



HISTORIC DISTRICT COMMISSION SPECIAL MEETING

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

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

~~ MINUTES ~~

Thursday October 13, 2022

Conference Room, 2 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 1:02 pm. and announcements by Mr. Pohl

Staff in attendance: Esmeralda Martinez, Land Use Specialist; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker

Attending Members: Pohl, Coombs, Camp, Thornewill

Remote Participant: Coombs

Absent Members: Welch, Oliver, Dutra, Patten

Late Arrivals: None

Early Departures: None

Adoption of Agenda:

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

Roll-call vote Carried 4-0 //Thornewill, Camp, Coombs, and Pohl-aye

I. COMMISSION COMMENTS

1. Coombs – Asked staff to talk to her about being contacted for the Wind Turbine meetings.
2. Camp – Congratulated Brook and his dad on their half-marathon run.

II. PUBLIC COMMENT

1. None

III. NEW BUSINESS 09/27/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Tic T'ack Toe, LLC 09-7107	2 Fawn Lane	New dwelling	68/972	Meerbergen Design
Voting	Pohl, Coombs, Camp, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen, Meerbergen Design			
Public	None			
Concerns (1:05)	Meerbergen – Presented the concept of the overall subdivision in R5 zoning, all will be stick construction. Camp – It might be nice to have some stacked parking to break up the regimented parking, which looks formal. Asked about using 6 Fawn for a community pool rather than every lot having a pool. The number of pools should be limited. Doesn't want the subdivision to look fancy; asked to keep the natural vegetation and the rural look. Pohl – He doesn't see the developer giving up the profits from a building lot for a community pool. Four of the pools are in the back of the lot related to Fawn Lane but they are on Old South Road and that's problematic. The architectural component of this subdivision would be a very short discussion; we know Mr. Meerbergen's reputation. He recommends holding the pools. Camp – There is an air-conditioning unit (A/C) facing Buck Hollow, but it looks to be screened. Asked about the color. Thornewill – Suggested adding heavy privet behind the existing vegetation with a 4' fence inside that. She has an issue with black 6-over-1 windows; 6-over-1s are traditional and black sash is modern. Coombs – East elevation left side, asked about the sunken door (basement access). The basement door should be screened. Pohl – White sash with grey trim is backwards to him; white trim and grey sash or white everything.			
Motion	Motion to Approve through staff with a fence in front of the east-elevation basement door; white trim, sash, and French doors; and the front door Folger blue. (Coombs)			
Roll-call Vote	Carried 4-0//Thornewill, Camp, Coombs, and Pohl-aye		Certificate #	HDC2022-09-7107

2. Tic T'Ack Toe, LLC 09-7106	2 Fawn Lane	Pool & Hardscape	68/972	Meerbergen Design
Voting	Pohl, Coombs, Camp, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Brook Meerbergen, Meerbergen Design			
Public	None			
Concerns (1:42)	Meerbergen – Talked to the developer, who suggested 7X7 spas along Old South Road and they'll be easier to screen. Planning to have fencing along the Land Bank property line. Thornewill – They should not only become spas but also be tucked to the buildings so they can be screened. Enhance the vegetation along Old South Road; she's against a fence along the bike path. Coombs – Naushop has some good examples of how to handle vegetation and fences. We need to think about kids from the playground finding their way into people's pools. Doesn't know if spas can have autocovers. Discussion about where the fence would go: 20' off the property line and return back to the house.			
Motion	Motion to Approve through staff per Exhibit A. (Coombs)			
Roll-call Vote	Carried 3-1//Thornewill, Coombs, and Pohl-aye; Camp-nay	Certificate #	HDC2022-09-7106	
3. Tic T'Ack Toe, LLC 09-7108	3 Fawn Lane	New dwelling	68/971	Meerbergen Design
Voting	Pohl, Coombs, Camp, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen, Meerbergen Design			
Public	None			
Concerns (1:57)	Meerbergen – Presented project, black sash and Quaker grey trim and Folger blue front door. Coombs – Thinks the sliding doors should be reduced. East elevation, cable rail isn't her favorite thing. Camp – The south-elevation, 12-light sliders shouldn't be so wide. Thornewill – Suggested the 2 south-elevation sliders be 4-lights.			
Motion	Motion to Approve through staff with the south elevation sliders to be 4-lights and black sash, quaker grey trim, and Folger blue doors. (Thornewill)			
Roll-call Vote	Carried 4-0//Coombs, Camp, Thornewill, and Pohl-aye	Certificate #	HDC2022-09-7108	
4. Tic T'Ack Toe, LLC 09-7109	3 Fawn Lane	Pool & Hardscape	68/971	Meerbergen Design
Voting	Pohl, Coombs, Camp, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Brook Meerbergen, Meerbergen Design			
Public	None			
Concerns (2:05)	Meerbergen – Will reduced the pool to a 7X7 spa tucked closer to the house. Camp – Not every pool has to be a rectangle; suggested varying the shapes. Thornewill – This spa should be placed at the north end of the proposed patio. Coombs – Likes Ms. Thornewill's suggestion; it leaves yard space for playing and gardens. Pohl – Exhibit A will also reflect a 4' board fence 10' in from the setback and enhanced vegetation.			
Motion	Motion to Approve through staff per Exhibit A. (Coombs)			
Roll-call Vote	Carried 3-1//Thornewill, Coombs, and Pohl-aye; Camp-nay	Certificate #	HDC2022-09-97109	
5. Tic T'Ack Toe, LLC 09-7111	4 Fawn Lane	New dwelling	68/973	Meerbergen Design
Voting	Pohl, Coombs, Camp, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen, Meerbergen Design			
Public	None			
Concerns (2:09)	Meerbergen – Black sash and Cobblestone trim. Thornewill – The French doors should be 6-lights to match the windows. No other concerns.			
Motion	Motion to Approve through staff with the French doors to be 6-lights. (Camp)			
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Pohl-aye	Certificate #	HDC2022-09-7111	

6. Tic T'Ack Toe, LLC	09-7110	4 Fawn Lane	Pool & Hardscape	68/973	Meerbergen Design
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Brook Meerbergen, Meerbergen Design				
Public	None				
Concerns (2:15)	Meerbergen – Will reduce the pool to a 7X7 spa tucked to the house. Thornewill – It should go into the upper right corner of the shown pool. Coombs – All the pools should be screened in perpetuity. Pohl – The same deal with the enhanced vegetation along Old South Road and a 4' board fence 10' off the property line.				
Motion	Motion to Approve through staff per Exhibit A and screening maintained in perpetuity. (Coombs)				
Roll-call Vote	Carried 3-1//Thornewill, Coombs, and Pohl-aye; Camp-nay			Certificate #	HDC2022-09-7110
7. Tic T'Ack Toe, LLC	09-7113	5 Fawn Lane	New dwelling	68/970	Meerbergen Design
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Brook Meerbergen, Meerbergen Design				
Public	None				
Concerns (2:19)	Meerbergen – Trim Cobblestone, sash black, and front door Essex Green. Thornewill – The south-elevation cable rail faces Old South Road; asked it to be a shingled parapet. French doors should be 6-light. Camp – The color pallet isn't her favorite but she's okay. Coombs – Okay with those changes				
Motion	Motion to Approve through staff with the south-elevation rail to be a shingled parapet and 6-light French doors. (Thornewill)				
Roll-call Vote	Carried 4-0//Coombs, Camp, Thornewill, and Pohl-aye			Certificate #	HDC2022-09-7113
8. Tic T'Ack Toe, LLC	09-7112	5 Fawn Lane	Pool & Hardscape	68/970	Meerbergen Design
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Brook Meerbergen, Meerbergen Design				
Public	None				
Concerns (2:23)	Meerbergen – The pool would be reduced to a 7X7 spa. Coombs – Doesn't see a good place for the 7X7 spa. Screening should be in perpetuity. Pohl – Put the spa in the northwest corner of the proposed pool with the same 4' board fence and enhanced vegetation.				
Motion	Motion to Approve through staff per Exhibit A and screening maintained in perpetuity. (Coombs)				
Roll-call Vote	Carried 3-1//Thornewill, Coombs, and Pohl-aye; Camp-nay			Certificate #	HDC2022-09-7112
Rest held					
9. Tic T'Ack Toe, LLC	09-7115	6 Fawn Lane	New dwelling	68/974	Meerbergen Design
10. Tic T'Ack Toe, LLC	09-7114	6 Fawn Lane	Pool & Hardscape	68/974	Meerbergen Design
11. Tic T'Ack Toe, LLC	09-7117	7 Fawn Lane	New dwelling	68/979	Meerbergen Design
12. Tic T'Ack Toe, LLC	09-7116	7 Fawn Lane	Pool & Hardscape	68/979	Meerbergen Design
13. Tic T'Ack Toe, LLC	09-7119	9 Fawn Lane	New dwelling	68/978	Meerbergen Design
14. Tic T'Ack Toe, LLC	09-7118	9 Fawn Lane	Pool & Hardscape	68/978	Meerbergen Design
15. Tic T'Ack Toe, LLC	09-7121	13 Fawn Lane	New dwelling	68/976	Meerbergen Design
16. Tic T'Ack Toe, LLC	09-7120	13 Fawn Lane	Pool & Hardscape	68/976	Meerbergen Design
17. Tic T'Ack Toe, LLC	09-7122	15 Fawn Lane	New dwelling	68/975	Meerbergen Design
18. Tic T'Ack Toe, LLC	09-7123	15 Fawn Lane	Pool & Hardscape	68/975	Meerbergen Design

XIII. OTHER BUSINESS

Approved Minutes	None
Motion	
Roll-call vote	
Review Minutes	October 04, 2022
Other Business	- Next HDC Meeting: Tuesday, October 18th @ 4:00 pm Hybrid – Zoom & 4 Fairgrounds Road, Community Room - Classification of street trees & vegetating mapping - Discussion of Wind Turbines - Section 106 – Sunrise Wind Farm Project, intro (update as needed)

	• Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves • Open enrollment seeking individuals interested in the Resiliently Integrating Sustainable Energy (RISE) Work Group Solar Installations Module • Discussion on 43 Kendrick – hardscape and dwellings
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List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourned at 2:29 pm. (Coombs)**

Roll-call vote Carried 4-0//Thornewill, Camp, Coombs, and Pohl-aye

Submitted by:

Terry L. Norton