



# 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 25, 2019**

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

Called to order at 4:37 p.m. and announcements by Mr. Pohl

Staff in attendance: John Hedden, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker  
Attending Members: Pohl, Coombs, McLaughlin, Oliver, Welch, Watterson, Dutra  
Absent Members: Camp,  
Late Arrivals: Dutra, 4:44 p.m.  
Early Departures: Watterson, 8:10 p.m.; McLaughlin, 8:51 p.m.

Agenda adopted by unanimous consent.

## 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. Island Lumber Holding Crp. – 72616	1 Polpis Road	Rev. 68681: doors	54-121	Joseph Guay
2. Murray, John – 72617	4 Mike’s Drive	Spa	66-76	Permits Plus
3. 115 Baxter Road Rd LLC – 72605*	115 Baxter Road	House move off	48-10	Permits Plus
4. 117 Baxter Road Rd LLC – 72606*	117 Baxter Road	House move on	48-9	Permits Plus
5. Anguelov, Martin – 72618	19B Waydale Road	Rev. 72267: steps	67-29	Val Oliver Design
6. Darnell, Christopher – 72619	20 Capaum Pond Road	Shed move off	40-13	Lisa Sherburne
7. Beam Reach Trust – 72620	25 Capaum Pond Road	Shed move on	40-10	Self
8. Greenberg, Frank – 72621	3 Packet Drive	Rev. 71237: skylight	74-20	CWA
9. Nicolin, Magnus – 72622	6 Brier Patch Road	Rev. 72388: remove windows	21-136	NAG
10. Rabbit Run Rd, LLC – 72623	24 Rabbit Run Road	Rev. 71980: spa	28-8	Kevin Dale
11. Prospect Hill Cemetery – 72624	24 Somerset Road	Shed	56-105	Jeff Morash
Voting	Pohl, Coombs, McLaughlin, Welch, Watterson			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried 4-0//McLaughlin abstain		Certificate #	<b>72616-72624</b>

\*72605 & 72606 issued June 18, 2019 under emergency move.

**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. Giles, Angela – <b>72625</b>	2 Weatherly Place	Shed move onsite	67-304.2	Self
• Cardinal points to be labeled on elevation pictures.				
2. Thayer, Geoff – <b>72626</b>	18 Gladlands Avenue	Rev. 71739: dormer	80-221	Self
• Due to minimal visibility.				
3. Murray, John – <b>72627</b>	4 Mike’s Drive	Rooftop solar	66-76	Permits Plus
• Due to lack of visibility.				
4. Koyote Realty, LLC – <b>72628</b>	16 Alliance Lane	Hardscape: pool	39-26	Mark Lombardi
• Pool not to be visible at time of inspection and thereafter.				
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson			
Alternates	Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve through staff per noted conditions. (Coombs)</b>			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	<b>72625 to 72628</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. Joseph Arno Trust Etal	31 Easy Street	Projecting sign	42.4.2-16	Sean Dew
2. Joseph Arno Trust Etal	Broad St/Steamboat Wharf	Projecting sign	42.4.2-16	Sean Dew
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Watterson			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Council – Recommend for approval with comments.			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve both Items 1 &amp; 2 through staff per SAC comments. (Coombs)</b>			
Vote	Carried 5-0	Certificate #	<b>72629 &amp; 72630</b>	

3. VIT Management, Inc.	5 Sparks Avenue	Projecting sign	55-636	Cara Yates
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Watterson			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Council – Recommend approval as submitted.			
Concerns (time)	No concerns.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried 5-0	Certificate #	<b>72631</b>	

**V. APPOINTMENT OF ADVISORY BOARD MEMBERS**

- Sign Advisory Council: (regular members plus Watterson voting)  
**Motion to Approve Ben Normand to the SAC.** (Oliver) Carried 5-0
- Sconset Advisory Board: (regular members plus Welch voting)  
**Motion to Approve Michael May as a regular member to the SAB.** (Coombs) Carried 5-0  
**Motion to Hold the filling of the associate position to the SAB for more information.** (Welch) Carried 5-0
- Madaket Advisory Board: (regular members plus Dutra voting)  
**Motion to Approve Robert Kucharavy to a 3-year term on the MAB.** (Coombs) Carried 5-0  
**Motion to Hold Brad Fleming’s application to the MAB for more information.** (Oliver) Carried 5-0
- Historic Structures Advisory Board: (regular members plus Watterson voting)  
**Motion to Approve Lucy Dillon as a 3-year regular member to HSAB.** (McLaughlin) Carried 5-0  
**Motion to Approve Michael May for the 1-year alternate position to HSAB.** (Coombs) Carried 4-1//Pohl opposed

