



HISTORIC DISTRICT COMMISSION

REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

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

~~ MINUTES ~~

Tuesday, December 7, 2021

This meeting was held via remote participation using ZOOM and YouTube.

Called to order at 5:02 pm. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, Interim HDC Compliance Coordinator; Holly Backus, Preservation Planner; Esmeralda Martinez;
PLUS Administrative Assistant; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Dutra, Thornewill
Absent Members: None
Late Arrivals: Welch, 5:10 pm
Early Departures: Oliver, 6:22 pm; Welch and Dutra, 8:45 pm

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Coombs)**

Roll-call vote Carried 5-0//Oliver, Camp, Thornewill, Coombs, and Pohl-aye

I. PUBLIC COMMENT

None

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Karli Hagedorn 11-5209	34 West Chester Street	Rev COA: spa reduction	41/31	Normand Residential
2.	Jacob Martinson 11-5197	16 West York Lane	Rev 05-3883: shift& ret wall	58/8.2	Val Oliver Design
3.	Andrew Feldman 11-5134	35 Flintlock Road	New shed	75/82	Structures Ultd.
Voting	Pohl, Camp, Coombs, Dutra, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	None				
Representing	None				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Thornewill, Dutra, Coombs, and Pohl-aye			Certificate #	HDC2021-11-(as noted)

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nantucket Land Bank 11-5070		Sign; small dog warning	67/345	Normand Residential
2.	Nantucket Land Bank 11-5068	1 Miacomet Road	Sign; small dog rules	67/345	Normand Residential
3.	Nantucket Land Bank 11-5067	1 Miacomet Road	Sign; large dog warning	67/345	Normand Residential
4.	Nantucket Land Bank 11-5069	1 Miacomet Road	Sign; large dog rules	67/345	Normand Residential
5.	Nantucket Land Bank 11-5089	1 Miacomet Road	Sign; entrance rock	67/345	Normand Residential
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Sign design plans, site plan, photo, and advisory comments.				
Representing	Ben Normand, Normand Residential				
Sign Advisory	None				
Concerns (5:06)	Normand – The signage for the new dog park. Backus – SAC all are approvable per SAC comments.				
Motion	Motion to Approve Items 1-5 through staff per SAC comments. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Camp-aye			Certificate #	HDC2021-11-(as noted)

V. NEW BUSINESS 11/09/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Thomas Keegan	9 Cathcart Road	Main house revise deck	54/11	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (6:00)	Williams – Presented project; no change to the 2 nd -floor deck; explained the grading between deck and pool. Camp – Asked how the grade will be reconciled between the expanded deck and the proposed pool and the material to be used under the deck. No concerns. Oliver – No comments; she didn't get to look at this ahead of time. Coombs – Asked how much fill is needed under the deck; wants to see a cross section showing the amount of proposed fill. The idea of feathering is better than retaining walls. McLaughlin – No comment. Pohl – Thinks the grade change is to fill about 2 feet between the existing and proposed deck. This is benign.				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2021-
2.	Thomas Keegan	9 Cathcart Road	New pool & hardscape	54/11	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (6:12)	Williams – Presented project; added cedars to increase the screening. McLaughlin – Asked the distance between the end of the deck to the pool (15'). He has no objections. Camp – Her main concern is the size of the pool; it's an Olympic sized pool in a narrow space. Wants to ensure the screening comes up to the elbow in Cathcart Road. Coombs – She has no concerns as long as the visibility caveat is included. Thinks 59' pool is too big for the area; it's almost the full length of the house. Oliver – Nothing to add. Pohl – Approvable with increased screening up to include the bend in the road and the caveat.				
Motion	Motion to Approve through staff with the bubbled screening extended to include the bend in Cathcart Road and with the pool not to be visible at time of inspection and thereafter. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2021-

VI. OLD BUSINESS 11/16/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	13 Commercial Wharf 09-4749	13 Commercial Wharf	Rev. 09-4749: MH adtn	42.2.4/10	NAG
Voting	Pohl, Coombs, McLaughlin, Oliver, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:11)	Backus – They have asked this be held for the next agenda in order to consider HSAB comments. Not opened at this time.				
Motion	Motion to Hold for Tuesday, December 14th. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	

2.	23 Broad Owner, LLC 10-4843	23 Broad Street	Fenest & addition	42.4.2/77	Emertus
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Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill
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Alternates	Welch, Dutra
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Recused	None
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Documentation	Architectural design plans, site plan, photo, correspondence, historical documentation, and advisory comments.
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Representing	Matt MacEachern, Emeritus Development
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Public	Ann Lingeman Davis 10 Ash Street
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	Jon Pressment, 2 Ash Lane
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	Roberta Moore, 2 Ash Lane
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	Dennis & Martha Perry, 45 Centre Street
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Concerns (5:12)	MacEachern – Reviewed changes made per previous concerns. Responded to abutter comments.
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Backus – This is a contributing structure post 1846; known as The Brotherhood; the revision is more refined and appropriate; however, the pergola is not appropriate and there is a lot of glass. The Planning Board will be reviewing the use.

Read HSAB comments 12/6: three sets of French doors are too much and should be changed to one set with flanking windows; the elevated seating deck projects well beyond the front west facing façade of the building and visually detracts from its presence; the deck is an unusual feature which may be suitable in the wharf area, but not within the heart of the old historic district (OHD), and it is very visible from Broad Street; the new proposed stair competes with the existing friendship stair and should be moved to the other side of the deck; screening the exhaust equipment on the roof on the north elevation probably should have been done during the last renovation when most of it was installed; this is likely visible from Ash Street and a screening plan should be studied; the applicant's agent has argued that the deck and doors are necessary because they need more light and better egress, but there are other equally effective solutions; HSAB would like to see further revisions.

Pohl – Asked speakers to keep comments to issues within HDC purview.

Davis – She has serious concerns about the project of this scale forever changing the character of Ash Street, Ash Lane, and Broad Street. Her main concern is the preservation of the front façade, which runs perpendicular to the street, and that extending the deck will overpower the historic friendship stairs; doing that would reshape the view from Broad Street.

Pressment – The deck obliterates the friendship stairs, and a dining deck is inappropriate; the historic front is the west elevation. The French doors exceed the number of doors in the original submission, rather than reducing them. Referenced his letter of November 29th regarding elements not addressed in the plans. Feels the deck depth being reduced from 8'1" to 7'4" is an insufficient and the proposed renovations will destroy the historic significance of this structure. Approving this plan will destroy the integrity and historic significance of the OHD and this Island.

Moore – In reading prior HDC and HSAB comments, it's disconcerting none of the comments have been taken to heart. We should have photos looking up this driveway. Feels moving the deck stairs to the rear impacts the neighbors.

Perry – The impression he had from the resubmission was that the HDC comments were largely ignored. A full plan showing the hardscaping should be reviewed with this.

McLaughlin – West elevation, the 6 French doors are very inappropriate in the OHD.

Thornewill – Appreciates the removal of the dormers from the center piece; this is however becoming a dominating feature of the west elevation; the stairs should go on the north end; the deck and doors need to be rethought in a very utilitarian so as not to compete with the historic structure.

Coombs – West elevation, the 6 French doors should be reduced to 2 doors and 2 windows; it should not be a sitting deck; it detracts from the building and setting in the land. Wants to see a site plan showing how the building sits on the land. Asked how much space is between the edge of the deck and Bookworks; if there were no deck, they could put tables on the ground. HDC is also tasked with ensuring a building fits in with the existing streetscape; this proposal does not fit in. The old building fit into Broad Street; these requests are unlike anything on Broad Street.

Oliver – Agrees with what's been said. All the little elements together will be visually disruptive. The owner should rethink their approach to this property. The deck should be eliminated; the number of French doors should be reduced. Bringing changes in increments defeats the purpose of our review; we should see them all at once.

Pohl – Agrees with the comments made. Likes the idea of moving the deck stairs to the north side; the deck should be for circulation only.

Motion	Motion to Hold for revisions and to go back to HSAB for further review. (Coombs)
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Roll-call Vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Pohl-aye
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	Certificate #
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VII. NEW BUSINESS 11/23/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Michael Hirst 11-5110	4 Halyard Lane	Roof & ground solar array	66/327	Sun Wind, LLC
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Tim Holmes, Sun Wind, LLC			
Public	None			
Concerns (6:22)	Holmes – Presented project. Coombs – She has no concerns as this meets the solar guidelines. Camp – Wants the caveat that the ground array shouldn't be visible from Halyard Lane. McLaughlin – No concerns. Welch – This is appropriate for the location.			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Welch, Coombs, and Pohl-aye		Certificate #	HDC2021-11-5110
2. Last Waltz, LLC 11-5111	83 Bartlett Road	Roof solar array	66/409	Sun Wind, LLC
Voting	Camp (acting chair), McLaughlin, Coombs, Dutra, Thornewill			
Alternates	Welch			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Tim Holmes, Sun Wind, LLC			
Public	None			
Concerns (6:27)	Holmes – Presented project; willing to paint any exposed roof black; it's corrugated metal. Coombs – There is a full view of that roof from Bartlett Road; there might be room for a ground array. McLaughlin – Feels visibility will be minimal; he supports this. Dutra – This is well off the road in a commercial area; it might be visible but doesn't think it will bother anyone. Thornewill – Agrees with Mr. Dutra; this is a commercial/industrial area. Asked if the roof will be changed to a darker color.			
Motion	Motion to Approve as submitted with any exposed roof to be painted black. (Dutra)			
Roll-call Vote	Carried 4-1//Thornewill, McLaughlin, Dutra, and Camp-aye; Coombs-nay		Certificate #	HDC2021-11-5111
3. Thomas Sleeper 11-5146	8 Osprey Way	Demolition	82/40	Christopher Hall
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	Chris Hall, architect			
Public	None			
Concerns (6:37)	Hall – Presented project; circa 1982. Still working on the new design. Backus – National Historic Landmarks (NHL) data confirms this is circa 1982. No concerns.			
Motion	Motion to Approve as a move off/demolition. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Welch, Coombs, and Pohl-aye		Certificate #	HDC2021-11-5146

4. Family Ties Ack, LLC 11-5159	11 Alliance Lane	New dwelling	39/24.1	Studio Ppark
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	James Krapp, Studio Ppark			
Public	None			
Concerns (6:40)	Krapp – Presented project; siting is restricted by wetlands; all natural to weather; highest ridge is 29’. McLaughlin – South elevation, the double front door is inappropriate for a family home; should be a single door with sidelights. Camp – This doesn’t have the “monster” feel on top of a hill; the ridge line is broken by the roof walk. Agrees with Mr. McLaughlin about the front door being more traditional; the 2nd-floor windows should center over the door. Coombs – There are too many mulled windows. South elevation, the sidelight panes should not go lower than the door handle; the four windows left of the door should be separated. West elevation, the dormers and the ganged windows will be visible from Eel Point Road; those windows should be separated. North elevation, again almost all windows are mulled. East elevation is simpler with fewer mulled windows; separating the 1st-floor windows will give it a wider balance. Thornewill – Some of the mulled windows are chaotic. South elevation, everything in the hipped section looks cramped; that façade has no centrality. Pohl – Shares Ms. Coombs concerns about the number of mulled windows; some elevations are acutely over fenestrated; the window types should be more homogenous. The massing is rambling with the entry squeezed in between two disparate volumes. The front door has no presence.			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Thornewill, Coombs, and Pohl-aye		Certificate #	
5. Family Ties Ack, LLC 11-5125	11 Alliance Lane	Pool, court, & hardscape	39/24.1	Atlantic Landscaping
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Lindsay Congleton, Atlantic Landscaping,			
Public	None			
Concerns (6:59)	Congleton – Presented project; the tennis court sits 8’ lower than the road so retainage faces into the property; the pool is at elevation 26; the retaining wall will be field stone; Conservation Commission has permitted this. Thornewill – Confirmed the house entry is at elevation 28, pool at elevation 26, and the tennis court at elevation 20. McLaughlin – Thinks visibility will be very low due to existing vegetation. Camp – Would like to see an east-west topographical cross section from the driveway through to the pool; wants to ensure no one is looking at an 8’ retaining wall. Coombs – Wants the pool reduced so the firepit can be pulled away from the wetland buffer; do the same for the spa.			
Motion	Motion to Hold for more information on topography. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Camp, and Pohl-aye		Certificate #	
6. 50 Brewster Rd, LLC 11-5124	50 Brewster Road	Pool & hardscape	43/96	Atlantic Landscaping
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill			
Alternates	None			
Recused	Dutra & Camp – Stepped off for a break.			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Lindsay Congleton, Atlantic Landscaping,			
Public	None			
Concerns (7:11)	Congleton – Presented project; pool has an autocover. McLaughlin – No concerns. Thornewill – Thinks visibility is low. Welch – No concerns due to limited visibility and no large retainage. Coombs – This won’t be visible.			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Welch, Thornewill, Coombs, and Pohl-aye		Certificate #	HDC2021-11-5124

7. Nantucket Land Bank 11-5161	113 Madaket Road	Demo shed	40/25.4	Greg Keltz
Voting	Coombs (acting chair), McLaughlin, Welch, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:17)	Not opened at this time.			
Motion	Motion to Hold for representation. (Welch)			
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Welch, and Coombs-aye		Certificate #	
8. Gregory Raith 11-5148	5 Sheep Common Lane	New dwelling	54/278	Greg Raith
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Greg Raith, owner			
Public	None			
Concerns (7:20)	Raith – Presented project; black sash and natural to weather trim and roof. No concerns.			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Welch, and Pohl-aye		Certificate #	HDC2021-11-5148
9. 8 Walbang Nom Trust 11-5179	8 Walbang Avenue	Demo/ move off garage	82/146	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Welch, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	Ray Pohl, Botticelli & Pohl			
Public	None			
Concerns (7:23)	Pohl – Presented project. No concerns.			
Motion	Motion to Approve as a move-off/demolition. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Carrie, Welch, Coombs, and Camp-aye		Certificate #	HDC2021-11-5179
10. Kingfisher Realty Tst 11-5186	278 Polpis Road	Rev. 05-3719: fenestration	25/2	Gryphon Architects
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ethan Griffin, Gryphon Architects			
Public	None			
Concerns (7:25)	Griffin – Presented project; the “B” window is a bay picture window. No concerns due to lack of visibility.			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Thornewill, Coombs, and Pohl-aye		Certificate #	HDC2021-11-5186
11. Dakota 5W, LLC 11-5163	5 Westerwick Drive	New main house	73/36	WAPD
Voting	Camp (acting chair), McLaughlin, Coombs, Welch, Thornewill			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Irena Casale, Workshop APD			
Public	None			
Concerns (7:32)	Casale – Presented project; if not black, dark grey. Backus – Read SAB comments 12/6: prefer dark grey, blue, or green sash and doors; front looks like a side elevation. McLaughlin – No concerns. Coombs – Agrees with SAB about not using black. Welch – North and south elevations, the clapboard siding on the 2 nd -floor of the primary mass should be shingled; it's okay under the porch. East elevation, the clapboard gable is also an issue and should be shingled. Thornewill – Agrees with Mr. Welch; north elevation, the front door is in a small secondary mass; and chimney is tall.			
Motion	Motion to Approve through staff with chimney reduced 1'; 2nd-story clapboard to be shingled; and trim to be dark grey or Essex green. (Welch)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Welch, and Camp-aye		Certificate #	HDC2021-11-5163

12. Cannonbury Holdings 11-5164	20 Cannonbury Lane	New main house	74/14	WAPD
13. Cannonbury Holdings 11-5164	20 Cannonbury Lane	New guest house	74/14	WAPD
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	Irena Casale, Workshop APD			
Public	None			
Concerns (7:43)	McCarthy – Should hold for better plans. Not opened at this time.			
Motion	Motion to Hold for Thursday. (Welch)			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Coombs, Welch, and Pohl-aye		Certificate #	
14. Okay Okay Café, LLC 11-5132	15 Washington Street	Door	42.3.1/99	BPC
Voting	Pohl, Camp, McLaughlin, Coombs,			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:44)	Martinez – She doesn't have the plans and no one is here to represent it. Not opened at this time.			
Motion	Motion to Hold for Thursday. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Thornewill, Coombs, and Pohl-aye		Certificate #	
15. Merlos Landscaping 11-5149	8B Greglen Avenue	New Storage/Warehouse	68/179.1	JB Studio
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (7:45)	Bencat – Presented project; shingled wall and asphalt roof; height is 29'; garage doors will be painted wood. McLaughlin – No comments. Coombs – This fits into the area; it's good that it'll be shingled with asphalt roof. Thornewill – This is 29' tall with a 100'-long ridge; buildings like this in the past have been split to mitigate the roof. Camp – Agrees with Ms. Thornewill about mitigating the long ridge. Understands it's utilitarian, commercial structure. Pohl – He finds this simple and given what we've approved on Tomahawk, it isn't hugely objectionable.			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Thornewill, Coombs, and Pohl-aye		Certificate #	HDC2021-11-5149
16. Island Living, LLC 11-5150	4a Wamasquid Place	New Dwelling	56/113.9	JB Studio
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (7:55)	Bencat – Presented project; roof is wood; height is 28'9". McLaughlin – This is a beautiful building. East elevation, the meeting rails are about 6" to 8" off. Dutra – No concerns. Camp – Okay with the architecture here. Coombs – The dormer cheek walls should come in; there are a lot of dormers and they become the focus point. Pohl – He's fine with this. He'd be okay with mulling some of the dormer windows and drop them to 6'8".			
Motion	Motion to Approve through staff with the dormer windows dropped to 6'8" to align meeting rails. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Dutra, Coombs, and Pohl-aye		Certificate #	HDC2021-11/5150

17. Island Living, LLC 11-5151	4a Wamasquid Place	New pool	56/113.9	JB Studio
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (8:07)	Bencat – Presented project; oriented this way, there's more space for screening; has an autocover. McLaughlin – With sufficient screening between it and around the parking, it's ready to go. Dutra – This cul de sac is very private; however, he's not crazy about the pool being only 30' from the road; this could have been designed to put the pool in back of the house. He's concerned about the hedge and fence in this very natural area. The pool should be reduced in size; it's out of scale for the space. Camp – Her concern is the location of the pool close to the road. She's not sure a shell driveway is appropriate to the neighborhood. Coombs – There are no pools on Wamasquid Place; this is inappropriate in this setting. The hedges will destroy the simple feeling of Wamasquid place.			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Dutra, Coombs, and Pohl-aye		Certificate #	
18. Pochick Partners, LLC 11-5152	30 Pochick Avenue	Adtn to exist dwelling	80/241	JB Studio
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (8:16)	Bencat – Presented project. Welch – Some of the fenestration is atypical but overall, it's compatible with the area. Coombs – There is no additive massing; the south elevation has a long ridge with the wings are only 1' lower. Camp – It's odd but she's okay with it. McLaughlin – No comments. Pohl – Agrees with Ms. Camp; if it were visible, he'd have more issues with the symmetry.			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 5-0//McLaughlin, Welch, Coombs, Camp, and Pohl-aye		Certificate #	HDC2021-11-5152
19. Pochick Partners, LLC 11-5153	30 Pochick Avenue	New pool	80/241	JB Studio
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (8:27)	Bencat – Presented project; patio and coping are bluestone. Welch – Asked to see an aerial photo; this is a dense area and wants to see the vegetation. No concerns as long as the grade doesn't change. McLaughlin – No concerns. Camp – No concerns as long as the vegetation is called out.			
Motion	Motion to Approve as submitted with the pool not to be visible at time of inspection and thereafter. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Camp, Welch, McLaughlin, and Pohl-aye		Certificate #	HDC2021-11-5153

20. Rich Gillis	38 Prospect Street Lot 29	Hardscape: retaining wall	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill		
Alternates	None		
Recused	None		
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.		
Representing	Linda Williams		
Public	Micky Rowland, HSAB chair Anne Dewez, 5 Mill Street		
Concerns (8:32)	Williams – Presented project; last time we should have received an approval through staff without the spa, but instead, it was denied <i>in toto</i>; grade drops from elevation 55 to 45 from Mill Street to Prospect Street. Backus – This is a contributing lot, with infill development; what is before the commission is hardscaping no spa, but HSAB saw a different plan. Read HSAB comments 12/6: do not want to review at this time until spa removed; HSAB asked to review revised plans. Rowland – Even though the spa isn't included, HSAB wants to review the landscaping as proposed. Dewez – Sat in yesterday's HSAB session when Ms. Williams said she wasn't going to take advantage of their review. The plans HSAB was looking at and see saw were the plans that had been posted. Coombs – Mr. Fraker's wire fence is visible and not appropriate; doesn't think it was approved. McCarthy – He will try to find an approval for the wire fence and any other required information for the next hearing. Pohl – He would feel very uncomfortable reviewing this with HSAB not having reviewed it.		
Motion	Motion to Hold for HSAB to review the new proposal. (Coombs)		
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Thornewill, Coombs, and Pohl-aye	Certificate #	
21. 33 North Mill St, LLC 11-5051	7 North Mill Street	New garage-studio	55.4.4/77 Sophie Metz
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill		
Alternates	None		
Recused	None		
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.		
Representing	Sophie Metz		
Public	Joan Taylor, 16 Mill Street Pat Beilman, 17 Mill Street		
Concerns (8:53)	Metz – Presented project. Backus – This is an in-fill lot within OHD. Asked the visibility from Mill Hill. Read HSAB comments 12/6: it would be helpful to see the elevations of the garage and the main house together to understand the relationship.; the position of the front of the garage in nearly the same plane as the front of the house is inappropriate and too suburban for this area; the garage should be set well behind the front façade of the house; the overall siting and juxtaposition of the various structures including the main house should be reconsidered for a more rural appearance; the garage in general should have more of a barn-like character rather than garage – perhaps with simpler trim and massing; the 10' x 8' glazed garage doors are too wide and tall, and too formal; change to batten doors; HSAB would like to see further revisions. Taylor – This is a highly visible lot; thanked everyone for working to bring the design of the new dwelling into harmony with the neighborhood. The highly visible part is from Mill Street, the Pony Field, and Land Bank lots. A tree survey was done for the new dwelling because they mitigated visibility. This removes one of those trees, and it looks like the landscape plan will remove all of those trees; wants to ensure the landscape plan is thoroughly vetted for appropriateness and doesn't change the rural roots of the neighborhood. Beilman – She speaks on behalf of the 26 abutters. There is concern about the visibility of the proposed hardscaping in a simple Quaker neighborhood. The visibility of the basement wells is also a concern. The demolition of the trees there were to mitigate the visibility for the approval of the main house is a great concern. McLaughlin – No comments. Camp – It's true the backyard is everyone else's vista of the neighborhood; the trees are part of the natural environment. Agrees with HSAB; this should be more rural and more barn-like. The design should be simplified. Coombs – This isn't a very creative design but is acceptable. Her concern is the location; it's being proposed in a location that eliminates a tree; it should be moved as far southeast as possible to protect the tree. Could also move the dwelling south off the hill as well. Thornewill – We spent a lot of time trying to mitigate the impact of the house; this is now an extension of the house and has a big impact; suggested it could move to the west end of the parking. Pohl – The trees north of the house are within the excavation area for the dwelling and will be lost. Agrees about this being more barn-like. He has never liked having a pent roof over the garage doors; that has become increasingly popular recently. Agrees about the formality of glass in the doors.		
Motion	Motion to Hold for revisions and to go to HSAB for review. (Coombs)		
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Thornewill, Coombs, and Pohl-aye	Certificate #	

Rest held for Thursday.

22. Jeremy & Sarah Trottier 11-5166	4 Winsor Road	New dwelling	49/193	Emeritus
23. Tack3, LLC 11-5100	26 Washington Street	Move off/demo	42.3.2/23	CWA
24. Rose Realty Trust 11-5107	28 India Street	Inground spa	42.3.4/108	Jardins Intl.
25. LBC Sconset, LLC 11-5040	9 Hawk Circle	Rev. 08-4387: fenst	74/37.1	Adam Davis
26. Jay Hammer 11-5142	10 King Street	New shed	43.4.2/12	B & C
27. 33 North Mill St, LLC 11-5137	7 North Mill Street	New shed	55.4.4/77	Sophie Metz
28. 33 North Mill St, LLC 11-5126	7 North Mill Street	Hardscaping	55.4.4/77	Atlantic Landscaping
29. Peterson	30 Main St Sconset	New garage/studio	73.3.1/46	Jeff Morash
30. 36 Easton St, LLC 11-5138	36 Easton Street	Door & window change	42.1.4/19	McMorrow Designs
31. Kristy Kay Snyder 11-5140	7 Comeau Lane	Addition & alterations	49.3.2/13	Val Oliver
32. Reunion, LLC 11-5184	6 Union Street	Roof replacement	42.3.1/185	Sanne Payne
33. 90 N Liberty Prsv. Tst 11-5178	90 North Liberty Street	Roof & windows replace	41/22	Botticelli + Pohl
34. Prickly Pear Tr. 11-5155	17 Broadway (Sias)	Storage containers	73.1.3/112	Val Oliver
35. Richard Oneslager	8 Cliff Road	Windows like-kind	42.4.4/23	Rich Johnston
36. Julianne Mara	1 Broadway (Sias)	Outdoor shower	73.2.4/37	LINK

VIII. OLD BUSINESS (11/23/2021)

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Hoehn-Saric	34 Easton Street	New dwelling	41.14/18	CWA
2. Tack3, LLC	26 Washington Street	Rev. 10-4863:	42.3.2/23`	CWA
3. Tiffany Lawrence	5 Todd Circle	Pool & hardscape	66/296	Atlantic Landscaping
4. Paul Benk	8 North Gully	Rev. 09-4592: add dormer	71.1.3/48	Emeritus
5. Barry Ang	11 Jonathan Way	Rev. 10-4929: add cupola	75/42	McMullen & Assoc.

VIII. OTHER BUSINESS

Approved Minutes	November 23, 2021
Motion	Motion to Approve. (Coombs)
Roll-call vote	Carried 5-0//Camp, McLaughlin, Thornewill, Coombs, and Pohl-aye
Review Minutes	November 30 & December 2, 2021
Other Business	• Next HDC Meeting: Thursday, December 9, 2021 at 1:00 pm. ZOOM • Discussion of Advisory Board Review • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:13 pm. (McLaughlin)**
 Roll-call vote Carried 5-0//Coombs, Camp, Thornewill, McLaughlin, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council