



# HISTORIC DISTRICT COMMISSION

## REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Raymond Pohl (Chair), Diane Coombs (Vice-chair), John McLaughlin, Abigail Camp, Vallorie Oliver,  
**Associate Commissioners:** Stephen Welch, Terence Watterson, Jessie Dutra

~~ MINUTES ~~

**Tuesday, June 23, 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 4:30 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, Dutra  
Absent Members: Welch, Watterson  
Late Arrivals: Camp, 4:36 p.m.; Dutra, 4:36 p.m.  
Early Departures: McLaughlin, 8:51 p.m.; Camp, 8:58 p.m.

Motion to Adopt the Agenda. (Oliver) Carried unanimously//Coombs, McLaughlin, Oliver, and Pohl-aye

### I. PUBLIC COMMENT

None

### II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jordan Goodman 06-1147	11 Gardner Road	Roof change	42.3.3-14	Gordan Folger
2.	Randy Sharp 06-1157	76 Polpis Road	Resite 332 sf garage	43-177	Thornewill Design
3.	Nant. Isl Land Bank 06-1152	174 Orange Street	Demo shed	55-64	Normand Residential
4.	Nant. Isl Land Bank 06-1151	174 Orange Street	Demo pool	55-64	Normand Residential
5.	Elizabeth Wetherell 06-1167	10 Hickory Lane	Rev. 05-1083: door	41-904	Emeritus
6.	Constance Cheever 06-1148	23 Monomoy road	Fence	54-205	Self
7.	Robert Keith 06-1171	2 Capaum Road	Shed	30-287	Self
8.	Anthony Costa 06-1158	10 Swift Rock Road	Rev. 00957: resite shed	40-36	Structures Unlimited
9.	Mark Wendling 06-1173	4 John Adams Lane	Demo pool shed	30-628	Botticelli & Pohl
10.	Mark Wendling 06-1178	4 John Adams Lane	Demo pool	30-628	Botticelli & Pohl
11.	Island Lumber 06-1180	1 Polpis Road	Rev. 11-0197: door change	54-121	Joe Guay
12.	Arthur Gasbarro 06-1170	48 Skyline Drive	Addition	79-45	Self
13.	Jorge Rodriquez 06-1142	1 Weatherly Place	Egress windows	67-304	Self
14.	22 Starbuck Rd, LLC 06-1156	22 Starbuck Road	Rev.11-0195: ridge/wndw	60-118	Thornewill Design
15.	Bob Rise 06-1172	62 Washington Avenue	Rev.72957: bump out/chm	59.4-315	Val Oliver
16.	Faro Strada 06-1187	20 Sankaty Road	Hardscape	48-31	Jardin International
17.	Mark Burlington 06-1095	15 Beach Street	Shell driveway	73.1.3-26	Self

Voting Coombs (acting chair), McLaughlin, Camp, Dutra

Alternates None

Recused Pohl, Oliver

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Camp)**

Roll-call Vote Carried 4-0//Dutra, Camp, McLaughlin, and Coombs-aye

Certificate # **HDC2020-06-(as noted)**

**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.	Robert Feldberg <b>06-1089</b>	13 New Street	HVAC	55-43.1	Gordon Folger
	<ul style="list-style-type: none"> <li>Conduit lines to be screened with cedar and condenser to be screened at time of inspection and in perpetuity.</li> </ul>				
2.	Catherine Bird <b>06-1160</b>	1 Parson Lane	Door, infill, step	75-143	Richard Green
	<ul style="list-style-type: none"> <li>Due to minimal visibility</li> </ul>				
3.	Stephen Cheney <b>06-1154</b>	28 Equator Drive	Roof change	56-342	Self
	<ul style="list-style-type: none"> <li>Correct photos to be submitted</li> </ul>				
4.	Courtney Forrester <b>06-1179</b>	141 Polpis Road	Hardscape-outdoor kitchen	44-7.3	Normand Residential
	<ul style="list-style-type: none"> <li>Due to lack of visibility</li> </ul>				
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Dutra				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	<b>Motion to Approve through staff per noted conditions. (Camp)</b>				
Roll-call Vote	Carried 4-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye			Certificate #	<b>HDC2020-06-(as noted)</b>

**IV. SIGNS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Phil Pastan <b>06-1189</b>	63B Old South Road	Wall sign	68-157.2	Mayra Escobar
2.	Phil Pastan <b>06-1190</b>	63B Old South Road	Wall sign	68-157.2	Mayra Escobar
3.	Phil Pastan <b>06-1191</b>	63A Old South Road	Wall sign	68-157.2	Michael Eldridge
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Dutra				
Recused	None				
Documentation	Sign Design plans, site plan, photos, and Sign advisory committee comments.				
Representing	None				
Sign Advisory	None				
Concerns (4:41)	<b>Flynn</b> – Items 1-3 are approvable with Sign Advisory Council comments.				
Motion	<b>Motion to Approve Items 1-3 through staff per SAC comments. (Camp)</b>				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Oliver, Camp, and Pohl-aye			Certificate #	<b>HDC2020-06-(as noted)</b>
4.	Blue Flag Devel <b>06-1194</b>	29 Centre Street	Wall sign	42.3.1-122-2	Kaity Cimo
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Dutra				
Recused	None				
Documentation	Sign Design plans, site plan, photos, and Sign advisory committee comments.				
Representing	None				
Sign Advisory	None				
Concerns (4:41)	<b>Flynn</b> – Approvable.				
Motion	<b>Motion to Approve as submitted. (Camp)</b>				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Oliver, Camp, and Pohl-aye			Certificate #	<b>HDC2020-06-(as noted)</b>

Proposed HDC Minutes for June 23, 2020

5.	Nantucket Hist Assn	<b>06-1204</b>	7 Fair Street	Wall Sign	42.3.1-50	Normand Residential
6.	Nantucket Hist Assn	<b>06-1205</b>	7 Fair Street	Wall Sign	42.3.1-50	Normand Residential
7.	Nantucket Hist Assn	<b>06-1202</b>	10 Mill Street	Fence Sign	55.4.4-15	Normand Residential
8.	Nantucket Hist Assn	<b>06-1203</b>	8 Gardner Street	Wall Sign	42.3.3-56	Normand Residential
9.	Nantucket Hist Assn	<b>06-1201</b>	8 Howard Street	Fence Sign	42.3.3-11	Normand Residential
10.	Nantucket Hist Assn	<b>06-1200</b>	99 Main Street	Fence Sign	42.3.3-110	Normand Residential
11.	Nantucket Hist Assn	<b>06-1199</b>	96 Main Street	Fence Sign	42.3.3-61	Normand Residential
12.	Nantucket Hist Assn	<b>06-1198</b>	16 Sunset Hill	Fence Sign	41-449	Normand Residential
13.	Nantucket Hist Assn	<b>06-1197</b>	50 Prospect Street	Fence Sign	55.4.4-2550	Normand Residential
14.	Nantucket Hist Assn	<b>06-1196</b>	15R Vestal Street	Wall Sign	42.3.3-43	Normand Residential
15.	Nantucket Hist Assn	<b>06-1195</b>	4 Mill Street	Wall Sign	55.4.4-16	Normand Residential

Voting Pohl, Coombs, McLaughlin, Camp, Oliver

Alternates Dutra

Recused None

Documentation Sign Design plans, site plan, photos, and Sign advisory committee comments.

Representing None

Sign Advisory None

Concerns (4:41) **Flynn** – Items 5-15 were held for representation.

Motion **Motion to Hold Items 5-15 for representation. (Coombs)**

Roll-call Vote Carried 5-0//Oliver, McLaughlin, Oliver, Camp, and Pohl-aye

Certificate #

16. NIR **06-1206** 14 Federal Street Wall Sign 42.3.1-26 Anna Jay

Voting Pohl, Coombs, McLaughlin, Camp, Oliver

Alternates Dutra

Recused None

Documentation Sign Design plans, site plan, photos, and Sign advisory committee comments.

Representing None

Sign Advisory None

Concerns **Flynn** – This is held for revisions.

Motion **Motion to Hold for revisions. (Coombs)**

Roll-call Vote Carried 5-0//Oliver, McLaughlin, Oliver, Camp, and Pohl-aye

Certificate #

17. Swim Across Amer **06-1192** Various Location Banner Sign N/A Maria Zodda

18. Swim Across Amer **06-1193** Various Location Poster N/A Maria Zodda

Voting Pohl, Coombs, McLaughlin, Camp, Oliver

Alternates Dutra

Recused None

Documentation Sign Design plans, site plan, photos, and Sign advisory committee comments.

Representing None

Sign Advisory None

Concerns **Flynn** – Approvable per SAC comments.