**VI. OLD BUSINESS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Turner, Michelle	1 Washington Avenue	Hardscape: gate	60.2.4-81	Self
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	Watterson				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory board comments.				
Representing	<b>George Turner</b> , owner – Reviewed changes made per previous concerns; he has 2X3 bluestone pavers already.				
Public	<b>Jesse Dutra</b> , Waterscapes – If we left a firepit burning where all Madaket can see, we'd get calls. You can get mature plantings – 4 to 6 feet – to put in. Suggested leave out the section of bluestone walkway that goes to the street.				
Concerns (5:05)	<p><b>Watterson</b> – Drove by the site and saw that Madaket is a lot of low local natural vegetation; suggested berming up the property line and planting it with Rosa rugosa, that will provide privacy and blend in.</p> <p><b>Coombs</b> – Suggested plantings around the patio to screen the firepit rather than screening the property line; her concern is the visibility of the firepit; it should have the caveat of not being visible at time of inspection. Perennials can be used to supplement the vegetative screen for at least one summer while the rest fill out. The bluestone steps should be at least two to three inches apart and the bluestone cut in an uneven pattern.</p> <p><b>Oliver</b> – Asked if the pathways are natural-cleft or dry-laid bluestone. The bluestone should be natural cut, not rectangular. He might have to consider buying plants taller than 1 foot to screen the firepit. Thinks this is still too formal for Madaket.</p> <p><b>Welch</b> – The question is the formality of the plant material proposed for screening in this application versus in Madaket. This is highly landscaped and is not typical to Madaket; agrees about adding Rosa rugosa to the hedge; appreciates the addition of viburnum clusters. Suggested adding additional plants to further break up the privet. The firepit, which is atypical, should not be visible at the time of inspection and thereafter. Supports the concept of more natural steppingstones as opposed to the square-cut thermal edges. Typically, the plantings to screen a pool are four to five feet tall and double rows; that needs to be considered carefully here due to the location between two major roads—highly visible location. In response to applicant comments, suggested applicant needs the granite step for the Certificate of Occupancy (CO), but not the bluestone pathway. Agrees the pavers should be separated 5 to 6 inches. To screen the firepit, initially you might plant material 3 to 4 feet adjacent to the patio so that as the hedge matures it is not next to the firepit.</p> <p><b>McLaughlin</b> – Nothing to add.</p> <p><b>Pohl</b> – With the firepit, we would make the approval conditional upon its not being visible at the time of inspection; if it is, vegetation needs to be added to adequately screen it. The second concern is the square cut pavers; everyone prefers the irregular edged stones.</p>				
Motion	<b>Motion to Approve through staff per Exhibit A showing the addition of 3 clusters of viburnum, elimination of the bluestone walk from Washington Avenue to the home; and supplemented with plantings around the firepit so that it is not visible at time of inspection and thereafter. (Welch)</b>				
Vote	Carried 4-1//Oliver opposed		Certificate #	72632	
2.	Levy, Phillip Trust	44 Nonantum Avenue	Rev. 68665: pool & hardscape	87-33	Mike Duffy
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra				
Alternates	Welch, Watterson				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	<b>Mike Duffy</b> – Presented project.				
Public	None				
Concerns (5:38)	<p><b>Oliver</b> – Where the cabana was previously located was integral to her feelings about the pool. Now the pool is paralleling and closer to the street with no cabana to screen it. We should add our visibility caveat. Should consider something more than a four-foot fence to screen the pool.</p> <p><b>Coombs</b> – Clarified the proposed plantings for the screening. This is a very informal location and the layout of the pool and patio and terrace is very square; would prefer it looked more natural. Likes the idea of viewing with the pool marked.</p> <p><b>Dutra</b> – The septic system is due to expire soon; the applicant might be missing an opportunity to relocate the septic to where the pool is proposed and put the pool where the current leech pit is located. A viewing would be useful. Could move about 10 feet closer to the leech pit.</p> <p><b>McLaughlin</b> – Nothing to add.</p>				
Motion	<b>Motion to View with stakes marking the location of the pool. (Oliver)</b>				
Vote	Carried 5-0		Certificate #		

3.	N.I.R. Retail	23 Centre Street	Color change	42.3.1-166	Self
	Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
	Alternates	Dutra			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
	Representing	<b>Nathan Skerritt</b> , NIR – Reviewed the project. Mike Duffy			
	Public	None			
	Concerns (5:49)	<b>Pohl</b> – Read HSAB comments: please stick with Essex green. <b>Oliver</b> – Any approvable color but black.			
	Motion	<b>Motion to Hold for further information. (Oliver)</b>			
	Vote	Carried 5-0		Certificate #	
4.	Smith, Jared	24 Clarendon Street	Roof walk	76.1.3-125	Self
	Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson			
	Alternates	Welch, Dutra			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, and photos.			
	Representing	<b>Jared Smith</b> , owner – Presented project; will put the hatch on the rear.			
	Public	None			
	Concerns (5:52)	<b>McLaughlin</b> – It meets the requirements for a roof walk, but we need to know where the hatch will go. <b>Pohl</b> – The northeast elevation is the better location for the hatch. <b>Oliver</b> – We could approve this through staff, but the roof walk needs to be redrawn correctly.			
	Motion	<b>Motion to Approve through staff with the hatch on the northeast side under the roof walk and corrected drawings per Exhibit A. (Oliver)</b>			
	Vote	Carried 5-0		Certificate #	<b>72633</b>
5.	Butler, David	8 Salros Road	Hardscape: new fence	67-106	Self
	Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
	Alternates	Welch, Watterson			
	Recused	None			
	Documentation	None			
	Representing	None			
	Public	None			
	Concerns (6:00)	Not opened at this time.			
	Motion	<b>Motion to Hold for representation. (Oliver)</b>			
	Vote	Carried 5-0		Certificate #	
6.	Silva, David	11 Upper Tawpawshaw Road	Pool house	53-45	Self
7.	Silva, David	11 Upper Tawpawshaw Road	Hardscape: pool	53-45	Self
	Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
	Alternates	Welch, Watterson			
	Recused	None			
	Documentation	None			
	Representing	None			
	Public	None			
	Concerns (6:01)	Not opened at this time.			
	Motion	<b>Motion to Hold for representation. (Oliver)</b>			
	Vote	Carried 5-0		Certificate #	
8.	Glowacki, Walter	30B Evergreen Way	Hardscape: fence/gate	68-714	Self
	Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
	Alternates	Welch, Watterson			
	Recused	None			
	Documentation	None			
	Representing	None			
	Public	None			
	Concerns (6:01)	Not opened at this time.			
	Motion	<b>Motion to Hold for representation. (Dutra)</b>			
	Vote	Carried 5-0		Certificate #	

9.	Leschky, Jan	65 Squam Road	Win/dr chgs; enlrg garage	13-15	Nils Van Vorst
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra				
Alternates	Welch, Watterson				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:02)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Oliver)</b>				
Vote	Carried 5-0			Certificate #	
10.	VS Realty Trust	81 Vestal Street	New dwelling	56-255	M.C. Architecture
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	Watterson				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos, correspondence.				
Representing	<b>Mark Cutone</b> , Mark Cutone Architecture – This was held for a grading plan; reviewed the grading and changes made per previous concerns.				
Public	None				
Concerns (6:02)	<b>Welch</b> – The door change is appropriate; most of what will be visible on the structure is the top of the 2 <sup>nd</sup> story. No concerns. <b>Oliver</b> – No concerns.				
Motion	<b>McLaughlin</b> – It’s a good design. The front door bottom should have v-groove panels. <b>Motion to Approve through staff with the front door to have v-groove boards added to the bottom panel. (McLaughlin)</b>				
Vote	Carried 5-0			Certificate #	<b>72634</b>
11.	VS Realty Trust	81 Vestal Street	Garage studio	56-255	M.C. Architecture
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	Watterson				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos, correspondence.				
Representing	<b>Mark Cutone</b> , Mark Cutone Architecture				
Public	None				
Concerns (6:09)	No concerns.				
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>				
Vote	Carried 5-0			Certificate #	<b>72635</b>
12.	VS Realty Trust (NB)	81 Vestal Street	Hardscape: pool	56-255	M.C. Architecture
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	Watterson				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	<b>Mark Cutone</b> , Mark Cutone Architecture – Presented project.				
Public	None				
Concerns (6:12)	<b>McLaughlin</b> – Don’t know where the air-conditioning units (A/C) are going; shouldn’t be on the front. No other concerns.				
Motion	<b>Motion to Approve through staff with the added the A/C as shown per Exhibit A. (McLaughlin)</b>				
Vote	Carried 5-0			Certificate #	<b>72636</b>

13.	85 N. Sankaty Rd, LLC	85 North Sankaty Road	New dwelling	49-91	M.C. Architecture
Voting	Coombs (acting chair), McLaughlin, Oliver, Watterson, Dutra				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	<b>Mark Cutone</b> , Mark Cutone Architecture – Reviewed the streetscapes; reviewed changes made per previous concerns.				
Public	None				
Concerns (6:17)	<p><b>Oliver</b> – Her concern is the connector pieces, which should be smaller; it’s anomalous to ‘Sconset and makes the main mass look skinny. West elevation, the right gable mass windows seem lost in the façade.</p> <p><b>Watterson</b> - Agrees with Ms. Oliver about the connector pieces; they could be dropped to 1 story.</p> <p><b>McLaughlin</b> – No comments at this time.</p> <p><b>Dutra</b> – If the main mass were wider, that would take care of the connectors; shutters might make it more ‘Sconset.</p>				
Motion	<b>Motion to Hold for revisions. (Oliver)</b>				
Vote	Carried 5-0		Certificate #		
14.	Sharp, Randy	76 Polpis Road	Demo dwelling	43-177	Thornewill Design
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Carrie Thornewill</b> , Thornewill Design – Presented project.				
Public	None				
Concerns (6:23)	No concerns.				
Motion	<b>Motion to Approve as a move off or demolition. (Oliver)</b>				
Vote	Carried 5-0		Certificate # <b>72637</b>		
15.	Sharp, Randy	76 Polpis Road	New dwelling	43-177	Thornewill Design
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Carrie Thornewill</b> , Thornewill Design – Presented project.				
Public	Randy Sharp, owner				
Concerns (6:25)	<p><b>Oliver</b> – All the fascia lines up; the additive mass should be 6 inches at least lower than the main mass; it’s especially important on the front.</p> <p><b>Coombs</b> – Southeast elevation, the right gable 1<sup>st</sup>-floor windows should be separated to take up space; same for the doors over the front door. Southwest elevation, the 1-story gable windows should be larger.</p> <p><b>Watterson</b> – Agrees with Ms. Oliver about the additive massing. The main mass ridge and eave could be raised 8 or 9 inches. The “D” windows over the front door could be “A” windows. Northwest elevation, asked about the recessed piece with the little roof; suggested extending the roof forward to make a small open porch.</p> <p><b>McLaughlin</b> – Southeast elevation, the front door is 3’8” plus the sidelights and with the two porch posts seems like too much in a small area; suggested reducing the width of the door.</p> <p><b>Pohl</b> – Southeast elevation the little indent on the right of the porch is drawn as a flat roof.</p>				
Motion	<b>Motion to Hold for revisions. (Oliver)</b>				
Vote	Carried 5-0		Certificate #		
16.	Ceylon Elves, LLC	3 Wyers Way – Lot A	Hardscape: pool	41-380	Botticelli & Pohl
Voting	Coombs, McLaughlin, Oliver, Welch, Dutra				
Alternates	Watterson				
Recused	Pohl				
Documentation	Landscape design plans, site plan, and photos.				
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – This is outside the old historic district (OHD).				
Public	None				
Concerns (6:41)	<p><b>Coombs</b> – Read HSAB comments: question view from cemetery; where is pool equipment going; fence between pool and house should be solid board; where are A/C units.</p> <p><b>Oliver</b> – Doesn’t think this is visible.</p> <p><b>Dutra</b> – Asked about the property that abuts the pool. The pool equipment needs to be located; they will need two fences on each property between the pools.</p> <p><b>McLaughlin</b> – The cemetery is about 3 feet higher than the pool.</p> <p><b>Welch</b> – Based upon the fact this is behind a house and gate, it would be subject to the visibility caveat.</p>				
Motion	<b>Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Oliver)</b>				
Vote	Carried 5-0		Certificate # <b>72638</b>		

17. Ceylon Elves, LLC                      3 Wyers Way – Lot B                      Hardscape: pool                      41-380                      Botticelli & Pohl  
 Voting                      Coombs, McLaughlin, Oliver, Welch, Dutra  
 Alternates                      Watterson  
 Recused                      Pohl  
 Documentation                      Landscape design plans, site plan, and photos.  
 Representing                      Lisa Botticelli, Botticelli & Pohl  
 Public                      None  
 Concerns (6:50)                      Same concerns as for Lot A.  
 Motion                      **Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Oliver)**  
 Vote                      Carried 5-0                      Certificate #                      **72639**

18. Booms, Jeff                      14 Woodland Drive                      Massing/roof/prch/windows                      79-203                      JB Studio  
 Voting                      Pohl, Coombs, McLaughlin, Oliver, Watterson  
 Alternates                      None  
 Recused                      None  
 Documentation                      Architectural elevation plans, site plan, and photos.  
 Representing                      **Juraj Bencat**, JB Studio – Reviewed changes made per previous concerns.  
    **Jeff Booms**, owner – Put up a ridge pole and took pictures.  
 Public                      **Patricia Haley**, 15 Woodland Drive – Concerned about the size.  
    **Phil Garufi**, 12 Woodland Drive – Asked what the storage was for.  
 Concerns (6:51)                      **Oliver** – There were changes made; however, instead of getting smaller, this looks bigger. The front door faces the lot and the east elevation faces the street. This is out of scale for the neighborhood. She could support a large simple barn, but this is a very complicated structure that looks more like an apartment building. The design needs to be rethought.  
    **Oliver** – Agrees with Ms. Oliver about the size. North and south fenestration is chaotic. Too tall for the area.  
    **Watterson** – Agrees with Ms. Oliver and Ms. Coombs. There is nothing like this in the area; all lots have one modest house. It's too large, too tall, chaotic fenestration, chaotic decking. He'd like to see the height reduced 5 feet. Likes the simple barn idea.  
    **McLaughlin** – East elevation top right, the roof pitch is too shallow; the stairs should be against the wall. The "C" awning windows should be fixed or hoppers.  
    **Pohl** – Concerns include: mass, height, east elevation roof pitch, chaotic fenestration, run-on deck on the south, width of "A" windows.  
 Motion                      **Motion to Hold for revisions and view with one stake at each gable end. (McLaughlin)**  
 Vote                      Carried 5-0                      Certificate #

Break 7:10 7:18 p.m.

19. Famiglio, Mark                      2 Harbor View Way                      Hardscape: gate                      42.4.1-31                      Julie Jordin  
 Voting                      Pohl, McLaughlin, Oliver, Welch  
 Alternates                      None  
 Recused                      None  
 Documentation                      Landscape design plans, site plan, photos, and advisory board comments.  
 Representing                      **Julie Jordin**, Garden Design Company – Reviewed changes made per previous concerns.  
 Public                      None  
 Concerns (7:18)                      **Oliver** – She is satisfied with the changes.  
    No concerns.  
 Motion                      **Motion to Approve as submitted. (McLaughlin)**  
 Vote                      Carried 4-0                      Certificate #                      **72640**

20. Halbern-Lovett                      17 Washaman Avenue                      Dormers                      55-523.9                      Kent Murphy  
 Voting                      Pohl, Coombs, McLaughlin, Oliver, Dutra  
 Alternates                      Welch  
 Recused                      None  
 Documentation                      Architectural elevation plans, site plan, and photos.  
 Representing                      **Kent Murphy** – Reviewed changes made per previous concerns.  
 Public                      None  
 Concerns (7:21)                      **Oliver** – North elevation, she wanted to see the whole dormer on the roof become a full gable mass.  
    **Coombs** – North elevation, the left triple windows should be more centered on the dormer wall. Agrees with Ms. Oliver's idea. Glad about the removal of the dormers on the front.  
    **Dutra** – Likes Ms. Oliver's idea.  
    **McLaughlin** – The allocation of windows makes this too busy.  
    **Pohl** – Agrees with Ms. Oliver's idea; he'd like to see the revisions.  
 Motion                      **Motion to Hold for revisions. (Oliver)**  
 Vote                      Carried 5-0                      Certificate #

21. Kiss, Robert	12 Creek Lane	New dwelling	38-98	BPC
Voting	Coombs (acting chair), McLaughlin, Oliver, Welch, Watterson			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Joe Paul</b> , BPC – Reviewed changes made; trim to be natural to weather; reviewed context photos.			
Public	None			
Concerns (7:31)	<p><b>Watterson</b> – Likes the house. The door sidelights should be a single-pane wide with a 4-panel door.</p> <p><b>Oliver</b> – The secondary mass dropped eave isn't reflected on the drawings. Agrees with Mr. Watterson about the front door. Would like the windows more harmonic; the "E" gable window should be more vertical. The window trim seems "little."</p> <p><b>McLaughlin</b> – Asserts this will be visible from Town-owned property. The "F", "J", &amp; "K" windows should be fixed. The deck should be no more than 8 feet deep.</p> <p><b>Welch</b> – North elevation is the primary visible elevation; the rest will be oblique. The "F", "G" and "B" windows need to relate better. Likes the additive massing. Has concerns with its width on the lot. No other comments.</p>			
Motion	<b>Motion to Hold for revisions. (Welch)</b>			
Vote	Carried 5-0		Certificate #	
22. Keller, Dennis	3 Nosegay Lane	Roof top solar on garage	73.1.4-14	ACK Smart
Voting	Coombs (acting chair), McLaughlin, Oliver, Watterson, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, manufacturer's spec sheet, and advisory board comments.			
Representing	<b>Zach Dusseau</b> , ACK Smart – This was held for a viewing; the owner is planning to put in more screening.			
Public	None			
Concerns (7:46)	<p><b>Oliver</b> - This is on the front of the building with grey shingles and black panels; she's opposed. There's also an option to reconfigure the driveway to render the garage not visible.</p> <p><b>Watterson</b> – He thinks additional plant material would help screen it.</p> <p><b>Dutra</b> – No concerns.</p> <p><b>McLaughlin</b> – This is outside the 'Sconset SAB. There is no solar showing.</p> <p><b>Coombs</b> – The whole roof and dormers and porch makes a huge elevation; that's too much. Any additional screening would have to be evergreen. The garage is more visible than the main house; putting it on the house should be looked at.</p>			
Motion	<b>Motion to Hold for revisions. (Watterson)</b>			
Vote	Carried 5-0		Certificate #	
23. Splain, Erin Trust	11 South Shore Road	New dwelling	67-468.1	CWA
Voting	Coombs (acting chair), McLaughlin, Oliver, Welch, Watterson			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Amy Ledoux</b> , Chip Webster Architect – Reviewed changes made per previous concerns; this sits over 80 feet from the road with heavy vegetation that will remain.			
Public	None			
Concerns (7:58)	<p><b>Oliver</b> – Appreciates removal of the dormers. The panels under the windows is a commercial treatment on a residence.</p> <p><b>Welch</b> – He thinks much of this will not be visible. North, south, and east elevations, the 2<sup>nd</sup>-floor is over fenestrated and the east gable end 3<sup>rd</sup> floor is over fenestrated. The paneling should be natural or grey, not white. Could make the 2<sup>nd</sup>-floor look like a filled in porch.</p> <p><b>Watterson</b> – Agrees with Mr. Welch about the fenestration and the panels.</p> <p><b>McLaughlin</b> – The 2<sup>nd</sup> floor will be visible; the panels are very unusual even in the OHD. Agrees it's over fenestrated.</p> <p><b>Coombs</b> – There is no additive massing and it will be visible; it's surrounded by smaller structures. The 1-over-1 windows are inappropriate; the panels under the windows are also inappropriate.</p>			
Motion	<b>Motion to Hold for revisions. (Welch)</b>			
Vote	Carried 5-0		Certificate #	



<p>24. Walker, Jon Voting Alternates Recused Documentation Representing</p>	<p>112 Wauwinet Road Pohl, McLaughlin, Oliver, Welch None None Architectural elevation plans, site plan, and photos. <b>Matt MacEachern</b>, Emeritus Development – Reviewed changes made per previous concerns; review supplemental material on the context of the area.</p>	<p>Renovation/addition 11-20 Emeritus</p>
<p>Public</p>	<p><b>Linda Williams</b>, for Gale Arnold at 110 Wauwinet Road – This is a demolition, not an addition. The addition wags the house. The addition should be behind the existing house. Reviewed photos of houses from above this to Pocomo Road that address additions to the original houses; houses abutting this are one-story cottages; Ms. Arnold’s house is 1.5 stories. The 3D shows the original structure isn’t called out and the water side is a wall of glass. The chimney should be interior. The barn doors cover a set of four doors that will be see-through to the rear. This goes from set-back to set-back. Prefer natural to weather trim. Eaves are the same height almost all the way around. Would like this continued to allow us time to review the supplemental information. <b>Nicholas Brown</b>, Pierce Atwood, for Gale Arnold at 110 Wauwinet Road – Noted errors and discrepancies in the window schedule. Ms. Arnold is opposed to this project in its current form: overly sized and out of scale. We’d like to see more substantial revisions.</p>	
<p>Concerns (8:10)</p>	<p><b>Whitney Gifford</b>, Reade, Gullicksen, Hanley, &amp; Gifford LLP, for Gale Arnold at 110 Wauwinet Road – North elevation, middle mass there is an element which is indicated as a door that is exceedingly skinny. <b>Welch</b> – Appreciates the additional material provided by the applicant’s agent, noted that in reviewing it, it contradicts comments made by others, on the record as fact. Agrees with Ms. Williams about anything but white. Looking at the photos of 110 Wauwinet Road property record card, and the photo showing what is proposed inlaid into the panoramic image, this proposed house is very similar to 110 Wauwinet Road. The chimney is a little large. The overall massing is consistent with or smaller than others, according to the panoramic photo and Town Assessor plot plan, and ganged windows are also commonplace in the area; 108R Wauwinet Road has a 3<sup>rd</sup>-story with a gable; 106 Wauwinet Road has a plethora of ganged windows; as to what is proposed, there is too much fenestration although it compatible with the ganging he is seeing in the neighborhood. He believes the fenestration on the ocean side of this structure, with respect to the original structure and 4 ganged windows, there should be no more than three windows. On the main structure facing the ocean, the door-window configuration should be no more than three units wide. On the “converted boathouse” portion, the backyard doors could be a little less wide. Addressing the overall mass of neighboring structures, 106 &amp; 108R Wauwinet Road play a role in the perception of the proposed being appropriate; 108R Wauwinet Road is not nestled in the bank as claimed by abutter’s agent-- it is three stories with roof walk and is clearly visible. What is proposed is not significantly closer to the bluff than other structures—scaling in comparison to 110 Wauwinet the difference from the bluff is measured as a matter of feet. On setbacks, this does not extend the allowable width, which is a good thing; the facts are this is 10 feet off the setback on one side and off the setback on the other with stepped down massing on an oblique angle relative to the street, which lessens the perception of mass vs. if it were perpendicular to the street; so, he has less concerns about the set-back to set-back issue. Understands the challenge of the east elevation fire place; it’s more typical in the area for the chimney to be exterior but it seems too wide. Feels what was done works and tells a story about the structure being added onto. <b>McLaughlin</b> – Appreciates the changes. Agrees with Mr. Welch. The comment about the barn doors being closed, he doesn’t think the comment is relevant since it looks like a garage. He thinks this would conform into the neighborhood based upon the photos.</p>	
	<p><b>Oliver</b> – Agrees with what’s been said. Referring to June11 minutes; she has the same comments. There are many different styles in the neighborhood so this isn’t an anomaly. She still has a concern with the single-story with chimney element, the fenestration facing the street, and use of barn doors. The chimney should be smaller but likes it exterior; that side needs windows. Water side, agrees about reducing the amount of fenestration and unganging the windows and doors; suggested eliminating the double door in the connector piece.</p>	
	<p><b>Pohl</b> – Agrees with Mr. Welch about not white because of the complexity of the structure. Agrees there’s too much 1<sup>st</sup>-floor fenestration on the west elevation; the four doors on the front and back are nano-wall systems; when the east elevation barn doors are open, that creates a wide see-through aperture through the room and should be mitigated. There is precedent for a tall chimney. Addressed the comment that the barn doors “always being closed” as was discussed regarding 32 India Street.</p>	
<p>Motion Vote</p>	<p><b>Motion to Hold for revisions. (Welch)</b> Carried 5-0</p>	<p>Certificate #</p>

HDC Minutes from June 25, 2019, adopted July 16

25. Reich, Jeff	22 Madequecham Valley Road	New dwelling	89-17	Emeritus
26. Smith, Horace	97 West Chester Street	Garage addition	41-838	Emeritus
Voting	Pohl, Coombs, McLaughlin, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:54)	Not opened at this time.			
Motion	<b>Hold Items 25 &amp; 26 for Thursday's meeting by unanimously consent.</b>			
Vote	N/A	Certificate #		
27. The James Family	2 Saccacha Avenue	New dwelling	82-23.2	Val Oliver
Voting	Pohl, Coombs, Welch, Dutra			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Val Oliver</b> , Val Oliver Design – Presented project; presented option eliminating the half-round windows.			
Public	None			
Concerns (8:55)	<b>Coombs</b> – This is a good house; no concerns. <b>Dutra</b> – Appreciates the half-moon window things being eliminated. <b>Welch</b> – No concerns.			
Motion	<b>Motion to Approve per Exhibit A submitted at the table. (Welch)</b>			
Vote	Carried 4-0	Certificate #	<b>72641</b>	
28. Stahler, Lynne	5 Reaper Circle	Garage	73-43	Val Oliver
Voting	Coombs (acting chair), Welch, Dutra			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Val Oliver</b> , Val Oliver Design – Reviewed changes made per previous concerns.			
Public	None			
Concerns (9:01)	<b>Welch</b> – Appreciates clarification of the location of the garage. Changes to the ridge height makes a difference. Asked if the garage door material would be three raised panels. (yes) No concerns. <b>Dutra</b> – No concerns.			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Vote	Carried 3-0	Certificate #	<b>72642</b>	
29. 31 Old South Road LP	31 Old South Road Lot 16	Duplex	68-3	Val Oliver
30. 31 Old South Road LP	31 Old South Road Lot 17	Duplex	68-3	Val Oliver
Voting	Coombs (acting chair), Welch, Dutra			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Val Oliver</b> , Val Oliver Design – These two are the same; reviewed changes made per previous concerns.			
Public	None			
Concerns (9:04)	<b>Welch</b> – She addressed my concerns. No concerns. <b>Dutra</b> – No concerns.			
Motion	<b>Motion to Approve both Items 29 &amp; 30 as submitted. (Welch)</b>			
Vote	Carried 3-0	Certificate #	<b>72643 &amp; 72644</b>	

VII. OTHER BUSINESS	
Approve Minutes	June 11, 2019: <b>Motion to Approve.</b> (Coombs) Carried unanimously
Review Minutes	April 10, and June 18, 2019
Other Business	<ul style="list-style-type: none"> <li>• Discussion of update on Vineyard Wind project. No action</li> <li>• Discussion of synthetic materials. No action</li> <li>• Discussion of National Grid Distribution Reliability Project (L-8) in regard to new utility poles and overhead wires.  <b>Welch</b> – There will be a public meeting scheduled on Wednesday June 26. The Planning Board is taking a position against the power lines. He can't attend that public hearing but suggests the HDC should be represented if they determine an official position. This initiative to upgrade transmission line was in discussion for a couple of years as an underground system; there is cost of doing the work and cost by way of community disruption along the route associated with this work; this route was mapped out so that necessary sewer and water mains replacements would occur at the same time limiting disruption. Suggested the HDC determine and state a position to National Grid, nothing adversarial, including whether to slow this down so there can be a discussion, including about the opportunity as a national historic landmark to put the lines underground; the Town will receive state funding for the Hazard Mitigation Plan, which has a goal to harden our utilities by putting them underground. Another aspect, from what he has heard, is that ratepayers are charged a storm surcharge for the above-ground wires, to offset National Grid repair costs; we can eliminate concerns about wind storms by putting them in the ground. The planning board voted to take a position and will send their chair to Wednesday's meeting. He thinks the HDC should determine whether to take a position and if so to have someone attend the meeting to speak on it.                      Discussion about the HDC's position and who will represent the Commission. No commissioners are available; asked that HDC Administrator John Hedden represent the Commission.  <b>Welch</b> – He'll put together a bullet-point list for Mr. Hedden.  <b>Motion for Stephen Welch to write something up for Mr. Hedden to present to the Select Board on Wednesday, June 26.</b> (Coombs) Carried unanimously                 </li> <li>• Discussion and update on Nantucket Sidewalk Work Group. No action</li> <li>• Discussion of HDC meeting start time. No action</li> </ul>
Commission Comments	<b>Welch</b> – Concerned topics come up that need to be addressed and when people kind of abuse the public hearing process we run out of time, bad enough we run out of time as it is; in the context of that, suggests we talk about time.

List of additional documents used at the meeting:

1. Advisory board applicants' resumes

Adjourned at 9:20 p.m. by unanimous consent

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee