



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, OliverVallorie Oliver,
Associate Commissioners: Stephen Welch, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Thursday, December 23, 2021

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

Called to order at 1:00 pm. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, HDC Compliance Coordinator; Holly Backus, Preservation Planner; Esmeralda Martinez; PLUS Administrative Assistant; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Thornewill
Absent Members: Welch, Dutra
Late Arrivals: McLaughlin, 1:35 pm
Early Departures: None

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. Chris Oberg 12-5322	3 Ticcoma Way	Garage doors revisions	67/765	Linda Williams
2. 6 Sun Island Rd, LLC 12-5334	6 Sun Island Road	Comm roof replacement	69/106	Neil Sander
3. Gibbs Family 12-5337	4 Galen Avenue	Connect shed to house	29/37	Val Oliver
4. Paul Cronin 12-5355	89 Somerset Road	Renew expired approval	66/135.7	Emeritus
5. 6 Old Westmoor Farm 12-5357	6 Old Westmoor Fm Rd.	Move garage on site	41/821	Emeritus
Voting	Pohl, Camp, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 4-0//Camp, Thornewill, Coombs, and Pohl-aye		Certificate #	HDC2021-12-(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. Leslie Snell 12-5369	23 Woodland Drive	New Garage	68/261	Leslie Snell
• Due to lack of visibility; existing vegetation to remain in perpetuity				
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, Thornewill, Coombs, and Pohl-aye		Certificate #	HDC2021-12-5369

IV. NEW BUSINESS 12/07/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jim & Karen Poole 11-5232	43 Main Street Sias	Fence	73/18	Brent Young
Voting	Pohl, Camp, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	Brent Young			
Public	None			
Concerns (1:07)	Mr. Young having audio issues. Not opened at this time.			
Motion	No action			
Roll-call Vote	N/A			
			Certificate #	
1. Shenandoah Trust 11-5235	40 Easton Street	New foundation & renovate	42.1.4/20	Botticelli + Pohl
Voting	Camp (acting chair), Coombs, Oliver, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (1:11)	Botticelli – Revised the garage eave line on the north elevation. Coombs – Likes the change; wants trim and doors to be grey. Oliver – Looks more like the existing. Thornewill – Agrees.			
Motion	Motion to Approve through staff with the color of the garage doors to be grey or white. (Coombs)			
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Coombs, and Camp-aye			
			Certificate #	HDC2021-11-5235

V. OLD BUSINESS 12/14/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Anne Rose	62 Boulevard	New dwelling	79/211	Botticelli + Pohl
Voting	Camp (acting chair), Coombs, Oliver, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (1:14)	Botticelli – Reviewed changes made per previous concerns; trim is white with sage green sash and shutters. Thornewill – East elevation, wishes the roof came down a little more but appreciates dropping the dormer. West elevation, the front door glass configuration with the sidelights doesn't work; should be a 4-light with a wood panel at the bottom of the sidelights. Oliver – Agrees with Ms. Thornewill. She didn't see any shutters out there and removing them would simplify this; they are too formal for this area. Would prefer that the south elevation gable be a shed. Coombs – Agrees about the shutters, front door, and the south elevation gable. South elevation, separating the ganged windows would help. Would like to see some 1-story massing. Would like there to be a break in the long main ridge. Camp – Agrees with what's been said. Suggested natural to weather shutters.			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Coombs, and Pohl-aye			
			Certificate #	
2. Theodorakos Vaios Trust	79 Pocomo Road	New dwelling	15/5	CWA
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Chip Webster, Chip Webster Associates			
Public	None			
Concerns (1:57)	(1:27) Webster – Asked to hold for a 5-person board. Motion to Hold for a full board. (Coombs) carried Reviewed changes made per previous concerns. McLaughlin – No concerns. Asked the length minus porches (91'6"). Coombs – No concerns. Thornewill – This is very formal for the area; yes, there are large houses, but they are set back and aren't so visible. She has issues with the scale. Pohl - Agrees with Ms. Thornewill: too big, too wide, too formal.			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Thornewill, Coombs, and Pohl-aye			
			Certificate #	

3.	Dieter Baeuchler	7 Enterprise Circle	Solar roof array	66/230	ACK Smart
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Tobias Glidden, ACK Smart				
Public	None				
Concerns (1:29)	Glidden – Reviewed changes made per previous concerns; happy to plant 3 evergreens to screen the array. Oliver – Being on the front goes against our guideline; if this is approved, the screening has to be in perpetuity. Coombs – Screening has to come in at full height; this is in direct opposition to our guidelines. Feels they didn't make any effort to make changes. Thornewill – She's not so distressed about the panel being on the front of house; there are plenty of arrays that aren't on the front but still face the road. Providing the screening is a show of good faith for this neighborhood. Camp – The rules are good, but we still have to take each site individually. Likes the 3 trees as long as they aren't Leland Cyprus. Screening has to be in perpetuity. Pohl – He's okay as long as there's screening.				
Motion	Motion to Approve with screening as defined by this board and to be maintained in perpetuity; if a plant dies, it must be replaced. (Thornewill)				
Roll-call Vote	Carried 4-1//Oliver, Camp, Thornewill, and Pohl-aye; Coombs-nay			Certificate #	HDC2021-
4.	Genadi Prokorov	80 Surfside Road	New dwelling	67/194	DTA
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Anton Dimov, DTA				
Public	None				
Concerns (1:39)	Dimov – Reviewed changes made per previous concerns. Camp – It's a great improvement to move the driveway. The house seems large but with the other structures it creates a nice block to hide the pool. Glad to see the barnboard go. Coombs – Appreciates the change to shingles. At 28'3" it's tall and large on a corner lot; would like it be reduced so there is more greenery on the lot. West elevation, the sidelights need a wood bottom panel. North elevation, ungang the 1st-floor windows; the dormer window meeting rails need to align with the eave. Oliver – The eaves of the dormers need to be closer to the window headers. North elevation, this is very close to and looms over Surfside Drive; it needs to move away from the road. McLaughlin – North elevation, the dormer window meeting rails are about 8" too low; same on the south elevation.				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	
5.	Merlos Landscaping, LLC	4 Forrest Avenue	New shed	68/11	JB Studio
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Juraj Bencat, JB Studio				
Public	None				
Concerns (2:05)	Bencat – Reviewed changes made per previous concerns; 200 square feet; not visible. Oliver – Exempt sheds can't exceed 15'; this is 16'10". You can't have an accessory structure without a dwelling. Coombs – With the gambrel roof and French doors, it's inappropriate for a shed. Thornewill – He doesn't need to go for the exempt shed but it does read too tall, and the gambrel proportions are still off; it needs to come down in height. McLaughlin – The proportions are off; it's not a typical Nantucket style gambrel which should be 5 over 21 roof. Pohl – This needs to get lower; that would make the gambrel proportions better.				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Pohl-aye			Certificate #	

6. Jared Mitchell	50 Hummock Pond Road	Revisions to deck	56/286	JB Studio
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (2:13)	Bencat – Reviewed changes made per previous concerns. McLaughlin – South elevation, if this is visible, the doors should be reduced to two 15-light; the skylight should be in the upper third of the roof. Thornewill – Much better. Oliver – Agrees, the changes are good. Coombs – Agrees about the skylight; otherwise, it's good.			
Motion	Motion to Approve through staff with the south elevation skylight moved to the upper 3rd of the roof. (Oliver)			
Roll-call Vote	Carried 5-0//Thornewill, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-
7. Stephen Hunter	19 Golfview Road	New dwelling	66/173	JGGA
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Adam Davis, J Graham Goldsmith Architects			
Public	None			
Concerns (2:19)	Davis – Sent a revised site plan moving it 10' east; reviewed other changes per previous concerns. Oliver – The dormer walls on south & north should be pulled closer to the windows. Thornewill – Agrees about the dormers. The front porch looks pinched; it should spread out some to mitigate the length. Coombs – Agrees about the dormers. Asked about the front porch crossing the entire front; that would make it more country looking. McLaughlin – Need to screen the air conditioning. Pohl – Regarding the front porch, the porch on the rear is a good example; put the ends between bays 1-2 & 4-5.			
Motion	Motion to Approve through staff with the front porch to reflect similar proportions to the rear and narrow up the north and south elevation gable dormers by 5" or 6". (Oliver)			
Roll-call Vote	Carried 5-0//Thornewill, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-

VI. NEW BUSINESS 12/21/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Kathleen Minihan 11-5274	16 Somerset Lane	Move on dwelling	66/3	Kathleen Minihan
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, for Kathleen Minihan			
Public	None			
Concerns (2:30)	Oliver – Presented project. No concerns.			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Camp, Coombs, and Pohl-aye		Certificate #	HDC2021-11-5274

Rest held for December 28th.