Motion **Motion to Approve Items 17 and 18 through staff per SAC comments. (Camp)**

Roll-call Vote Carried 5-0//Oliver, McLaughlin, Oliver, Camp, and Pohl-aye

Certificate #

**HDC2020-06-(as noted)**

**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.	19 N. Pasture Trust <b>06-1106</b>	19 North Pasture Lane	Deck/porch/add stairs	44-73	Botticelli & Pohl
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Dutra				
Alternates	None				
Recused	Pohl				
Documentation	Architectural design plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (4:46)	<b>Botticelli</b> – Presented project. No concerns.				
Motion	<b>Motion to Approve. (Camp)</b>				
Roll-call Vote	Carried 5-0//Dutra, Oliver, Camp, McLaughlin, and Coombs-aye			Certificate #	<b>HDC2020-06-1106</b>

2. Terrance <b>06-1128</b>	2 White Street	Addition	80-215.1	BPC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, and photos.			
Representing	Joe Paul, BPC			
Public	None			
Concerns (4:50)	<p><b>Paul</b> – Presented project; there is heavy vegetation along both roads; trim and roof to match existing.</p> <p><b>Camp</b> – North elevation, suggested separating the 2<sup>nd</sup>-floor windows so the left aligns over the 1<sup>st</sup>-floor window.</p> <p><b>Oliver</b> – No concerns; visibility is virtually nothing.</p> <p><b>Coombs</b> – Agrees about the north elevation windows; asked why the chimney was removed.</p> <p><b>McLaughlin</b> – East elevation, asked the depth of the deck – 10-feet deep; it should be pulled back to 8 feet.</p> <p><b>Pohl</b> – The existing cape has a 12/12 pitch; asked why the addition has a 9/12.</p>			
Motion	<b>Motion to Approve through staff with the 2<sup>nd</sup>-floor north-elevation windows to be separated to align the left window over the 1<sup>st</sup>-floor “B” window and the east elevation 2<sup>nd</sup>-floor deck to be no more than 8 feet deep. (Camp)</b>			
Roll-call Vote	Carried //Coombs, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #	<b>HDC2020-06-1128</b>
3. William Folberth <b>06-1121</b>	58 Walsh Street	New dwelling	29-97	Sanne Payne
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, photos, correspondence, and advisory comments.			
Representing	Sanne Payne			
Public	None			
Concerns (5:09)	<p><b>Backus</b> – Read comments: infill; plans hard to read; structure seems tall; north elevation over fenestrated with ganged windows; west elevation ganged windows inappropriate; asked the base elevation versus requirement for flood zone.</p> <p><b>Payne</b> – Presented project; Art Gasbarro sent the Commission about meeting the FEMA code compliance.</p> <p><b>Oliver</b> – The house itself is typical but it’s elevated and no others in the area are elevated. There’s a lot of deck and vertical board; should be mitigated. Suggested the design be less symmetrical with different-sized gables. In general, she’d like to see other solutions to masking the foundations; 16 Walsh Street did landscaping with a berm up to the house.</p> <p><b>Coombs</b> – North elevation, way too many windows; left 4-ganged is too heavy; number of windows should be reduced. Feels this architecture doesn’t call for a roof walk. South elevation, right windows in gable should be separated; windows not centered. The chimneys need corbelling. East elevation is better, but windows are not centered. West elevation, right gable windows should be separated; the chimney is overly wide, and the outdoor fireplace should be drawn in.</p> <p><b>McLaughlin</b> – North elevation, the 2-panel door should be a typical 6-panel door.</p> <p><b>Camp</b> – North elevation, this looks like a condo in a complex; the gables forward should be less vertical looking; section over the front door, if those windows were ganged it would be a throwback to shingle style. South elevation, there is no symmetry to the windows, which should align over the 1<sup>st</sup> floor.</p> <p><b>Pohl</b> – We need something from a surveyor about meeting but not exceeding FEMA code. The roads aren’t identified on the site plans. Shares stated concerns. The roof walk should be no more than 1/3 the ridge. The flanking gables are too vertical; they could be wider with the middle section reduced. There is a lot of vertical board; could pull the shingles down; left gable is jammed with windows and doors and should have more wall, less glass. He’d almost prefer over 30 feet, so the gables are wider giving the feel of being less vertical. Looking at the floor-level lines, the “A” windows appear to be 1 foot off the floor and could be raised as well as made taller.</p>			
Motion	<b>Motion to Hold for revisions. (Camp)</b>			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #	
4. ABH, LLC <b>06-1120</b>	4 Stone Barn Way	Lift, new foundation & steps	29-914	Mark Cutone Architecture
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, photos, historical documentation, and advisory comments.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (5:34)	<p><b>Cutone</b> – Presented project; lifting 3’3” puts ridge at 26’4” from grade.</p> <p><b>Coombs</b> – No concerns; agrees with dropping the shingles down 1 foot.</p> <p><b>Camp</b> – The proportions are correct; would prefer vegetation and 1 shingle course. Likes Ms. Oliver’s suggestion.</p> <p><b>Oliver</b> – Suggested a course of shingles and water table.</p> <p><b>McLaughlin</b> – Clarified application. No comments.</p> <p><b>Pohl</b> – Suggested pulling shingles down to mask the amount of concrete foundation.</p>			
Motion	<b>Motion to Approve through staff with shingles dropped 1 course and adding a water table. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye		Certificate #	<b>HDC2020-06-1120</b>

