;		Certificate #	
	Coombs-aye			
2. Diane Ash 05-0940	23 Pine Street	Rev. 03-0841: pitch/wndws	42.3.2-113	Emeritus
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch			
Alternates	None			
Recused	Pohl, Watterson			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:45)	<p>MacEachern – Presented project.</p> <p>McLaughlin – Confirmed that the 6/12 pitch exists on the structure.</p> <p>Camp – She missed the shallow pitch of the 2nd-floor sun room; she wishes the roof weren't quite so high.</p> <p>Oliver – She's okay with it. Asked if the roof plain is set back from the main mass – wall is flush but roof is setback.</p> <p>Welch – Agrees with what's been said. The south elevation is an improvement. He has no concerns.</p> <p>Backus – This changes the character of the building; the original feel of the 1950s structure is now gone.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//McLaughlin-aye; Camp-aye; Oliver-aye; Welch-aye;		Certificate #	HDC2020-05-0940
	Coombs-aye			

3. Union Lodge, Masons 05-0962					
	30 Main Street	Rev. 72522: windows/deck	42.3.1-215	Linda Williams	
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Watterson				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.				
Representing	Linda Williams Robert Sarkisian, Worshipful Master Union Lodge				
Public	None				
Concerns (7:58)	<p>Williams – Presented project. Read email from Ian H. Robertson concerning the interior mural.</p> <p>Coombs – Asked about the mural and if Ms. Williams has any history on it. She feels the windows should not be replaced to preserve something on the interior; the windows haven't been part of the façade of that building for a long time.</p> <p>Sarkisian – The north wall is always the “dark” side under Masonic tradition; asked that the windows not be required.</p> <p>Backus – It is imperative that the commission see the photo provided via email showing the mural. As much as having the windows back would restore the look of the structure, it would be nice to help preserve this piece of history. She has no concerns regarding the 1st-floor window/door change.</p> <p>Oliver – No concerns. North elevation, where the door and window are switching, asked if that will the material remain as is – yes.</p> <p>Camp – It wasn't a random decision to install 5 windows. She doesn't feel comfortable voting on this.</p> <p>McLaughlin – No comments on not installing windows.</p> <p>Pohl – He's okay with not putting in the windows.</p>				
Motion	Motion to Approve as submitted. (McLaughlin)				
Roll-call Vote	Carried 4-0//Coombs-aye; Camp-abstain; Oliver-aye; McLaughlin-aye; Pohl-aye		Certificate #	HDC2020-05-0962	
4. Monomoy Shoals 05-0961					
	57 Center Street	Shower enclosure	42.4.3-70	Val Oliver	
Voting	Pohl, Coombs, McLaughlin, Camp, Watterson				
Alternates	Welch				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (8:16)	<p>Oliver – Presented project.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 5-0//Camp-aye; Watterson-aye; Coombs-aye; McLaughlin-aye; Pohl-aye		Certificate #	HDC2020-05-0961	
5. Richmond Great Pt 05-0955					
	71 Old South Road	Hardscaping - rock sign	68-999.2	Jardins International	
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Watterson, Dutra				
Recused	None				
Documentation	Landscape plans, site plan, Sign Guidelines, and photos.				
Representing	Elizabeth O'Rourke, Jardins International.				
Public	None				
Concerns (8:18)	<p>O'Rourke – Presented project.</p> <p>Flynn – Reviewed the sign guidelines for rock signs.</p> <p>Camp – Likes black lettering on a natural rock.</p> <p>Oliver – Agrees with Ms. Camp.</p> <p>Coombs – Agrees with Ms. Camp.</p>				
Motion	Motion to Approve through staff with black lettering. (McLaughlin)				
Roll-call Vote	Carried 5-0//Camp-aye; Oliver-aye; Coombs-aye; McLaughlin-aye; Pohl-aye		Certificate #	HDC2020-05-0955	

6. Neel Carlton *Et al.* **05-0923** 84 Pocomo Road Rev. 0596: wind/ftprnt chg 15-40 CWA
- Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch, Watterson
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Chip Webster, Chip Webster Associates
 Public None
 Concerns (8:25) **Webster** – Presented project.
McLaughlin – He feels it is architecturally inappropriate
 No others have concerns due to lack of visibility and placement on the lot.
- Motion **Motion to Approve. (Camp)**
 Roll-call Vote Carried 4-1//Oliver-aye; Coombs-aye; McLaughlin- nay; Camp-aye; Certificate # **HDC2020-05-0923**
 Pohl-aye
7. Chip Webster **05-0943** 11 South Shore Road Dr/wind chgs; small solar 67-468.1 Self
- Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch, Watterson
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
 Representing Chip Webster, Chip Webster Associates
 Public None
 Concerns (8:31) **Pohl** – This was pulled off consent with conditions because the solar panels face Wherowhero Lane.
Webster – Presented project; there is a deed restriction maintaining a 20-foot buffer around the perimeter.
Oliver – There is also a stove pipe, and we had no information on the panels; her concern is visibility because the vegetation is low.
Coombs – She believes the metal pipe will be scene; she sees no sense in having the pipe above the solar panels. This area isn't that heavily vegetated and believes the panels will be visible despite the buffer.
Camp – Suggested a view; she doesn't know the area.
McLaughlin – The panels and steel pipe will be visible from Wherowhero Road.
Webster – He would be open to removing the panels from the application at this time.
 Discussion about an alternate location for the stove pipe or screening it.
- Motion **Motion to View with a picture of the panels. (Camp)**
 Roll-call Vote Carried 5-0//Coombs-aye; Camp-aye; Oliver-aye; McLaughlin-aye; Certificate #
 Pohl-aye
8. Dworetzky-Banse **05-0944** 8 Shawkemo Road Rev. 11-0095: fenestration 43-90 Botticelli & Pohl
- Voting Coombs (acting chair), McLaughlin, Oliver, Welch, Watterson
 Alternates Camp stepped out
 Recused Pohl
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Lisa Botticelli, Botticelli & Pohl
 Public None
 Concerns (8:44) **Botticelli** – Presented project; doesn't believe the north elevation is visible; the only potential visibility is the south elevation.
Oliver – Doesn't think there will be much visibility; no concerns.
Welch – Agrees with Ms. Oliver. On the connector, the stone element with the old-style windows is charming and would like to see more.
Watterson – All the changes seem appropriate; agrees with Mr. Welch about the stone detail on the connector. No concerns.
McLaughlin – No comments. Announced he has to leave.
Coombs – Most of it is appropriate. Asked if the stone chimney could be straight, not tapered.
- Motion **Motion to Approve as submitted. (Oliver)**
 Roll-call Vote Carried 4-0//Watterson-aye; Oliver-aye; Welch-aye; Coombs-aye; Certificate # **HDC2020-05-0944**
 McLaughlin-no vote

9. Faro Strada, LLC 05-0946					
	20 Sankaty Head Road	Move-demo garage	48-31	Botticelli & Pohl	
Voting	Coombs (acting chair), Oliver, Welch, Watterson				
Alternates	Camp stepped out				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (8:53)	Botticelli – Presented project, circa 1980s/1990s. Oliver – Okay. Watterson – He questions whether or not this could be moved. No concerns. Welch – No concern; there is no architectural loss. Coombs – No concerns.				
Motion	Motion to Approve as a move or demolition. (Oliver)				
Roll-call Vote	Carried 4-0//Watterson-aye; Oliver-aye; Welch-aye; Coombs-aye		Certificate #	HDC2020-05-0946	
10. Faro Strada, LLC 05-0947					
	20 Sankaty Head Road	Addition/partial demo	48-31	Botticelli & Pohl	
Voting	Coombs (acting chair), Oliver, Welch, Watterson				
Alternates	Camp stepped out				
Recused	Pohl				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (8:58)	Botticelli – Presented project. Watterson – Appreciates a lot of the redesign, particularly keeping the eaves low. Confirmed the ridge height will be a foot higher the existing. Oliver – Agrees. Her only concern is the north elevation is visible and is highly fenestrated compared to the existing. Welch – He agrees with Mr. Watterson and Ms. Oliver. He’s concerned about what will be visible and the gambrel masses. This looks more attractive. Wants to see the photos of the area and the house. Coombs – Every north elevation window is mulled.				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 4-0//Watterson-aye; Oliver-aye; Welch-aye; Coombs-aye		Certificate #	HDC2020-05-0947	
11. Faro Strada, LLC 05-0945					
	20 Sankaty Head Road	Garage	48-31	Botticelli & Pohl	
Voting	Coombs (acting chair), Oliver, Welch, Watterson				
Alternates	Camp stepped out				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (9:09)	Botticelli – Presented project; this sits on a lower section of the property and the whole 1 st floor won’t be visible. Oliver – It’s better looking than the existing. She’d like to see if the height can be brought down; it might appear to be taller than the house. Welch – The ridge height is 26’6”, which is tall for a garage; it looks to be taller than the main house. He would like to see the height reduced; it appears that this will be taller than the main house. Discussion about the height of the garage in relation to the existing garage and the altered main dwelling. Coombs – It should be no more than 24’. Welch – It would be beneficial to show, on the image of the existing, a representation of the proposed ridge line and a dash line showing the lower eave.				
Motion	Motion to Hold for revisions. (Oliver)				
Roll-call Vote	Carried 4-0//Watterson-aye; Oliver-aye; Welch-aye; Coombs-aye		Certificate #		
12. Richard Griffin 05-0956					
	69 Cliff Road	Roof walk alteration	30-190	Gryphon Arch	
Voting	Pohl, Coombs, Camp, Oliver, Watterson				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ethan Griffin, Gryphon Architecture				
Public	None				
Concerns (9:19)	Griffin – Presented project; skirt is proposed white, but it could be natural to weather. Coombs – Don’t think a skirt is appropriate on this house. Oliver – She has no concerns; no color preference. Camp – No concerns either white or natural to weather. Watterson – Also no concerns painted or natural.				
Motion	Motion to Approve with the balusters, posts, to be white but skirt vertical board natural to weather. (Oliver)				
Roll-call Vote	Carried 4-1//Watterson-aye; Coombs-nay; Camp-aye; Oliver-aye; Pohl-aye		Certificate #	HDC2020-05-0956	

13. Mark Maistro **05-0953** 80 Pleasant Street Fenestration changes 55-655 Concept Design

Voting Pohl, Coombs, Camp, Oliver, Welch

Alternates None

Recused Watterson

Documentation Architectural elevation plans, site plan, and photos.

Representing TJ Watterson, Concept Design

Public None

Concerns (9:25) **Watterson** – Presented project; not visible from a public way.
Coombs – Thinks it's worth giving this a try due to lack of visibility.
Oliver – There is no visibility; no concerns.
Welch – He has no concerns due to lack of visibility.
Camp – No concerns.

Motion **Motion to Approve. (Oliver)**

Roll-call Vote Carried 5-0//Welch-aye; Coombs-aye; Camp-aye; Oliver-aye; Pohl-aye Certificate # **HDC2020-05-0953**

VII. OTHER BUSINESS

Approve Minutes	May 04, 2020: Motion to Approve. (Oliver)
Roll-call Vote	Carried 5-0//Oliver-aye; Coombs-aye; Camp-aye; Watterson-aye; Pohl-aye
Review Minutes	May 11, 2020
Other Business	<ul style="list-style-type: none"> Next HDC Meeting Tuesday May 26, 2020 at 4:30pm Discussion of Sign Application reviews by the Historic District Commission in the Sign Advisory Council's absence: Welch – Suggested that a member of the sign committee or staff vet the signs and submit comments through the chair. Backus – There has been a request from Administration through committees on how to make advisory committees happen again. Sign Guidelines: https://www.nantucket-ma.gov/DocumentCenter/View/14445/The-Sign-Book-PDF Sign Checklist: https://www.nantucket-ma.gov/DocumentCenter/View/36181/Sign-Check-List-PDF
Commission Comments	None

List of additional documents used at the meeting:

- None

Motion to Adjourn at 9:34 p.m. (Oliver)

Roll-call Vote Carried unanimously//Coombs-aye; Oliver-aye; Welch-aye; Camp-aye; Pohl-aye

Submitted by:
Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board