2. Ann Dougherty 11-5275	2 Lincoln Street Sias	Stonewall	73.4.2/8.3	Thornewill Designs
3. John & Joanne Archer 12-5283	14 Dukes Road	New shed	41/60	Charles Lenhart
4. Richard Rosenbaum 12-5293	16 Cliff Road	New shed	42.4.4/69	Thornewill Design
5. Richard Rosenbaum 12-5292	16 Cliff Road	New Shed	42.4.4/69	Thornewill Design
6. Edith Gregson 12-5296	189 Polpis Road	Fenestration changes	45/5.2	BPC-Architecture
7. Anchialine Prop., LLC 12-5294	19 East Creek Road	Revisions	55/60	BPC-Architecture
8. Okay Okay Café LLC 11-5132	15 Washington Street	Door change	42.3.1/99	BPC-Architecture
9. Jonathan Jacoby 12-5295	3 Tautemo Way	Addition	83/22	Ethan McMorro
10. Blitman Nantucket 12-5298	54 Squam Road	Fenestration changes	13/32	Seth Gottlieb
11. The Braes, LLC 12-5297	23 Baxter Road	Rev. 4165	49.2.3/12	Botticelli + Pohl
12. Stephanie Basille 12-5299	8 New Mill Street	Rev. 3602	42.3.3/33.2	Linda Williams
13. Julie Layden 12-5301	22 Atlantic Avenue	Fence	55/26	Julie Layden
14. Andrew Sievers 12-5305	12 Codfish Park	New shed	73.2.4/9	Salt Spray Sheds
15. Shriberg Trust 12-5306	60 West Chester Street	Fenestration revisions	41/374	Lucas Velle
16. Jacquelyn Burke 12-5309	102 Main Street	Revision	42.3.3/159	NAG

17. Jacquelyn Burke 12-5308	102 Main Street	Move shed on site	42.3.3/159	NAG
18. Wayne & Janet Berman 12-5310	98 Tom Nevers Road	Addition	91/40	NAG
19. Edith Anderson 12-5312	15 Hawthorne Lane	Replace windows	56/265	Edith Anderson
20. 3 Beaver St, LLC 12-5317	3 Beaver Street	Windows & doors	55.1.4/94	Polly Walldorf
21. 3 Beaver St, LLC 12-5316	3A Beaver Street	Dormers, raise foundation	55.1.4/97	Polly Walldorf
22. 4 Lowell Place-Smith 12-5314	4 Lowell Place	Sidewall changes	41/168	Topham Designs
23. William Kinsella 12-5325	278 Polpis Road	Rooftop solar array	25/2	ACK Smart
24. Colby Crenshaw 12-5325	24 Almanack Pond Road	Addition	25/37	Thornewill Designs
25. Tomas Forman 12-5323	6 Coffin Street Sias	Spa	73.1.4/19	Waterscapes
26. Carmine & Amy DiSibio 12-5332	4 Masaquet Road	Rev. 3542	80/194	BPC-Architecture
27. Genadi Prokopov 12-5328	80 Surfside Road	Pool & hardscape	67/194	DTA
28. Peter Kurzina 12-5336	26 New Street Sias	Rev. to door & windows	73.4.2/24	Thornewill Designs
29. Chris Oberg 12-5339	35 Gloucester Street	New dwelling	76.4.2/97	Val Oliver
30. Nathalie Wilson 12-5344	30 Ridge Lane	Addition	38/114	Ethan McMorro
31. NIR/Andy Maltby 12-5394	Straight Wharf	Transformer surround	42.3.2/15	Robert Newman
32. Catherine Schulman 12-5343	48 West Miacomet Road	Addition to path	86/4	Jamie-Lynn Finchman
33. 6 Village Way RT. 12-5352	6 Village Way	New dwelling	14/42	WAPD
34. Gloria Brewster 12-5349	10R Winn Street	Fence	56/197	NAG
35. William Maclean 12-5348	2 Spring Street	New dormer	55.1.4/16	NAG
36. Jim & Cindy Henrich 12-5354	37 Fair Street	Roof & fenest. changes	42.3.2/212	Emeritus
37. Andrew & Brooke Reger 12-5356	7 East Lincoln Avenue	Porch stair revisions	42.4.1/8	Emeritus
38. Ellen Harde 12-5358	83 Eel Point Road	Relocate shed on site	32/12	JB Studio
39. Ellen Harde 12-5359	83 Eel Point Road	Ext deck & outdr shower	32/12	JB Studio
40. John Manera	4 Larrabee Lane	New dwelling	55/102.7	Linda Williams
41. Koyote Realty Trust	4 Hickory Meadow Lane	Roof walk	41/900	Linda Williams
42. 8 North Star NT	8 North Star	Roof walk	30/212	Linda Williams
43. Sam Shamoun	9 Field Avenue	New dwelling	80/162.1	Linda Williams
44. 6 N Beach, LLC	6 North Beach Street	Revised window color	42.4.1/65	Linda Williams
45. 8 N Beach, LLC	8 North Beach Street	Revised window color	42.4.1/65.1	Linda Williams

X. OTHER BUSINESS

Approved Minutes	None
Review Minutes	December 14 & 16, 2021
Other Business	• Next HDC Meeting: Tuesday, December 28, 2021 at 5:00 pm. ZOOM • Discussion of Advisory Board Review • Section 106 – Sunrise Wind Farm Project, intro • 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 2:33 pm. (Coombs)**

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board