5.	K225, LLC 06-1130	65 Center Street	Hardscaping	42.4.3-16	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (5-45)	<p><b>Williams</b> – Presented project; bluestone patio irregular cut; there is no arbor; retaining walls not as tall as rendered.</p> <p><b>Backus</b> – Read comments: formality is okay with Greek revival elements.</p> <p><b>Oliver</b> – There’s a lot of fence but it’s an improvement over what was there. Hope the retaining walls will be screened by vegetation. Asked for some fence to be 5&amp;1.</p> <p><b>Camp</b> – Okay with most everything. Asked height of “arbor view” fieldstone walls; eliminate the bluestone caps. She thinks 5&amp;1 fences draw the eye while solid board is simpler.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Coombs</b> – Agrees about reducing the retaining wall; wants to see what will be planted there; would prefer less formal planting plan due to age of the house. Agrees with Ms. Camp about the simpler board fence.</p> <p><b>Pohl</b> – A distinctive aspect is the stone walls acting as railing at the “arbor view” steps; right wall is 2-feet taller than it needs to be. His main concern is the amount of stone wall; but that can be cut down.</p> <p>Discussion about height of retaining wall with the fence on it.</p>				
Motion	<b>Motion to Hold for revisions. (Camp)</b>				
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye			Certificate #	
6.	Coffin Farm 06-1119	31 Fairgrounds Road	Demo/move off MH	67-149	Brook Meerbergen
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Dutra				
Recused	None				
Documentation	Architectural design plans, site plan, photos, historical information, and advisory comments.				
Representing	Brook Meerbergen				
Public	None				
Concerns (6:07)	<p>Motion to move this in front of 33 South Shore Road. (Oliver)</p> <p>Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye</p> <p><b>Meerbergen</b> – Presented project; circa 1960s ranch; this should be considered on its own merit and not tied to the pending applications regarding the subdivision of the property.</p> <p><b>Backus</b> – She reviewed this because it’s a move/demo; circa 1964 contributing; suggested saving for housing.</p> <p><b>Coombs</b> – Doesn’t want to act upon this before the July 10<sup>th</sup> meeting regarding the redevelopment of this lot.</p> <p><b>Oliver</b> – What Ms. Coombs said, makes her wonder why this can’t be recycled for use on this lot.</p> <p><b>Camp</b> – No concerns.</p> <p><b>McLaughlin</b> – Wants to see where this is going.</p> <p><b>Pohl</b> – There is an application for it to move onto 33 South Shore Road; questions why it’s a demo/move off – client wants to keep options open. He supports a move off as opposed to the demo/move off.</p>				
Motion	Motion to Approve a demo/move off. (Camp)				
	Not Carried 3-2//Oliver, Coombs, and Pohl-nay; McLaughlin and Camp-aye				
	<b>Motion to Hold for July 10<sup>th</sup> hearing. (Coombs)</b>				
Roll-call Vote	Carried 4-1//Pohl-nay; Oliver, Camp, Coombs, and McLaughlin-aye			Certificate #	<b>HDC2020-06-1119</b>
7.	Daniel Cassano 06-1131	33 South Shore Road	Move on	80-64	Brook Meerbergen
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Dutra				
Recused	None				
Documentation	Architectural design plans, site plan, and photos.				
Representing	Brook Meerbergen				
Public	None				
Concerns (6:22)	<p><b>Meerbergen</b> – This is where 31 Fairgrounds would be moving to.</p> <p><b>Camp</b> – She would be okay with the ranch moving here. The lot is pinched; it could easily be 10-feet wider.</p> <p><b>Oliver</b> – Question voting to move the ranch when they haven’t approved the move off; she’s okay with it moving here; asked if it could be turned so the front door faces the street – lot too narrow.</p> <p><b>Coombs</b> – It would be good if it doesn’t go lot-line to lot-line. If necessary, this is a good location.</p> <p><b>McLaughlin</b> – No concerns.</p> <p><b>Pohl</b> – If the lot could be less parallel, it would allow the house to be turned on the lot.</p>				
Motion	<b>Motion to Approve through staff with the picture window facing South Shore Road. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye			Certificate #	<b>HDC2020-06-1131</b>

8. Coffin Farm <b>06-1115</b>	31 Fairgrounds Road	Demo/ move off - garage	67-149	Brook Meerbergen
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, photos, and historic information.			
Representing	Brook Meerbergen			
Public	None			
Concerns (6:32)	<b>Backus</b> – Couldn't find anything on this other than it was built in the early 1960s. <b>Oliver</b> – Asked if it's worth moving. <b>Meerbergen</b> – It's not in as good shape as the house; garage doors look to be warping; 22X32 feet. <b>Camp</b> – No concerns. <b>Coombs</b> – Would prefer a move but would support a move/demo. <b>McLaughlin</b> – No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye	Certificate #	<b>HDC2020-06-1115</b>	
9. John Galihier <b>06-1134</b>	34 Washing Pond Road	Rev. 12-0248: re-site	31-13.3	Sophie Metz
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, and photos.			
Representing	Sophie Metz			
Public	None			
Concerns (6:38)	<b>Metz</b> – Presented project. No concerns.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye	Certificate #	<b>HDC2020-06-1134</b>	
10. John Galihier <b>06-1122</b>	34 Washing Pond Road	Rev. 12-0249: re-site	31-13.3	Sophie Metz
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, photos, correspondence, historical documentation, and advisory comments.			
Representing	Sophie Metz			
Public	None			
Concerns (6:42)	No concerns.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye	Certificate #	<b>HDC2020-06-1122</b>	
11. Walter Glidden Tr <b>06-1098</b>	8 Broad Street	Awning	42.4.2-63	Tobias Glidden
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, photos, historical documentation, and advisory comments.			
Representing	Tobias Glidden			
Public	None			
Concerns (6:43)	<b>Glidden</b> – Presented project; this structure originally had an awning. Discussion about awning color to tie with the sign. <b>Oliver</b> – Would like navy blue to match the “Stubby’s” sign. <b>Camp</b> – Okay with any color. <b>McLaughlin</b> – Clamps for awnings are still in place and many downtown structures. <b>Coombs</b> – Agrees with Ms. Oliver.			
Motion	<b>Motion to Approve with the color being dark blue to match the sign. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye	Certificate #	<b>HDC2020-06-1098</b>	

12. 78 Wauwinet, LLC **06-1096** 78 Wauwinet Road Garage 14-18 Emeritus  
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver  
 Alternates Dutra  
 Recused None  
 Documentation Architectural design plans, site plan, and photos.  
 Representing Matt MacEachern, Emeritus Development  
 Public None  
 Concerns (6:50) **MacEachern** – Presented project; included a scale graphic on each elevation.  
**Oliver** – West elevation faces Fargo Way; suggested separating the triple-ganged windows to better resemble a barn.  
**Camp** – The design is beautiful; her problem is the massive scale.  
**Coombs** – Agrees about the west elevation windows. The structure is a big rectangle.  
**McLaughlin** – Design is fine. East elevation, gable pitch should be 7/12; cupola should be eliminated.  
**Pohl** – Agrees about the cupola because it will be visible. West elevation dormer windows should be spaced across the dormer face or the dormer should get smaller.  
 Motion **Motion to Hold for revisions. (Coombs)**  
 Roll-call Vote Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye Certificate #

13. NIR **06-1104** Old South Wharf Railing modifications 42.2.4-2 Emeritus  
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver  
 Alternates Dutra  
 Recused None  
 Documentation Architectural design plans, site plan, photos, and advisory comments.  
 Representing Matt MacEachern, Emeritus Development  
 Public None  
 Concerns (7:03) **MacEachern** – Presented project.  
**Backus** – Came in as a like-kind; after review by the Building Inspector, decided it wasn't appropriate as a like kind. Some staircases didn't have vertical balusters; a lot of places have added vertical balusters.  
**Oliver** – Suggested vertical metal cables rather than adding wood baluster to keep the simplicity. Okay with the proposed.  
**Coombs** – Would prefer vertical than horizontal.  
**Camp** – No concerns.  
**McLaughlin** – Feels you don't need the vertical boards.  
**Pohl** – Metal cables would reflect light. We can't take liberties with life-safety codes; this is one of those situations.  
 Motion **Motion to Approve as submitted. (Oliver)**  
 Roll-call Vote Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye Certificate # **HDC2020-06-1104**

14. TLJ Properties **06-1109** 24 Bartlett Farm Road Shed 65-86 Emeritus  
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver  
 Alternates Dutra  
 Recused None  
 Documentation Architectural design plans, site plan, and photos.  
 Representing Matt MacEachern, Emeritus Development  
 Public None  
 Concerns (7:14) **MacEachern** – Presented project; application should say Bartlett Farm Road; we're changing the house color to Quaker grey trim and doors; this will match.  
**Oliver** – She has no concerns with this but would like it to track with the house; for her it is the composition of the whole site.  
**Camp** – No concerns. There is no fenestration on the west elevation facing the road; if there is a hedge, it would be okay due to lack of visibility.  
**Coombs** – Currently this is its best location; if it fits in, it's okay.  
**McLaughlin** – Crossbucks should be on the inside of the door.  
**Pohl** – This is not architecturally tied to the house and should be reviewed on its own merit. No concerns.  
 Motion **Motion to Approve through staff with two "D" windows added to the west elevation. (Camp)**  
 Roll-call Vote Carried 4-0//Oliver-abstain; Coombs, McLaughlin, Camp, and Pohl-aye Certificate # **HDC2020-06-1109**

15. TLJ Properties	<b>06-1110</b>	24 Bartlett Farm Road	Pool	65-86	Emeritus
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra				
Alternates	<b>None</b>				
Recused	(Oliver stepped out)				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:24)	<b>MacEachern</b> – Presented project. <b>Pohl</b> – We aren't going to approve a pool without knowing how it will be screened; it doesn't need a fence, which would help screen it, but it's on a corner lot. <b>Camp</b> – Would like to view this.				
Motion	<b>Motion to View and Hold for the landscaping plan. (Camp)</b>				
Roll-call Vote	Carried 5-0//Coombs, Dutra, Camp, McLaughlin, and Pohl-aye			Certificate #	
16. Bradley Humphries	<b>06-1105</b>	10A Gray Avenue	Pool/hardscape/grill area	67-178.2	Jesse Dutra
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver				
Alternates	None				
Recused	Pohl, Dutra				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Jesse Dutra, Waterscapes				
Public	None				
Concerns (7:27)	<b>Dutra</b> – Presented project; pool is 16X32; there is an owner's easement along the north side. <b>Camp</b> – She thinks it will be okay though it looks a nice tight design. <b>McLaughlin</b> – No comments. <b>Oliver</b> – No concerns; doesn't think it will be visible.				
Motion	<b>Motion to Approve. (Camp)</b>				
Roll-call Vote	Carried 4-0//Camp, Oliver, McLaughlin, and Coombs-aye			Certificate #	<b>HDC2020-06-1105</b>
17. Nancy Digliuso	<b>06-1181</b>	35 Dartmouth Street	Metal roof shingles	76.4.2-304	East Coast Metal Roof
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Dutra				
Recused	None				
Documentation	Architectural design plans, site plan, and photos.				
Representing	Paul Lechiara, East Coast Metal				
Public	None				
Concerns (7:32)	<b>Lechiara</b> – Presented project; he can mail samples. <b>Oliver</b> – Looks okay in the picture but would like to see an actual sample. <b>Pohl</b> – Mail a sample to Ms. Flynn, who will ensure the commissioners see it. The photo looks like grey asphalt, but we need to see how it behaves in the sunlight.				
Motion	<b>Motion to Hold for a roofing sample board. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye			Certificate #	
18. Nant Elec/Nat Grid	<b>06-1176</b>	32 Bunker Road	Commercial Storage Bldg	78/27	Bowditch & Dewey
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Dutra				
Recused	None				
Documentation	Architectural design plans, site plan, and photos.				
Representing	Joshua Smith, Bowditch & Dewey Steve Holdgate, National Grid				
Public	None				
Concerns (7:37)	<b>Smith</b> – Presented project; colors to match the existing building. <b>Camp</b> – This is a utilitarian building and not very high, though some greenery would help a lot. <b>Coombs</b> – Appreciates proposed color and height; could put planters along the side. <b>Oliver</b> – No concerns. <b>Holdgate</b> – The site is to store utility equipment we use. Some equipment has been moved from the site. <b>McLaughlin</b> – No comments.				
Motion	<b>Motion to Approve. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye			Certificate #	<b>HDC2020-06-1176</b>



19. Nant Elec/Nat Grid <b>06-1169</b>	32 Bunker Road	Hardscape-gate/driveway	78/27	Bowditch & Dewey
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Joshua Smith, Bowditch & Dewey Steve Holdgate, National Grid			
Public	None			
Concerns (7:51)	<b>Smith</b> – Presented project. No concerns.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #	<b>HDC2020-06-1169</b>
20. HulbertACK II, LLC <b>06-1188</b>	4 Hulbert Avenue	Partial demo/lift/add	42.1.4-2	Cheney Brother Building
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, photos, and historical documentation.			
Representing	Stephen Cheney, Cheney Brothers Building			
Public	None			
Concerns (7:53)	<b>Cheney</b> – Presented project; to clarify means and methods; circa 1896. No concerns.			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	<b>HDC2020-06-1188</b>
21. Phil Pastan <b>06-1146</b>	63 Old South Road	Rev.05-0909; hood fan Opt 2	68-157.2	Mayra Escobar
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, and photos.			
Representing	Mayra Escobar, Richmond Development			
Public	None			
Concerns (8:00)	<b>Escobar</b> – Putting the vent on the wall because the roof is fireproof and can't be cut. No concerns.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	<b>HDC2020-06-1146</b>
22. Nant Isl Land Bank <b>06-0624</b>	174 Orange Street	Demo/move off garage	55-64	Normand Residential
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	None			
Recused	(Camp short break)			
Documentation	Architectural design plans, site plan, photos, and historical documentation.			
Representing	Ben Normand, Residential Design			
Public	None			
Concerns (8:03)	<b>Normand</b> – Presented project; will come back with full master plan for the park; 18X22 circa 2004. <b>Backus</b> – The main house is historic; this is not but if it's demolished, we should have more than just photos. No concerns. <b>Pohl</b> – We're okay with photos of all four elevations; besides, he's sure there are still drawings on file.			
Motion	<b>Motion to Approve as a move off/demolition. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Dutra, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	<b>HDC2020-06-0624</b>
23. Nant Isl Land Bank <b>06-1150</b>	174 Orange Street	Demo/move off cottage	55-64	Normand Residential
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	None			
Recused	(Camp short break)			
Documentation	Architectural design plans, site plan, photos, and historical documentation.			
Representing	Ben Normand, Residential Design			
Public	None			
Concerns (8:10)	<b>Normand</b> – Circa 2004; it's weird shape and would be a difficult move. No concerns.			
Motion	<b>Motion to Approve as a move off/demolition. (Oliver)</b>			
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Dutra, Oliver, and Pohl-aye		Certificate #	<b>HDC2020-06-1150</b>

24. Nant Isl Land Bank <b>06-1149</b>	174 Orange Street	Demo/move off cabana	55-64	Normand Residential
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	None			
Recused	(Camp short break)			
Documentation	Architectural design plans, site plan, photos, and historical documentation.			
Representing	Ben Normand, Residential Design			
Public	None			
Concerns (8:12)	<b>Normand</b> – Circa early 1980s; not well built. No concerns.			
Motion	<b>Motion to Approve as a move off/demolition. (Oliver)</b>			
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Dutra, Oliver, and Pohl-aye	Certificate #	<b>HDC2020-06-1149</b>	
25. NBGC <b>06-1145</b>	69 Sparks Avenue	New dwelling	55-139.2	Emeritus
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	None			
Recused	(Camp short break)			
Documentation	Architectural design plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:13)	<b>MacEachern</b> – Presented project; natural trim with black sash. <b>Oliver</b> – If the main pitch can't change, okay; the dormer pitches should be shallower. The porch could be a broken back, which would allow the dormer windows to be larger. North elevation, dormer windows should align with those below. <b>Coombs</b> – North elevation, asked if there is a railing at the landing – meets all ADA requirements as designed. <b>Dutra</b> – No comments. <b>McLaughlin</b> – The 2 <sup>nd</sup> -floor 6-light windows should be double hung. South elevation, the front door should be something else. <b>Pohl</b> – Agrees about reducing the main and dormer roof pitch and changing the front door.			
Motion	<b>Motion to Hold for revisions. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Dutra, Coombs, McLaughlin, Oliver, and Pohl-aye	Certificate #		
26. George Spencer Tr <b>06-1144</b>	5 Sherburne Way	Demo/move off	30-38	Botticelli & Pohl
27. Nant 62 Walsh, LLC <b>06-1143</b>	60 Walsh Street	New dwelling	29-85.2	Botticelli & Pohl
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Dutra			
Alternates	None			
Recused	Pohl			
Documentation	None			
Representing	Ray Pohl, Botticelli & Pohl			
Public	None			
Concerns (8:29)	<b>Pohl</b> – Asked these be held for the next meeting. Not opened at this time.			
Motion	<b>Motion to Hold Items 26 &amp; 27 for Thursday July 2<sup>nd</sup> meeting. (Oliver)</b>			
Roll-call Vote	Carried //Camp, McLaughlin, Dutra, Oliver, and Coombs-aye	Certificate #		
28. High Garden <b>06-1102</b>	40 Jefferson Avenue	Driveway/apron	30-119	Jardins International
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Elizabeth O'Rourke, Jardins Intl			
Public	None			
Concerns (8:32)	(8:30) Motion to Hold for the representative. (Camp) Oliver, Coombs, Camp, McLaughlin, and Pohl-aye <b>O'Rourke</b> – Presented project; material will be Belgium block apron and drive. <b>Backus</b> – They need to go to the Department of Public Works for a curb cut approval, but they must have HDC approval first. No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Oliver, Camp, and Pohl-aye	Certificate #	<b>HDC2020-06-1102</b>	

<b>29. Brian Edmunds 06-1177</b>	<b>37 Milk Street</b>	<b>Pool</b>	<b>41-528</b>	<b>Thornewill Design</b>
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:31)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Oliver)</b>			
Roll-call Vote	Carried 5-0// Camp, McLaughlin, Coombs, Oliver, and Pohl-aye		Certificate #	
<b>30. Daniel DeCamora 06-1182</b>	<b>1 Swayze Drive</b>	<b>Roof top solar - MH</b>	<b>66-152</b>	<b>Karen Alence</b>
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, manufacturer spec sheet, and photos.			
Representing	Karen Alence, Cotuit Solar			
Public	None			
Concerns (8:42)	<b>Alence</b> – Presented project. No concerns.			
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>			
Roll-call Vote	Carried 5-0//Coombs, Camp, Oliver, McLaughlin, and Pohl-aye		Certificate #	<b>HDC2020-06-1182</b>
<b>31. Daniel DeCamora 06-1183</b>	<b>1 Swayze Drive</b>	<b>Roof top solar - garage</b>	<b>66-152</b>	<b>Karen Alence</b>
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural design plans, site plan, manufacturer spec sheet, and photos.			
Representing	Karen Alence, Cotuit Solar			
Public	None			
Concerns (8:46)	<b>Alence</b> – Presented project; garage roof will be visible from Somerset Road, but it will be solid black panels on black shingles and cover the roof. <b>Oliver</b> – Would like a tree in the front yard to mitigate the view of the garage. <b>Camp</b> – Agrees. <b>Coombs</b> – This goes against our guidelines; a tree takes 15 years to grow; screening should be more substantial. <b>McLaughlin</b> – No concerns. <b>Pohl</b> – Would like to see some heavy screening.			
Motion	<b>Motion to Hold for revisions to screening. (Camp)</b>			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #	
<b>32. 12 Lincoln Ave NT 06-1159</b>	<b>12 Lincoln Avenue</b>	<b>Rev. 73364: re-site pool</b>	<b>30-183</b>	<b>Emeritus</b>
Voting	Pohl, Coombs, Camp, Oliver, Dutra			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:51)	<b>MacEachern</b> – Presented project. <b>Oliver</b> – Could move it just 10 feet instead of all the way to the setback; then it would still be behind the house. <b>Pohl</b> – When it was sited the other way; the pool was 100% behind the guest house; now it's peeking out. We need to know more about the screening. <b>Camp</b> – Suggested putting the spa at the other end of the pool or along one of the long sides.			
Motion	<b>Motion to Hold for more information. (Camp)</b>			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Dutra, Camp, and Pohl-aye		Certificate #	

Proposed HDC Minutes for June 23, 2020

33. Chuck Lenhart <b>06-1161</b>	25 Dukes Road	New dwelling	41-530.2	Self
34. Ronald Winters <b>06-1185</b>	6 Essex Road	Commercial renovation	67-598	Mark Avery
35. Ronald Winters <b>06-1186</b>	6 Essex Road	Roof top solar	67-598	Mark Avery
36. Brian Harris <b>06-1164</b>	50 Weweeder Avenue	New dwelling	79-15	Mark Cutone Architect
37. Brian Harris <b>06-1165</b>	50 Weweeder Avenue	Pool-pergola	79-15	Mark Cutone Architect
38. Brian Harris <b>06-1163</b>	50 Weweeder Avenue	Barn	79-15	Mark Cutone Architect
39. Brian Harris <b>06-1162</b>	50 Weweeder Avenue	Cabana	79-15	Mark Cutone Architect
40. 3D Nom Trust <b>06-1174</b>	3 Davis Lane	Renew 67455: demo MH	82-71	Mark Cutone Architect
41. 3D Nom Trust <b>06-1175</b>	3 Davis Lane	Renew 67456: new dwelling	82-71	Mark Cutone Architect
42. 3D Nom Trust <b>06-1168</b>	3 Davis Lane	Renew 67457: shed	82-71	Mark Cutone Architect

Voting Pohl, Coombs, Camp, Oliver, Dutra

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns (8:58) Not opened at this time.

Motion **Motion to Hold for Thursday, July 2<sup>nd</sup> meeting. (Oliver)**

Roll-call Vote Carried 5-0//Camp, Coombs, Dutra, Oliver, and Pohl-aye

Certificate #

**VIII. OTHER BUSINESS**

Approve Minutes	June 1, 4, & 8, 2020: Held
Review Minutes	June 16, 2020
Other Business	<ul style="list-style-type: none"> <li>Next HDC Meeting: Joint with Nantucket Historic Commission Tuesday June 30, 2020 at 4:30pm</li> <li><b>Pohl</b> – If anyone has anything to discuss at this meeting, have it to Ms. Flynn by 10:00 a.m. Thursday, June 25.</li> <li>Staff update on Advisory Board meetings.</li> <li><b>Flynn</b> – Signs are meeting weekly; starting Monday SAB &amp; HSAB will start meeting again.</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

- None

Motion to Adjourn at 9:00 p.m. (Oliver) Carried 4-0// Oliver, Coombs, Dutra, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee