

Town and County of Nantucket Select Board • County Commissioners

Dawn E. Hill Holdgate, Chair
Jason Bridges
Matt Fee
Kristie L. Ferrantella
Melissa Murphy



16 Broad Street
Nantucket, Massachusetts 02554

Telephone (508) 228-7255
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www.nantucket-ma.gov

C. Elizabeth Gibson
Town & County Manager

AGENDA FOR THE MEETING OF THE SELECT BOARD MARCH 17, 2021 - 5:00 PM REMOTE PARTICIPATION VIA ZOOM WEBINAR PURSUANT TO GOVERNOR BAKER'S MARCH 12, 2020 ORDER REGARDING OPEN MEETING LAW NANTUCKET, MASSACHUSETTS

YOU TUBE LINK:

<https://youtu.be/rabW0fE4z8A>

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio/Video Recorded.
2. DPW: Textile Reuse and Recycling Collection (Drop-off Only) at Take-It-or-Leave-It Area at Landfill to be Held Sunday, March 21, 2021 from 8:00 AM to Noon.
3. Coastal Resilience Advisory Committee: Introduction of Homeowner Brochure *Improving Coastal Resilience at Home*.

IV. COVID-19 WEEKLY UPDATE

1. Public Comment.
2. Report from Nantucket Cottage Hospital President.
3. Report from Public Health Director.
4. Report from Economic Task Force.
5. Report from Licensing Administrator.
6. Other Reports/Comments/Updates.

V. PUBLIC COMMENT* FOR ITEMS NOT RELATED TO COVID-19 OR OTHER AGENDA ITEMS

VI. NEW BUSINESS*

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of March 10, 2021 at 5:00 PM.
2. Approval of Treasury Warrants for March 17, 2021.
3. Approval of Pending Contracts for March 17, 2021 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CITIZEN/DEPARTMENTAL REQUESTS

1. Request for Letters of Support for Habitat for Humanity Nantucket Local Initiative Program (LIP) Application for Inclusion of Three Housing Units at 9A and 9B Benjamin Drive on Subsidized Housing Inventory (SHI) List; and Waiver from Department of Housing and Community Development (DHCH) of Appraisal for Benjamin Drive Project.
2. Human Services Contract Review Committee: Review of Recommendations for Allocation of Health and Human Services Funding for FY 2022.

IX. TOWN MANAGER'S REPORT

1. Monthly Town Management Activity Report.

X. SELECT BOARD'S REPORTS/COMMENT

1. Committee Reports.

XI. PUBLIC HEARINGS

1. Public Hearing to Consider the Appeal of Ellen and Dudley Harde and Joshua Harde of Historic District Commission Disapproval of Certificate of Appropriateness No. HDC2020-09-1638 for Rooftop Solar Panels for Property Located at 83/85 Eel Point Road, Assessor's Map 32, Parcel 12.

XII. ADJOURNMENT

****Identified on Agenda Protocol Sheet***

SELECT BOARD AGENDA PROTOCOL:

Roberts Rules: The Select Board follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Board. The Board welcomes concise statements on matters that are within the purview of the Select Board. At the Board's discretion, matters raised under Public Comment may be directed to Town Administration or may be placed on a future agenda, allowing all viewpoints to be represented before the Board takes action, if any. Except in emergencies, the Board will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Board to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with state and federal free speech laws:

- The agenda for regular Select Board meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Board to take up first. This time is reserved for speakers to address the Board on matters that are not related to any other Agenda item. If a speaker wishes to address the Board on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.
- All speakers are encouraged to present their remarks in a respectful manner.
- All remarks will be addressed through the Chair of the meeting.
- The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not constitutionally protected because it constitutes true threats, incitement to imminent lawless conduct, comments that were found by a court of law to be defamatory, and/or sexually explicit comments made to appeal to prurient interests. Verbal comments may also be curtailed if they exceed three (3) minutes and to the extent they exceed the scope of the Board's authority.

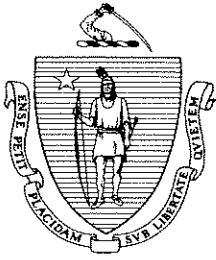
Disclaimer: Public Comment is not a time for debate or response to comments by the Board. Comments made during the Public Comment period do not reflect the views or positions of the Board. Because of constitutional free speech principles, the Board does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.

New Business: For topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.

Public Participation: The Board welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at his/her sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Board Members may have questions on the clarity of the information presented. The Board will hear any staff input and then deliberate on a course of action.

Select Board Report and Comment: Individual Board Members may have matters to bring to the attention of the Board during a meeting. If the matter contemplates action by the Board, Board Members will consult with the Chair and/or Town Manager in advance and provide any needed information by the Thursday before the meeting and/or schedule the matter for a future Board meeting. Otherwise, except in emergencies, the Board will not normally take action on Select Board Comment.

Approved on February 17, 2021



OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus (“COVID-19”); and

WHEREAS, many important functions of State and Local Government are executed by “public bodies,” as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention (“CDC”) and the Massachusetts Department of Public Health (“DPH”) have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

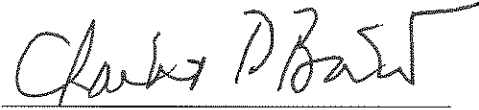
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 8:40 PM this 12th day of
March, two thousand and twenty.

A handwritten signature in dark ink, appearing to read "Charles D. Baker". The signature is written in a cursive style with a large, stylized "C" and "B".

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

TEXTILE REUSE & RECYCLING COLLECTION



Third Sunday of the Month
at the
Take-It-or-Leave-It (TIOLI)
8 AM – NOON

THESE ARE DROP-OFF ONLY EVENTS, EXPECTED TO BE IN PLACE UNTIL
THE TIOLI REOPENS AFTER THE PANDEMIC, TO DIVERT THESE
UNIVERSALLY NEEDED ITEMS FROM A LANDFILL.

Clean and bagged textiles ONLY
Shoes, belts, handbags, and ripped, stained, and well-loved textiles welcome

Upcoming dates:
Feb. 21, Mar. 21, Apr. 18, May 16, June 20

Contact the Department of Public Works with questions:
dpw@nantucket-ma.gov; 508-228-7244



WHAT IS COASTAL RESILIENCE?

PREPARE
AND ADAPT

+

=

RESILIENCE

REDUCE
IMPACTS

“Coastal resilience means building the ability of a community to “bounce back” after hazardous events such as hurricanes, coastal storms, and flooding – rather than simply reacting to impacts” (NOAA).

The Resilience Cycle



RESOURCES

■ Town of Nantucket:
Coastal Resilience Planning
www.ResilientACK.org

■ Town of Nantucket:
Resilient Nantucket: 2020 MVP Grant
www.nantucket-ma.gov/2020MVPgrant

■ Protecting Homes (FEMA)
www.fema.gov/protecting-homes

■ Sea Level Rise (Mass. Coastal Zone Mgmt. Office)
<https://archives.lib.state.ma.us/handle/2452/264132>

■ MA Coastal Homeowners Preparedness Handbook
www.mass.gov/doc/homeowners-handbook-to-prepare-for-coastal-hazards/download

The Coastal Resilience Advisory Committee (CRAC) is composed of community members appointed by the Nantucket Select Board to plan, advise, and educate on coastal resiliency issues.

Vincent Murphy
Coastal Resilience Coordinator vmurphy@nantucket-ma.gov
508 228 2700 ext 7608

IMPROVING COASTAL RESILIENCE AT HOME

**A Nantucket Guide
for minimizing water
damage to your property.**

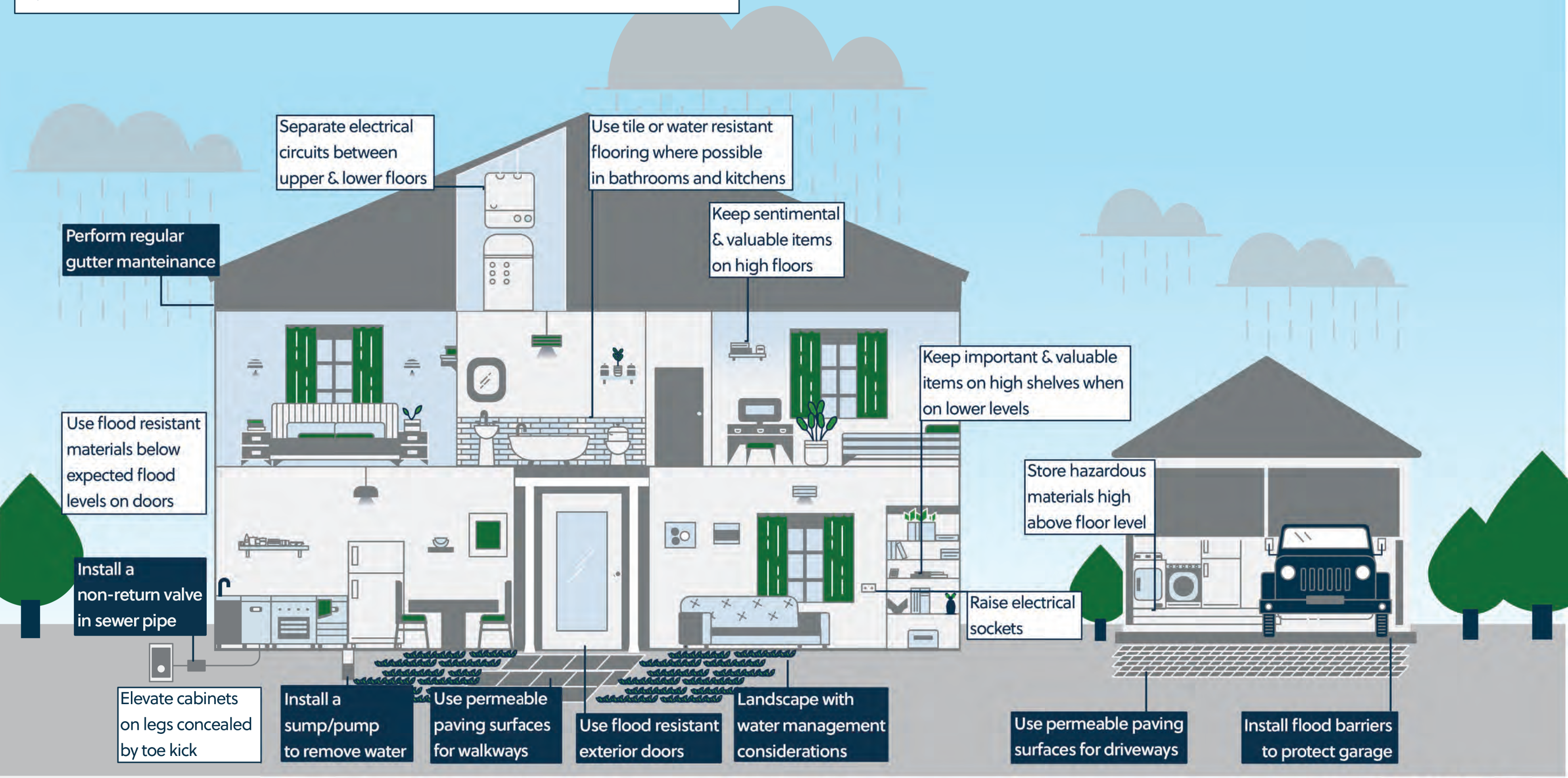
**COASTAL
RESILIENCE
ADVISORY
COMMITTEE**

www.nantucket-ma.gov

PROTECT YOUR HOME FROM DAMAGE DUE TO FLOODING AND SEA LEVEL RISE

The Nantucket Coastal Resilience Advisory Committee recommends a two-step approach to preparing for flood damage and sea level rise:

- 1) RESISTANCE MEASURES TO KEEP WATER OUT;
- 2) RESILIENCE MEASURES TO PROTECT YOUR HOME AND ITS CONTENTS.



**GOT
FLOOD?**
www.floodsmart.gov

KNOW THE RISKS AND PROTECT YOUR HOME
www.resilientack.org

**COASTAL
RESILIENCE
ADVISORY
COMMITTEE**

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
March 17, 2021

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Employment Contract	Select Board	C. Elizabeth Gibson	\$180,000 (base salary)	Renewal Contract	Town Admin Budget	April 1, 2021 - March 31, 2024
Professional Services Agreement	Marine	GZA Geoenvironmental, Inc.	\$40,000	Contract for engineering services related to repairs to F-Street solid fill pier bulkhead in Madaket	Article 10/2017 ATM	March 17, 2021 - June 30, 2023
Professional Services Agreement	Police	Nantucket Island Safe Harbor for Animals	\$49,500	Contract for kennel services for stray animals	Police Budget	July 1, 2021 - June 30, 2024
Professional Services Agreement	DPW	ACV Environmental Services, Inc.	\$75,000	Contract for 6 hazardous waste collection events for FY 2022	Solid Waste Budget	July 1, 2021 - June 30, 2022
Professional Services Agreement	DPW	Dobbert Heating and Air Conditioning, Inc.	\$23,000	Contract for water heater and HVAC work at 131 Pleasant Street (old fire station)	Article 10/2019 ATM	March 17, 2021 - June 30, 2021
Professional Services Agreement	DPW	Sarah B Cleaning/Painting, LLC	\$13,800	Contract for painting and patching at 131 Pleasant Street (old fire station)	Article 10/2019 ATM	March 17, 2021 - June 30, 2021
Professional Services Agreement	DPW	Ultimate Abatement Co., Inc.	\$24,200	Contract for hazardous materials abatement at 131 Pleasant Street and 20 S. Water Street	Article 10/2011 ATM & Article 10/2019 ATM	March 17, 2021 - June 30, 2021
Professional Services Agreement	Town Admin	The Vertex Companies	\$15,748	Contract for work associated with seasonal employee housing site planning	Article 10/2019 ATM	March 17, 2021 - December 31, 2021
Professional Services Agreement	Sewer	Weston & Sampson	\$19,400	Contract for engineering support related to proposed Madaket and Warren's landing sewer extension	Article 12/2017 ATM	March 17, 2021 - December 31, 2021
Amendment to Professional Services Agreement	IS/GIS	SHI International Corp.	Add \$1,230.77 to original contract amount of \$41,046.43 for new contract total of \$42,277.20	Amend existing contract for provision and set-up of TeamDynamix project management software	IS/GIS Budget	March 17, 2021 - December 31, 2021



Agenda Item Summary

Agenda Item #	VIII. 1.
Date	March 17, 2021

Staff

Tucker Holland, Municipal Housing Director

Subject

Approval of Habitat's LIP application for inclusion of 3 housing units at 9A and 9B Benjamin Drive on the SHI list along with a waiver request for an appraisal

Executive Summary

As the Board is aware, Habitat Nantucket has been working diligently to have all future homes it creates count on the SHI list. This 3-unit project is the first of these new SHI-eligible homes. We ask the Board to support this Local Initiative Program application and associated request for an appraisal waiver to the Department of Housing and Community Development (DHCD).

Staff Recommendation

Recommend approval of both the LIP application support letter and the request for waiver.

Background/Discussion

These units have the opportunity to not only contribute to Nantucket's SHI, yet also to an upcoming period of Safe Harbor (Housing Production Plan certification). Consistent with Habitat Nantucket's mission, the units are planned to serve Nantucket families at the 80% AMI or less level.

Impact: Environmental ☐ Fiscal ☐ Community ☒ Other ☐

Addressing the housing crisis; Select Board strategic goal around Safe Harbor maintenance.

Board/Commission Recommendation

It is anticipated at the AHT's 3/16 meeting the Trust will endorse the LIP application, as well.

Public Outreach

N/A

Attachments

1. LIP application letter of support
2. Waiver request letter



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C. Elizabeth Gibson
Town & County Manager

March 18, 2021

Ms. Alana Murphy, Deputy Associate Director
Local Initiative Program
Department of Housing & Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114

Re: Habitat for Humanity Nantucket, Inc., Local Initiative Program application for Habitat-Benjamin Drive Project

Dear Ms. Murphy:

Please be advised that at the March 17, 2021 meeting of the Nantucket Select Board, the Board voted unanimously to support the Habitat for Humanity Nantucket, Inc. Local Initiative Program (LIP) application for three affordable homes (one single family and one duplex) to be built at 9A and 9B Benjamin Drive, Nantucket.

With only 4% of our housing stock listed on the Department of Housing & Community Development (DHCD) Subsidized Housing Inventory (SHI), Nantucket is eager to embrace all local plans to create quality affordable housing.

Habitat Nantucket has been an active developer of affordable housing for ownership here on Nantucket since 2001, having built thirteen homes. Habitat's philosophy of constructing affordable homes for ownership provides Nantucket with a valuable alternative to rental solutions. Habitat Nantucket homes are also an integral part of Nantucket's Housing Production Plan. The Town has supported these efforts by providing both building lots and capital and expects to continue to do so.

The Town has worked alongside DHCD with Habitat Nantucket to revise its Family Selection/Applicant Marketing processes to ensure that all future Habitat homes will qualify for inclusion on the SHI list. This Benjamin Drive development is the first project undertaken on this basis.

Sincerely,

Dawn E. Hill Holdgate
Chair, Nantucket Select Board

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March 18, 2021

Ms. Alana Murphy, Deputy Associate Director
Local Initiative Program
Department of Housing & Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114

Re: Waiver of Appraisal for Habitat- Benjamin Drive Project

Dear Ms. Murphy:

As the Chair of the Select Board of the Town of Nantucket, I am requesting that the DHCD waive the Appraisal Requirement for Habitat for Humanity Nantucket's Benjamin Drive project as allowed in Section IV "Responsibilities of the Subsidizing Agency" Section B, "Allowable Development Costs", 1- Land Valuation page IV-4 in DHCD's publication, "GUIDELINES (Updated December 2014) G.L. C. 30B COMPREHENSIVE PERMIT PROJECTS SUBSIDIZED HOUSING INVENTORY":

"Upon written request of the Chief Executive Officer, the Subsidizing Agency may waive the appraisal requirement for proposed Projects of 20 units or less provided that the Developer submits satisfactory evidence, such as local tax assessment, limited appraisal, or opinion of value from a licensed real estate broker, that reasonably supports the acquisition cost. The purpose of such a waiver is to relieve the cost burden for smaller developments that are sponsored or supported by the local community where the reasonableness of the acquisition costs is not at issue."

The permitted use of the land proposed for Habitat's Benjamin Drive Project has already been modified under the original Comprehensive Permit by Nantucket's Zoning Board of Appeals and the Nantucket Housing Authority and Habitat have reached agreement to transfer the lot to Habitat for \$10.00 - a de minimis valuation.

Thank you for your consideration of this matter.

Sincerely,

Dawn E. Hill Holdgate
Chair, Nantucket Select Board

CONTRACT REVIEW COMMITTEE

MARCH 5st 2021

REPORT AND RECOMMENDATIONS:

FY 2022 HUMAN SERVICES GRANT AGREEMENTS

This presents the independent report and recommendations of the Contract Review Committee (CRC) regarding the placement on the Town Warrant of Proposed Awards of Town Human Services Grant Agreements for FY2022. This report is submitted to the Finance Committee and the Select Board as required by Chapter 12 Section 6 of the Code of the Town of Nantucket.

In support of our recommendations, the CRC also forwards the following attachments:

- Will add all attachments
-

Note: due to the size of some of the above attachments, they may be available only in hardcopy by request.

SUMMARY

The CRC is appreciative of Town Management and the sustained allocation of funding for Human Service Grants this fiscal year. We also acknowledge the effort required of the Finance Director to identify funds to be used for this purpose. The allocation of the funds confirms for all residents Town Management's understanding of the importance and value of the town supporting human service providers in the community. The CRC continues to believe that indicators for the need for this funding can be identified by examining the towns changing population, demographics, and economy and their combined effects on human service providers, as well as public health and safety, that result in an increased need for appropriate responses and support.

For FY2022 the CRC received 13 grant applications (one later withdrawn at the non-profits request) totaling \$773,852.14, 19.05 % over the allocated \$650,000. The CRC acknowledges the substantial funding of Human Services Grants.

Human Service Grant Application Review Process

The CRC has done their due diligence and deliberated carefully in crafting these recommendations for FY2022 and the allocation of grant monies to the private nonprofits providing human services. In doing so, the public purpose to be served can be identified.

The Human Service Grant application process provides us with a precise, complete and informative understanding of each of the human service providers. The areas of focus in this evaluation process are, statement of need, services to be provided, cost effectiveness, statement of goal, previous results, use of volunteer involvement and collaboration. In addition, actual-to-date operating budgets as well as projected operating budgets are required.

After carefully reviewing each grant proposal for FY2022 the CRC employed the following methodology to determine the recommended allocation of the Human Services Grant:

- First, individual Grant presentations with a question and answer period, were held via Zoom, these presentations allowed the CRC and the providers to review FY2021's budget and their projected FY2022 budgets. Proposed programs and services for FY2022 were also presented. Questions considered included: What services are provided to individuals? Did the provider expand services? Was there an increase in the number of individuals seeking services? Did the provider reach their goals set from the previous year? Did the provider collaborate effectively with other human service providers? What impact does your service have to the clients it serves? How does your service differ from other human service providers?
- The CRC board members then paired up to do on-site and zoom interviews with grant applicants allowing CRC members to gather more detailed and accurate information in respect to the programs day-to-day functions. This allowed questions that arose from the initial presentation to be answered and allowed the CRC to have a more open access to information and knowledge regarding the island's needs, providing for a more informed and educated basis for decisions in the allocation of the limited available funds.
- As a next step, The CRC met to present the individual findings on the applications. In some instances, the CRC met with individual human service grant providers on multiple visits to answer questions that arose after board members presentations of

their findings.

- Following this, The CRC then met with the final findings and deliberated on the grant proposals.
- Follow up calls were conducted by this report preparer to ensure the most up-to-date information and statistics.

The CRC thanks the Human Service providers for their timely, transparent and complete applications for FY2022. We applaud their prompt response to questions asked, their provision of information needed, and the patience, and willing partnership they showed throughout the grant process. The CRC recognizes that each of the grant applicants provide crucial human services that parallel the public services the Town provides. The allocation of funds is made with an understanding of the financial needs and means as outlined by the applicants. In reviewing each proposal, we have determined that a public purpose is served by these services, that the provider has demonstrated that the proposal is cost-effective, and the services meet a specific need level which was identified by the Council for Human Services' 2010 Back to Basics report to the Board of Selectmen on Human Services Contracting (attachment 1) and the Nantucket Cottage Hospital Health Improvement Plan for Nantucket was considered. The CRC is proud to be a part of this public and private partnership.

Evolution in the NON-profit sector

Previous reporting by the author of this report has used various data to support the recommendations set forth on the graph provided in this report. While this report will touch upon some of the data, the author also believes it is equally important to address the relationship of these services to the Island community.

The landscape of Nantucket's Human Service providers in the nonprofit sector over the last decade has continued to evolve, much like nonprofits nationwide, carrying out functions once reserved for the public sector. Local, State and Federal governments have shifted much of the responsibilities for delivering vital human services to nonprofits, as they have become effective vehicles for the fulfillment of public purposes. The grant of public funds to these non-profits allows for maintained quality at a lower cost, thereby satisfying both service recipients and taxpayers. We then developed a two-way relationship relying on each other for resources in different degrees and applications.

Due to the Pandemic, non-profits on the state and national level have had to reinvent their delivery of services. This is true at the local level as well. The fluidity with which so many of the providers met these challenges by adapting size and delivery of programs with minimal disruption of services is impressive. Their creativity and innovative approaches are a testimony to their dedication to the recipients of the

services. These new ways of providing and adapting the service delivery has not come without added stress, anxiety, mental health challenges and financial burdens. Throughout the pandemic, non-profits have worked diligently to help keep our residents healthy, engaged and informed.

Pandemic Impacts on the Island Community

The pandemic has sparked other pandemics this year, some going unnoticed by the public due to the lack of public gatherings and isolation. As a community we have risen to the requests for help and responded overwhelmingly to the Interfaith Council in supporting their call for food, fuel and housing monies. This response highlights the value of small communities and pays homage to the value of generations of residents, both year-round and summer, whose roots run deep. We should not lose sight of the significance and value of generational history in a community that has always continued to honor this history and the demonstrated love of the Island. This kind of outreach is on par with the basic emotional response of humans to meet the basic needs of individuals and families.

Nantucket's non- profit human service providers in the areas of substance abuse, domestic violence and mental health have seen unprecedented increases in demand for services during the COVID19 pandemic. These areas of human services are not what can be called glamorous and have always struggled for adequate funding and better public perception. Ironically, when individuals or families struggle with their lack of ability to meet their basic needs or the overwhelming isolation brought on by the pandemic, it exasperates the struggles of this sector of the island community.

These statistics correlate with the findings of a survey conducted by the Center for Disease Control in fall of 2020 that revealed that in the United States cases of anxiety disorder, depressive disorder and substance abuse disorder increased considerably between April and June of 2020 in the United States. Respondents identified mental health, behavioral health, and substance abuse disorders have challenged them due to physical distancing and stay at home orders from the pandemic. The recipients also identified that seeking related services caused anxiety due to the perceived stigma and the fear of public perception.

The survey also identified that often there seemed to be an underlying burden that parents or family providers carried, that of having to "be strong" or not show their vulnerability. These individuals will deny having symptoms or not admit them out of perceived or actual perception.

Fairwinds in efforts to make the process of seeking these vital services less overwhelming has adapted the intake protocol to a more streamlined approach, hence getting individuals seeking services connected to counselors more readily. The conversion to tele-therapy has allowed counselors to provide ongoing service to clients during the pandemic and reach new clients seeking services.

Another Pandemic related area of concern is the decreased number of children and young adults in the behavioral health services, in any other social and economic time this would be considered a good trend in behavioral health.

However, during the pandemic children and young adults have experienced an unprecedented time in world history: social interaction, which is so vital to a strong physical and mental health, was taken away overnight, and isolation became the norm. Even as schools worked to reopen and provide a sense of normalcy; the vulnerable become good at masking emotions. Normally they look to the steady forces in their lives- parents, caregivers or other adults- for guidance on how to navigate their feelings and emotions. As parents have taken on new roles as both parent and teacher, and as access to other adults has been limited, relationships have changed. Also, children and youth have often seen their caregivers under financial and/or emotional pandemic related stress and they have experienced adults who are less available to them and who have had to cope with their own individual struggles; they do not want to burden them with more. Thus, trying to process the struggles they are experiencing it becomes extremely hard to articulate.

As schools go back to more full-time schedules and as these individuals are identified, there is concern that the numbers may be disproportionate to the availability of a therapist.

There is also a concern in relation to adults who (as noted above) are afraid to seek these services or don't recognize the struggles they have related to emotional stress.

Alcohol sales in Massachusetts during the first 4 months of the Pandemic were up 485%, some local liquor stores meeting their year-end sales target by the first of July despite decreased hours of operation. The number of individuals who suffer from opioid, drug and alcohol dependency has inevitably increased yet the likelihood of an individual's dependency being recognized by friends and family has decreased due to the isolation brought on by the pandemic.

The effects on recovery groups such as AA, ALANON, ALATEEN and NA that have struggled for months to find space for meetings should not be overlooked. Zoom meetings were available but it could not provide the accessibility needed to the core of the programs strength, which is the bonding brought on by the emotional and physical presence of individuals who share like obstacles and struggles.

With the closing of Gosnold offices, the islands options for substance abuse care, which were already limited, have decreased substantially. This reflects the need for more public awareness, acceptance and ownership in helping establish and support a vaster avenue of programs and support for this sector of our community.

NAMI/ASAP, whose mission is to provide education through addiction prevention programs, and support programs that encompass all aspects of addiction traits, also recognizes the impact mental and emotional health have on addiction. They have

worked diligently to find ways to deliver their programs throughout the Pandemic. Programs like this see their best results when they are able to have open dialogue and delivery of programs with larger groups of people as dialogue opens awareness and enhances the understanding and acceptance of this disease.

Nantucket Cottage Hospital continued assistance in helping initiate and get individuals to programs by utilizing the ambulatory services, provided through town grant monies, and has been instrumental in getting clients too much needed services.

One of the most significant ways we as a community can bring change to this disease, that affects all social and economic populations within our community is to overcome the stigma and recognize our responsibility to help drive change. We could learn from our neighboring Island, and their efforts to confront this disease head on.

A Safe Place, like so many of our human service providers, remained open and operational during the Pandemic and saw an increase in the clients they serve. This increase is disquieting as is the increase within the other two sectors identified in this section of the report. As individuals were confined to home, interaction with friends, family and coworkers was almost non-existent. Advocates became concerned over their inability to reach this vulnerable sector especially as domestic violence has seen an increase of 29.78 % during 3/2020 to 3/2021 in comparison to 3/2019-3/2020, and as during that same time period sexual assault cases have risen by 19.2%, while trauma counseling needs have increased by 28%. The therapeutic clinical sessions provided to their clients from last year increased in all 4 categories of services, domestic violence by 63% sexual assault by 74%, trauma counseling by 197% and child witness to violence (cwvt) by 54%. These services are all free of charge to the clients.

Although there has been an increase in CWTV, therapeutically services which identifies clients in this sector already enrolled in services, it is significant to note that Child Witness to Violence has decreased by 2.27% the reasons this is alarming is that most child to witness referrals come because of the concerns noted by the educators in our schools. With the inability for educators to build trust and relationships with their students there is an uncountable number of children being lost in the cracks of the Pandemic. When observing the rise in incidence to such large degrees in the other noted categories, there is an undeniable concern. One might note that if the children are not getting these services there are likely adults with whom they live who are most likely experiencing violence as well.

The quarterly reports of Health Imperatives, a service which provides health care options, continue to show between 5-6% increases in services over the same time period in FY20. Health Imperatives-Nantucket served 490 clients through the Sexual and Reproductive Health Clinic, WIC Nutrition Program, and The Young Parent

Programs. Remarkably Health Imperatives did not stop in person medical services throughout the Pandemic and continued to provide full health care services, sometimes with half the staff. All services were performed within the same clinical hours. The WIC program was carried out either via zoom or over the phone with no stoppage in services. The Young Parent Program which helps teen parents navigate the steps of their continuing education, job training and managing the struggles of parenting, easily adapted to zoom based visits. Their seamless adaption continues to highlight the value of such healthcare as well as their commitment to the Island community.

Artist Association of Nantucket's Healing Through the Arts program launched its initiative in FY2021, a tough year to start a new program. It is with great pleasure that we can say it that it has been a well-received program. Enrollment is open to the adult sector of our community and has been utilized by educators, frontline workers and parents.

Any form of creativity is a natural form of expression; expressing ourselves visually is human nature. It can be difficult to say, express and process what we are feeling because of the two separate pathways in our brain. When we begin to create through writing in journals, photography, drawing or ceramics we put our minds in a "flow state" which allows our expressions to run freely and keep us focused at the task at hand. When we do this, we allow our struggles to fall to the wayside even if only for a few minutes or an hour. Expressing our creativity is a form of therapy that is undeniably beneficial in allowing us to deal with the daily stress, especially during the Pandemic. One fire fighter summed up the value of this program "I've seen a lot this year, getting to come here has really helped me process it".

The programs that inevitably really care for some of our most vulnerable due to their capability to seek and understand the services they need are Elder Services, Small Friends and Martha's Vineyard Community Services. This small and quiet sector of our community asks for very little in total in the grant process. Yet the services they provide are key to the security of the vulnerable sector they reach who cannot speak for themselves, who struggle on a daily basis, who stay silent sometimes because of pride or because of quiet acceptance or even because of the inability to speak publicly to us. We don't hear much about these organizations, but we should; they are the backbone to a sector of our community that can sometimes be lost. All three of these organizations have found ways to keep their programs going and to continue on a daily basis, to touch and enhance the lives of the people they provide services.

The last year has seen residents struggle to navigate the court systems, while courts had to find alternative ways to run. Residents petitioning for veterans, immigrants and seniors with public assistance programs had unprecedented delays. While family units have fractured, assault victims and tenant landlord disagreements have placed strains on an already burdened court system. South Coastal Counties Legal Services and

Cape Mediation have not only provided much need representation to Island residents, these kinds of invaluable services help lessen the strain on the courts while providing much need help and guidance to the sector they serve.

The non-profit human services sector of the Nantucket Community has undeniably become an indispensable partner to town government in providing services to the community, and vice versa. Town contracts, i.e. grants, account for funding of vital programs and the non-profits have had to rely more on grant monies as the pandemic limited fundraising abilities. Human service providers in the non-profit sector have continued to strive to have well trained and properly supported staff to deliver the various programs they provide. Staff that can implement and deliver programs is an important measure of their organizational capacity, these visible signs help provide not only evidence but confidence in the ability to manage both the grants and the contracts soundly, which should always be a prerequisite to access to public funds.

The Towns continued collaborative efforts to provide these essential services speaks volumes to the investment Town government and the residents have continued to make to all the non-profit, human service providers and the essential programs they offer.

Supporting Data

The United States Census Bureau estimate for 2010 identified the population to be 10,172; in 2019 they estimated the population at 11,399 that is an increase of a 12.06% in the island community over the 2010 data while The Town of Nantucket's 2021 annual census sets the population to date of this report at 13,200. There is a 15.79% discrepancy between the U.S. Census Bureau's estimate and the town of Nantucket census. In contrast to this data, The Nantucket Data Platforms 2018 report earmarked the island population at 17,200 reflecting a 50.8 % discrepancy between the Nantucket Data Platform estimator and the United States Census Bureau census estimate. There are many factors that could speak to some of this such as a possible reluctance among non-documented individuals to identify themselves or family members on official US Government forms, but it is difficult to account for the full size of this discrepancy.

The Nantucket Town Clerk has recorded births on Nantucket between 2016 and 2020 at 742. Massachusetts Department of Early Education identifies 183 children in licensed and accredited programs. This leaves roughly 559 children in alternative types of care. The Massachusetts Department of education statistics show that there are 1876 children enrolled in licensed and accredited primary and secondary

educational programs on Nantucket. If we were to take the 9427 registered voters on Nantucket, the 1876 students enrolled in all three schools servicing school age children, the Massachusetts EEC statistics showing 183 children enrolled in early childhood programs, and factor in the 559 children in alternative care these totals alone reach 11,945 which exceeds the Current US Census Bureau's estimate. It would be imperative that we also keep in mind that over the last 5 years 380 of the births have been to parents who are not American citizens; statics such as these continue to show the discrepancies in our actual population.

Town clerks use an adage formulation that for every registered voter there is a non-registered resident. Using this formulation and Nantucket's registered voter population of 9427 would imply the islands total resident population exceeds 18,854. This would place the total population 66.27% over the current US census.

The Town of Nantucket Town Clerk registered 130 births for 2020 identifying the parents respectfully as 50.76% of Foreign Nationality, 9.23% as US and Foreign Nationality and 40% registering as US nationality.

The Massachusetts Department of Education (MDE) Public School report shows that we have a 5.24% increase in student population over the last year while their record of enrollment by race and gender continues to show the marked change in our school's demographic makeup again this year. Caucasian students have declined by 12%, African-American students have declined by 15%, Asian students have declined by 12% while Hispanic students have increased by 28.9%, and multi race students have increased 29.4 % A corresponding report provided by the Massachusetts Department of Education Select Population Data of Kindergarten Enrollment shows an increase of 10.67%. The of the number of economically disadvantage are 21.63% higher over the same time period and LEP students shows an increase of 54.89 % over last year's data, remarkably 52.63% of the kindergarten class is found in the LEP data.

When further reviewing the reports by the MDE Select Population Data (2020-2021) in reference to the Cape and Islands, the district of Nantucket has the lowest population percentage of Caucasian students, as well as the highest Hispanic student population. As well, the MDE Selected Population Data shows Nantucket Public Schools identify 40 % of the students as First language not English, while the next highest School

District on the Cape and Islands, Barnstable identifies with 25.5 % of students in that group. Nantucket has 16.3% of students in ELL and falls second to Provincetown whom has 21.1%, it should be noted that Provincetown's school district only provides primary education.

The above data continues to highlight the challenges in all aspects of island services, whether public or private. It also puts a focus on the significance of the diverse and partially unremunerated population, the latter having the effect of reducing formulaic allotments of State and Federal Human Services support. This focuses attention on the importance of the advocacy of the local service providers in their continued effort to gain access to such support and grant funding.

The Nantucket community as a whole has always been tasked with a unique responsibility of preserving the future of our Island community, while respecting its rich history. As a community we have always valued all the uniquely rich diversity of the individuals who call this island home. The continued and rapid demographic changes in our School District and island population should open more concentrated dialogue on the rapid and unprecedented changes to the island community as well as the opportunities such change present. If we do not engage in open and frank discussion in the private and public sector, we will run a real risk of being unable to sustain our community.

Request:

The CRC respectfully requests that the Select Board adopt the funding recommendation set forth below and that the finance committee is your positive recommendation on these allocations with an article 9 of the town warrant.

CRC FY 2022 Article 9 Funding Recommendations

	Agency	FY 2020	FY 2021	FY 2022	FY 2022
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		Award	Award	Request	CRC Recommendati ons
1	A Safe Place	\$10,000	\$55,000	\$55,000	\$55,000
2	Alliance for Substance Abuse Prevention	\$24,755	\$44,200	\$50,000	\$50,000
3	Elder Services of Cape Cod	\$18,000	\$20,000	\$20,000	\$20,000
4	Health Imperatives	\$60,460	\$75,000	\$90,000	\$90,000
5	Fairwinds	\$113,950	\$116,391 .870	\$176,323	\$176,323
6	MV Community Services	\$18,000	\$18,000	\$18,000	\$18,000
7	South Coastal Legal Services	\$4,500	\$4,500	\$4,600	\$4,600
8	Interfaith Council (Rental, Fuel & Food Pantry)	\$70,000	\$70,000	\$85,000	\$70,000
9	NCH Social Services	\$113,950	\$211,123 .33	\$211,123.34	\$130,671.20
10	Small Friends	\$15,000	\$15,000	\$15,000	\$15,000
11	Artist Association	0	\$18,200	\$22,100	\$18,200
12	Cape Mediation	\$1,365	\$2578.80	\$2,205.80	\$2,205.80
	Totals	\$450,000	\$650,000	\$773,852.14	\$650,000

Contract monitoring;

The CRC now meets to go over all quarterly reports submitted by Grant recipients. Quarterly reports are then sent as approved to the Human Service Director before

being submitted for allocation of funding.

Adherences to the previous year grants will play a vital role in the application process and allocation of the grant funding.

In FY2022 contracts the CRC will add provisions to help better monitor the providers. Any additional recommendations will be made on all individual contracts.

Additional comments;

The CRC believes it is time for roundtable discussion on a continued collaboration with the stake holders in our human service sector. The Pandemic has brought non-profits together collaborating on the development of ideas and strategies; it's time to strengthen these and erase the lines drawn by fear of financial loss. The significance of collaboration as a whole can give greater funding capabilities. The CRC values the services provided by the human service providers on the island, and understands the Town is a significant stakeholder in many of the grant programs. We believe with a more open roundtable dialogue we can help enhance a greater collaboration among the human service providers which will enhance the programs being delivered to the Island community. As we look forward into this decade we also understand the financial restraints going forward for our community. Through better collaboration there can be more State and Federal funding available to help support some of these crucial programs. We would welcome the beginning of these discussions as soon as possible.

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Respectfully submitted by,

Dorothy Hertz

Chair of the Contract Review Committee

Monthly Town Management Activities Report

March 17, 2021

As of 03/11/21

Highlights (major projects):

Plans/Reports/Studies*

- Coastal Resiliency Plan – actively underway
- Strategic Plan (implementation on-going); updated Strategic Plan for 2020-21 adopted at 1/13/21 Select Board meeting; staff working on implementation planning
- Madaket Water Quality Improvement Plan – **(still)** working to schedule review with SB and with Madaket group; **contract on 3/17 agenda for update of conceptual design and estimated cost**
- Facilities Master Plan – Select Board workshops in November and January; will receive a summary report from the Novak Group and will review next steps from there; **concession planning led by Facilities working with Park & Recreation Commission and other stakeholders for input (Coastal Res; Historic Pres, etc)**
- Baxter Road long-term planning – contract executed with Arcadis at 2/10/21 SB meeting; **update expected in early April**
- PFAS Town-wide Risk Assessment – report presented at 2/10/21 SB meeting; staff working with consultant on next steps

Meetings

- Department Heads 1:1
- Cabinet
- Admin Staff – meeting monthly
- Agenda Prep – weekly meetings
- Select Board – individual meetings, weekly
- 2021 Annual Town Meeting and Election planning – underway; **including the Outdoor Venue; FinCom meetings re warrant articles; check-ins with FinCom Chair & Vice Chair**
- Cape Cod Managers – monthly
- **Mass Municipal Manager's Association – DEI Task Force; Women Leading Government (WLG) speaker for April event**
- COVID Task Force meeting weekly
- Meetings with NCH-Town re: COVID vaccine distribution planning
- **PFAS – communications; planning**
- **Commuter shuttle/parking at 2FG – working to address something for summer of 2021**
- **Solid waste long-term planning/weekly**

Projects/Other*

- COVID-Related: Outreach Meetings, updates; press conference monitoring; MMA/state updates; DPH updates; keeping apprised of most recent state guidance
- Harbormaster Building
- Town Pier
- Old Fire Station Reuse (short-term); including installation of trailer for additional meeting space (plans & timeline for office moves being finalized)
- Senior Center
- Our Island Home – **stakeholder/community forums being held in March, 2021; update as to findings/input will follow**
- Strategy re Public Beach Access (per 10/16/19 SB vote) – continuing work pursuant to Select Board xs
- Solar project at WWCo property – **on-going response to neighbor group**
- Harbor Place (scope of work for intermodal transportation underway, per 2020 ATM)
- Third Sewer Force Main – planning underway
- Washington St – Francis St intersection – design/project scope under review

- Police Reform Bill analysis – **preparing report to review with Board in April/May**
- **2021 NCA Forum date**
- **Waitt Dr**
- Sewer fee issue(s) from December (still sorting through this with Sewer Regs/legal review)
- **Resurrection of Plastics Ban outreach/confirmation that bylaw is active**

MANY ITEMS HAVE HAD TO BE PUT ON HOLD DUE TO COVID-19 PANDEMIC RESPONSE – some of these include:

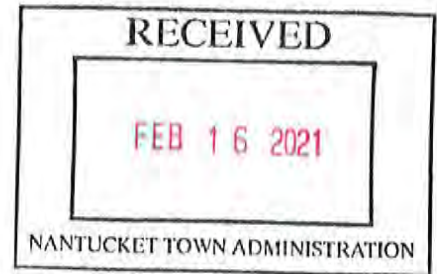
- *Revisions/Updates to the Real Estate Yard Sale Program – working on review of proposed revisions with Board*
- *Pool Discharge (and/or Stormwater) Regulations – **in queue***
- *Marijuana License Regulations*
- *Sheep Pond Road – **working on alternative access options***
- *Government 101 – **in queue***
- *Comparison of WIIF to CIWPF*
- *Regulations Codification project – have rec'd codified regs; need to schedule public hearings with 8 Boards/Commissions*

Personnel

- Collective Bargaining Negotiations (all units)
- Our Island Home Administrator (permanent)
- Budget Analyst/Finance Department
- Transportation Planner

HDC Appeal of 83/85 Eel Point Road

TO: SELECT BOARD
CC: TOWN CLERK
FROM: MICHAEL J. WILSON, ESQUIRE, FOR PROPERTY OWNERS
PROPERTY: 83/85 EEL POINT ROAD, ASSESSOR'S MAP 32, PARCEL 12
DATE: FEBRUARY 15, 2021
RE: HDC APPEAL OF DENIAL OF SOLAR PANEL ARRAY



I represent Ellen Smith Harde and Dudley Milne Harde , the owners of the property located at 83 Eel Point Road (combined with the remaining portion of 85 Eel Point Road), and Joshua Harde, the son of the owners and the HDC applicant on behalf of the family. Owners have a mailing address of PO Box 391, Westford, MA 01886. However, Joshua Harde is a year-round island resident and a local business owner of Fresh and would like to cut his energy costs on a dwelling that is heavily impacted by the winter elements and help to reduce the impact on the island's energy generation. Though the property address is legally 83 Eel Point Road, his house number is 85 Eel Point Road. The property has been in the family since 1975 with the two dwellings being dwarfed by the other larger structures east and west.

By this letter, the Harde family appeals Certificate of Appropriateness ("COA") No. HDC2020-09-1638, in which the Historic District Commission ("HDC") *denied* an application ("Denial") for a new solar panel array on their dwelling. Said Denial was made on January 19, 2021 at a regularly scheduled HDC meeting. The Denial was subsequently filed with the Town Clerk on Friday, February 5, 2021. The Denial should be overturned by the Select Board as the HDC failed, among other issues, to state the specific grounds for denial and instead chose to state simply that the proposal did "not meet the solar guidelines". Such a statement is general in scope and does not provide the level of specificity required in the special enabling legislation.

The powers and responsibilities of the HDC were established in 1970 by the Massachusetts legislature in Chapter 395 of the Acts of 1970 ("Act"). A copy of the Act is attached hereto as Exhibit A. The express purpose of the Act as stated in Section 2, is the following:

SECTION 2. The purpose of this Act is to promote the general welfare of the inhabitants, of the Town of Nantucket through the preservation and protection of historic buildings, places and districts of historic interest through the development of an appropriate setting for these buildings, places and districts and through the benefits resulting to the economy of Nantucket in developing and maintaining its vacation-travel industry through the promotion of these historic associations.

The Act superseded the original Chapter 601 of 1955, which then made the entire island an historic district subject to the protection and preservation by the HDC.

The special Act, unlike Chapter 40C: Historic Districts that much of the state is subject to, does not contain language pertaining to alternative energy installations, particularly solar arrays. Instead, The

HDC chose to adopt its own “solar guidelines” (Exhibit B attached hereto) rather than submit an amendment to the State legislature in the form of a Home Rule Petition to add any codifying language similar to the lengthy standards in 40C related to solar technology. Chapter 40C supports the use of solar arrays as part of an overall promotion of alternative energy with such statements as “When ruling on applications for certificates of appropriateness for solar energy systems...the commission shall also consider the policy of the commonwealth to encourage the use of solar energy systems and to protect solar access...” Nantucket’s HDC has not adopted any such supportive language and regularly makes decision with onerous conditions or negative decisions on solar arrays. At a bare minimum, the solar guidelines should be revised and updated and language from 40C adopted to reflect a change in solar support and technology. A review of the guidelines clearly indicates that they are out of date and have not been updated for several years. Such terminology as “encouraged” and “whenever possible” clearly indicate that the solar guidelines are true guidelines and not rigid rules and regulations

The application was submitted for the first hearing on Tuesday, September 15, 2020. It was not heard and continued to Thursday, September 17, 2020 where it was again not heard and put over to Tuesday, September 22, 2020, where the application was heard for the first time. As the array was proposed for the south-facing portion of the roof, several members expressed a desire to view. A motion to view was made and voted unanimously. The application was then scheduled to be heard on Monday, October 5, 2020 at which time the HDC did not hear the matter again and continued it to Thursday, October 8, 2020. Josh Harde and his representative Karen Alence made another presentation. Some members said they never viewed it though they had voted to do so two weeks prior to this meeting. Yet another motion to view was made and voted on unanimously. The application was again on the agenda for Tuesday, October 27, 2020 and again not heard and continued to Thursday, October 29, 2020. The matter was continued again for revisions.

The matter was heard for the last time on Tuesday, January 19, 2021, four months after it was originally scheduled. Throughout the process, the fact that the structure was a lower, more nondescript dwelling that was 300 feet from Eel Point Road on an oversized 4-acre lot was not considered mitigating factors, nor was the existing berm and roadside vegetation. The property owner offered to further screen and enhance the berm to mitigate the visibility. That was not accepted with some members insisting that plantings up against the house to be preferable. One member stated that there were “rules” when in fact there are “guidelines” that offer guidance not hard rules and regulations. The presumption by any applicant is that the HDC would work with an applicant rather than apply a rigid set of rules to the placement of solar panels in a rural area as opposed to in-town. Another member used the term “required” as to placement. That indicates intractability as if there were rules for placement. The chairman, Ray Pohl expressed support for the proposal as the visual impact would be negligible given the facts. He mentioned that the house was low and the eye would be drawn to the much larger dwelling to the west.

In the file, as part of the presentation by the applicant and the representative, are photographs of the dwelling clearly showing the black roof. In addition, there are aerial photographs indicating the location of the dwelling 300 feet from Eel Point Road. Also, in the file are the COAs of other residential installations. 75 Pochick mentions “due to rural location”; 6A Washington Avenue notes “roofing to be black 3 tab...”; 6 Washington Avenue notes “black 3 tab roof test case to see how visible it is” (highly

visible); 86 Hummock Pond Road notes "add screening on street side"; 11 Pond Road (on front of house close to the road) notes "...roof to be black...". These COAs represent a small number of panels arrays that the representative has worked with. These are not representative of the panels on the ice rink, in "Coffin Pit" on several large buildings and other commercial and residential structures in more developed areas that are fully visible from a travelled way.

Also on file, is a rendering of the proposed screening by trees and the berm along the travelled way offered by the applicant. Though there is a red "X" on that submission from an earlier meeting, it was the proposal that the applicant continued to put forth. The HDC refused to consider it and wanted additional screening 300 feet from the road that would be out of context with the surrounding vegetation and is not a proposal that the applicant felt was appropriate for his property.

The solar guidelines state that decisions should consider the "unique circumstances" of any proposal. This structure is not a contributing building having been constructed in 2000 nor in an "historically important landscape" in the areas of critical concern of the Old Historic District or S'conset Old Historic but out in the rural Dionis/Eel Point Road where solar panels should be encouraged. Solar panels are typically placed on the southerly facing roof planes for maximum efficacy. The HDC typically requires black solar panels to be placed on a black roof which is the case in this application. The HDC has lately approved panels on roofs that are not black. In this case, the applicant stressed that due to the remote location on a large lot, 300 feet from Eel Point Road, and a black roof, the impact of black panels would be minimal and appropriate. Panels are flat against the roof as "encouraged" in the guidelines. The outlying large-lot areas are ideally suited for solar arrays. Being minimally visible from a publicly travelled way should not preclude such placement on a southerly side of a structure.

The HDC failed to state why solar panels cannot be minimally visible in this situation given the factors stated above and the adherence to the guidelines specifically stated below:

Because the sloped roofs typical of Nantucket's built environment are such a character-defining feature of the island's cultural heritage, rooftop equipment installations should be carefully designed and positioned on any roof. The basic elements of design to consider are: balance, proportion, color, rhythm and scale. Additionally, PV and solar thermal collectors should be kept on the same plane as the roof, with the color of the panels in keeping with the surrounding roofing materials.

To reiterate, the panels are opaque black. The roof is black. The structure is 300 feet from the road in a rural area. The panels are on the sloped roof, balanced, in proportion and tight to the roof plane, "in keeping with the surrounding roofing materials". Interestingly, at the bottom of Page 15 is a note stating that a non-contributing structure is defined as "building, which is not an intrusion but does not add to a historic district's sense of time, place and historic development". This building meets that definition and thus placing panels on the south-facing plane of the black roof would not create a detrimental impact.

Section 7(d) of the Act states the following:

(d) In case of disapproval, the Commission shall state its reasons therefor in writing, and it may make recommendations to the applicant with respect to appropriateness of design, arrangement, texture, material, color and the like of the building or structure involved.

It is our contention that the HDC did not state the specific reasons in writing on the COA or in any addendum as the Act requires. Simply stating that "Motion to deny b/c it does not meet the solar guidelines" is not sufficient. We proffer that the HDC was deficient in its response, did not consider the specifics of this application as noted above and applied a rigid set of "rules" that in fact do not exist.

There did not appear to be any option for a compromise and the applicant asked for a resolution in the form of a denial. There is an inherent inconsistency in how the solar guidelines are applied and more rural areas should not be held to the same standards as the areas of critical concern. The guidelines also give more weight to those areas. Given these factors, the denial of the solar array in this specific situation was inappropriate, arbitrary, and capricious and the Select Board should overturn the decision of the HDC and order the approval of this solar array. In the alternative, applicant is asking for a remand for further consideration of the proposal to result in an approval of the panels on the south facing roof with the planting plan, including an enhanced berm, along Eel Point Road.

In support of the Harde family appeal of the Denial of the solar panels, please find the following documents enclosed with this letter:

1. A check payable to the *Inquirer and Mirror*, in the amount of \$335.12 to cover the amount of the public hearing advertising costs;
2. A certified copy of the HDC Certificate of Appropriateness No. HDC2020-09-1638; and
3. A copy of the meeting minutes for the applicable meetings of the HDC as well as a complete copy of the file.

Should the cost of advertising exceed \$335.12, please contact me and I will send another check for the additional cost.

Please note, Attorney Wilson is not available to attend any Select Board meeting until after March 2, 2021.

Sincerely



Michael J. Wilson, Esq.

Enclosures

Cc: Nantucket Historic District Commission (*by hand delivery*)

EXAMPLES PROVIDED BY APPLICANT IN THE HDC FILE:

6 WASHINGTON AVENUE – MADAKET FULLY VISIBLE



6/6A WASHINGTON AVENUE – MADAKET – CLOSER TO THE ROAD, IN A CONGESTED AREA – VISIBLE



11 POND ROAD (MEADOW VIEW AREA) – CLOSE TO THE ROAD IN SUBDIVISION – FRONT OF THE DWELLING – TWO TREES IS SUPPOSED TO BE PLANTED ON THE DRIVEWAY SIDE TO MITIGATE VIEW



CERTIFICATE NO: HDC2020-07-1638

DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 32 PARCEL N°: 12
 Street & Number of Proposed Work: 85 Eel Point Rd
 Owner of record: Joshua Harbo
 Mailing Address: 85 Eel Point Rd
Nantucket MA 02557
 Contact Phone #: 508 454 4543 E-mail: jharbo@yahoo.com

AGENT INFORMATION (if applicable)

Name: Karen Alencas
 Mailing Address: PO Box 2939
Nantucket, MA 02584
 Contact Phone #: 802 334 3482 E-mail: KAREN@COASTALSOLAR.COM

FOR OFFICE USE ONLY

Date application received: 9/8/2020 Fee Paid: \$ 100.00
 Must be acted on by: 10/24/2020 12/23/20
 Extended to: 02/24/21
 Approved: _____ Disapproved: X
 Chairman: _____
 Member: DENIED
 Member: 1/19/21 mtg
 Member: _____

Notes - Comments - Restrictions - Conditions

Motion to Deny b/c it does not meet the solar guidelines.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____
 Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
 Width: _____ Sq. Footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
 Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: _____
 Original Date: _____ (describe) _____
 Original Builder: _____
 Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A
 REVISIONS*: 1. East Elevation Roof top solar 650 S.F.
 2. South Elevation on black asphalt roof
 3. West Elevation _____
 4. North Elevation _____

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers
 Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
Dual Black

Fence: Height: _____
 Type: _____
 Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles ☐ Clapboard (exposure: _____ inches) Front ☐ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____
 Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights (muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof dual black asphalt
 Trim _____ Sash _____ Doors _____
 Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

ATTEST: TRUE COPY

Tracey Z. Holmes

NANTUCKET TOWN & COUNTY CLERK

85 Eel Point Rd

Cc: Michael Wilson <mjw@mjwilsonlaw.com>, Joshua Harde <jbharde@yahoo.com>, Conrad Geyser <info@cotuitsolar.com>
Date: 02/05/2021 4:06 PM
Subject: RE: Harde - 85 Eel Point Road rooftop solar denial

Hello All,

The HDC COA for 85 Eel Point Road has been turned in to the Town Clerk's office.

Kadeem O. McCarthy

PLUS Administrative Specialist

Town of Nantucket

2 Fairgrounds Road

Nantucket, MA 02554

508-325-7587 ext. 7016



EXHIBIT A

§ A301-4. Historic District Commission.

ACTS, 1970. CHAP. 395

AS AMENDED BY ACTS: 1972, CHAP. 708; 1984, CHAP. 300; 1985, CHAP. 291; 1987, CHAP. 735; 1989, CHAP. 333; 1990, CHAP. 314; 1998, CHAP. 193; 2000, CHAP. 57; 2002, CHAP. 90; 2010, CHAP. 8; 2014, CHAP. 338

AN ACT ESTABLISHING AN HISTORIC DISTRICT COMMISSION FOR THE TOWN OF NANTUCKET AND ESTABLISHING NANTUCKET ISLAND AS THE HISTORIC DISTRICT

Be it enacted, etc., as follows:

SECTION 1. Chapter 601 of the Acts of 1955 is hereby repealed and the Historic Districts Commission is hereby abolished.

SECTION 2. The purpose of this Act is to promote the general welfare of the inhabitants of the Town of Nantucket through the preservation and protection of historic buildings, places and districts of historic interest through the development of an appropriate setting for these buildings, places and districts and through the benefits resulting to the economy of Nantucket in developing and maintaining its vacation-travel industry through the promotion of these historic associations.

SECTION 2A. For purposes of this Act, the following words shall have the following meanings:

"Altered" shall include the words rebuilt, reconstructed, rehabilitated, remodeled, renovated and restored.

"Building," a combination of materials forming a shelter for persons, animals or property.

"Commission," the Nantucket Historic District Commission, acting as the Historic District Commission.

"Constructed" shall include the words built, erected, installed, enlarged, and moved.

"Exterior architectural features," such portions of the exterior of a building or structure, including the size and shape of proposed buildings and structures described in subsection (b) of section 9, as are open to view from a beach, a public way, a traveled way, a street or way shown on a land court plan or shown on a plan recorded in the Registry of Deeds, a proprietor's road, a street or way shown on a plan approved and endorsed in accordance with the Subdivision

Control Law, a public park or a public body of water, and shall include but not be limited to, the architectural style and general arrangement and setting thereof; the kind, color and texture of exterior building materials; the color of paint or other materials applied to windows, doors, lights, signs, trim, gutters, leaders, louvers, vents, exterior surfaces and type and style of roofs, porches, decks, staircases, steps, balconies, roof walks and other appurtenant exterior fixtures. **[Amended by St. 2000, Ch. 57]**

"Razed," includes the words destroyed, demolished and removed.

"Structure," a combination of materials other than a building, including, but not limited to a vending machine, sign, fence, wall, terrace, walk or driveway. **[Amended by St. 1998, Ch. 193]**

SECTION 3. There is hereby established in the Town of Nantucket an Historic District Commission consisting of five (5) unpaid members who shall be resident taxpayers of the Town of Nantucket, to be appointed by the Selectmen. The Historic District Commission shall have the powers and authority and perform all the duties as hereinafter enumerated and provided. All 5 members shall be elected for rotating 3-year terms at the annual town election each year. Vacancies occurring in the Commission, other than by expiration of term of office, shall be filled by appointment by the Selectmen, but such appointment shall be only for the unexpired portion of the term of the member replaced. **[Amended by St. 2014, Ch. 338; St. 2016, Ch. 2¹]**

The Chairman of the Historic District Commission may designate an associate member to sit on the Commission in case of absence, inability to act or conflict of interest on the part of any member thereof or in the event of a vacancy on the Commission until said vacancy is filled in the manner provided herein. Three such associate members shall be appointed by the board of selectmen in accordance with section 3.4(a)(3) of the charter of the town of Nantucket for rotating 3-year terms. Vacancies in said office shall be filled by the board of selectmen for the remainder of the unexpired term. **[Amended by St. 2014, Ch. 338]**

The members of the commission shall be exempt from subsections (a) and (c) of section 17 of chapter 268A of the General Laws. **[Amended by St. 1998, Ch. 193; St. 2002, Ch. 90]**

1. Editor's Note: Section 2 of this enactment provided that "an incumbent member of the Historic District Commission appointed or elected pursuant to section 3 of chapter 395 of the acts of 1970, as amended, shall continue to serve in that capacity until the expiration of the incumbent's term or until the incumbent sooner vacates the office, after which the election of members shall proceed in accordance with section 1."

SECTION 4. There is hereby established in the Town of Nantucket an Historic Nantucket District, which shall include the land and waters comprising the Town of Nantucket.

SECTION 5. (a) No building or structure shall be constructed or altered within the Nantucket Historic District in any way that affects its exterior architectural features unless and until either:

(1) An application for a building permit shall first have been approved as to exterior architectural features, which approval shall be evidenced by a certificate of appropriateness issued by the Commission; or

(2) The Commission first issues a certificate of nonapplicability with respect to such alteration or construction,

(b) No building permit for construction or alteration of a building or structure within the Historic Nantucket District shall be issued by the Building Inspector until and unless the applicant has first obtained the applicable certificate from the Commission. No occupancy permit shall be issued by the Building Inspector with respect to any building or structure in the Nantucket Historic District unless and until the Building Inspector receives a written certification from the Historic District Commission that:

(1) The building or structure has been constructed or altered in compliance with the terms of the certificate of appropriateness issued therefor; or

(2) A certificate of nonapplicability has been issued for the construction or alteration.

(c) Nothing in this Act shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior architectural feature within the Nantucket Historic District which does not involve a change in design, material, color or the outward appearance thereof; nor to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor to prevent landscaping with plants, trees and shrubs.

SECTION 6. No building or structure within the Historic Nantucket District shall be razed without first obtaining a permit approved by the Historic District Commission, and said Commission shall be empowered to refuse such a permit for any building or structure of such architectural or historic interest, the removal of which in the opinion of said Commission would be detrimental to the public interest of the Town of Nantucket or the Village of Siasconset.

SECTION 7. The erection or display of an occupational or other sign exceeding two (2) feet in length and six (6) inches in width or the erection or display of more than one (1) such sign, irrespective of size, on any lot, building or structure located within the Historic Nantucket District must be approved in advance by the Historic District Commission. Evidence of such approval shall be a certificate of appropriateness issued by said Commission.

SECTION 8. The Historic District Commission shall elect its Chairman and Vice Chairman. The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal and at such other times as the Commission may determine or upon call of the Chairman or of any two (2) members. It shall keep a permanent record of its resolutions, transactions and determinations and may make such rules and regulations consistent with this Act as may appear desirable and necessary. It may hold public or private hearings as it may deem advisable. It may incur expenses necessary to the carrying on of its work within the amount of its annual appropriation. The Commission shall make and publish rules and regulations adopting or establishing guidelines for exterior architectural features and establishing procedures for the processing of applications and conduct of hearings. The Commission may establish such fees with respect to applications and hearings as it deems necessary and appropriate to defray its expenses. **[Amended by St. 2010, Ch. 8]**

SECTION 9. (a) It shall be the function and the duty of the Historic District Commission to pass upon the appropriateness of exterior architectural features of buildings and structures hereafter to be erected, reconstructed, altered or restored within the Historic Nantucket District wherever such exterior features are subject to view from a beach, public way, public park, public body of water, traveled way, a street or way shown on a land court plan, or shown on a plan recorded in the registry of deeds, a proprietors road or a street or way shown on a plan approved and endorsed in accordance with the Subdivision Control Law. All plans, elevations and other information deemed necessary by the Commission to determine the appropriateness of the exterior features to be passed upon shall be made available to the Commission by the applicant. It shall also be the duty of the Commission to pass the removal of any building within said districts as set forth in Section 6 and the erection or display of occupational or other signs as set forth under Section 7.

(b) The Historic District Commission, in passing upon appropriateness of exterior architectural features in any case, shall keep in mind the purposes set forth in Section 2 and shall consider,

among other things, the general design, arrangement, texture, material and color of the building or structure in question, the location on the lot and the relation of such factors to similar features of buildings and structures in the immediate surroundings and the position of such building or structure in relation to the street or public way and to other buildings and structures. In the case of new construction or additions to existing buildings or structures, the Historic District Commission shall consider the appropriateness of the size and shape of the building or structures both in relation to the land area upon which the building or structure is situated and buildings and structures in the vicinity, and the commission may in appropriate cases impose dimensional and setback requirements in addition to those required by applicable by-law. **[Amended by St. 2000, Ch. 57]**

(c) The Historic District Commission shall not consider interior arrangement or building features not subject to public view. The commission shall not make any recommendations or requirements except for the purpose of preventing developments incongruous to the historic aspects of the surroundings and the Historic Nantucket District. **[Amended by St. 2000, Ch. 57]**

(d) In case of disapproval, the Commission shall state its reasons therefor in writing, and it may make recommendations to the applicant with respect to appropriateness of design, arrangement, texture, material, color and the like of the building or structure involved.

(e) Upon approval of the plans, the Commission shall cause a certificate of appropriateness, dated and signed by the Chairman, to be issued to the applicant or affixed to the plans.

(f) If the Commission shall fail to take final action in any case within sixty (60) days after receipt of any application for a certificate of appropriateness or a permit for removal, the case shall be deemed to be approved except where mutual agreement has been reached for an extension of the time limits.

(g) The Commission shall have, in addition to the powers, authority and duties granted it by this Act, such other ancillary, enforcement or investigative powers, authority and duties as may be delegated or assigned to it from time to time by vote of an Annual or Special Town Meeting of the Town of Nantucket.

SECTION 10. Any person who violates any of the provisions of this Act shall be guilty of a misdemeanor and, upon conviction thereof, shall be fined not less than \$10 nor more than \$500, which shall be

forfeited to the use of the town. Each day that a violation continues to exist shall constitute a separate offense.

(a) It shall be a violation of this Act for any person to construct or alter a building or structure without having first obtained from the Commission a certificate of applicability or a certificate of nonapplicability; for any person to raze any building or structure without having first obtained from the Commission a permit for such razing; for any person to construct or alter a building or structure in any way which is inconsistent with or contrary to the terms of the certificate of approval issued for such building or structure; or for any person to knowingly submit false, fraudulent or misleading information to the Commission in connection with any application.

SECTION 10A. It shall be a violation of this Act for any person to construct or alter a building or structure without having first obtained from the Commission a certificate of applicability or a certificate of nonapplicability; for any person to raze any building or structure without having first obtained from the Commission a permit for such razing; for any person to construct or alter a building or structure in any way which is inconsistent with or contrary to the terms of the certificate of approval issued for such building or structure; or for any person to knowingly submit false, fraudulent or misleading information to the Commission in connection with any application.

SECTION 11. Appeals may be taken to the Board of Selectmen by any person aggrieved by the ruling of the Historic District Commission. The Board of Selectmen shall hear and act upon such appeals promptly, and the decision of the Board shall be as determined by a majority vote of the members of the Board. Such appeals shall be taken within ten (10) days of the filing by the Commission of its certificate of determination with the Clerk of the Town of Nantucket, and written notice of such appeal shall be given by the appealing party to the Commission at the time such appeal is taken.

SECTION 12. Any person or the Historic District Commission, aggrieved by a decision of the Board of Selectmen, may appeal to the Superior Court sitting in equity for the County of Nantucket, provided that such appeal is filed in said Court within 15 days after such decision is recorded. The appealing party or parties shall, at the time of filing such appeal, give notice thereof to all persons who were parties to the appeal to the Board of Selectmen, by causing to be delivered to such parties a copy of the complaint and written notice of the filing thereof. The Court shall hear all pertinent evidence and determine the facts and, upon the facts so determined, annul

such decision if found to exceed the authority of such Board, or may remand the case for further action by the Commission or make such other decree as justice and equity may require. The foregoing remedy shall be exclusive, but the parties shall have all rights of appeal and exception as in other equity cases.

Costs shall not be allowed against the Historic District Commission or the Board of Selectmen unless it shall appear to the Court that the Commission or the Board, in making the decision appealed from, acted with gross negligence, in bad faith or with malice.

Costs shall not be allowed against the party appealing from the decision of the Historic District Commission or the Board of Selectmen unless it shall appear to the Court that said appellant or appellants acted in bad faith or with malice in making the appeal to the Court.

SECTION 13. The Superior Court, sitting in equity for Nantucket County, shall have jurisdiction to enforce the provisions of this Act and the certificates, permits, determinations, rulings and regulations issued pursuant thereto and may, upon petition of the Commission, restrain by injunction violations thereof; and, without limitation, such court may order the removal of any building, structure or exterior architectural feature constructed in violation of this Act or the substantial restoration of any building, structure or exterior architectural feature altered or razed in violation of this Act and may issue such other orders for relief as may be equitable.

SECTION 14. In case any section, paragraph or part of this Act be for any reason declared invalid or held unconstitutional by any court of last resort, every other section, paragraph or part shall continue in full force and effect.

SECTION 15. This Act shall take effect upon its acceptance by the voters of the Town of Nantucket at an Annual Town Meeting or any meeting duly called for the purpose.

February 27, 1990

Solar Technologies

Photovoltaic Systems

At the time of publication of this addendum, there are only two prevailing types of photovoltaic (PV) collectors: photovoltaic panels and building integrated photovoltaics (BIPV). Both systems exist to convert the sun's energy into electricity. BIPV can be considered because it typically makes less of a visual impact on a structure. Unfortunately, this technology is currently not as efficient as photovoltaic panels. The following guidelines should therefore be applied to any style of PV system that has been deemed appropriate according to each building owner's unique circumstances, keeping in mind that it is always preferable to use the least visible technology.

Solar Thermal Systems

Solar Thermal refers to any system that harnesses the power of the sun to heat a liquid medium for specific applications such as domestic hot water, space heating, and pool heating. As of the publication of this addendum, there are a number of different technologies that are designed to help lower energy bills by utilizing solar thermal systems. Some technologies are available that allow collectors to be hidden entirely within the roof structure, and should be considered (especially for new construction) because of their minimal visibility. However, this guideline will primarily focus on technologies incorporating collectors (whether evacuated tubes or panels) that require direct sunlight.



Figure 7: Photovoltaic Ground Array

Placement & Design of Photovoltaic and Solar Thermal Systems

The utilization of "energy producing" technologies, such as photovoltaics and solar thermal, should only be considered after every effort to reduce a structure's energy consumption have been made. It is appropriate to consider placement of PV or solar thermal arrays elsewhere on the property before considering mounting this technology onto the primary structure. This is especially important in Nantucket's Old Historic District, in Siasconset's Old Historic District, on contributing buildings or in historically important landscapes, where the use of this technology may have a higher degree of visual impact. When determining where to place PV or solar thermal collectors, it is important to attempt to minimize any adverse effects upon a structure's existing fabric, as well as to mitigate the visual impact these panels and all of their supplementary equipment may have upon the surrounding area. As eventual wearing out of parts is expected with these technologies it is important to note that equipment must be replaced with like kind. The HDC will consider any

replacement that is not exactly like the original to be

Not Recommended

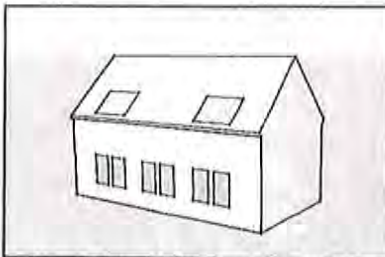


Figure 10: Panels on lower 2/3 of roof.

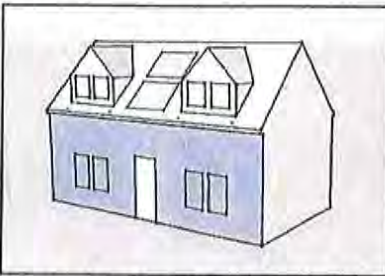


Figure 9: Panels located on primary facade and highly visible.

Recommended

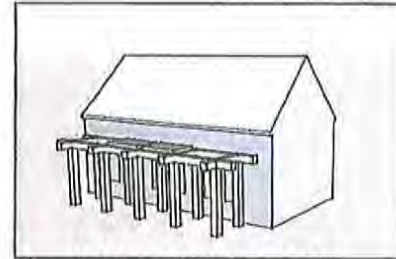


Figure 8: Solar panels incorporated into trellis

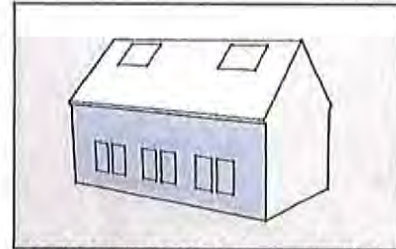


Figure 11: Panels placed on upper 2/3 of roof and aligned with windows.

a change in design, which requires a new application of appropriateness.¹³

When beginning an investigation regarding where best to incorporate PV or solar thermal collectors onto a property, the owner of any structure should always fully consider the principles of *minimum intervention* and *reversibility*.^{*} The entire site must be fully examined for its potential to accommodate these technologies effectively. The most preferable placements for these technologies will have no physical impact on the primary structure and have negligible visual impact upon the site as a whole. Therefore whenever possible, the least visible installation of ground arrays is preferred. If it is necessary for an array to be placed on a structure, it is encouraged that the array to be placed somewhere other than on the primary structure. For example, placement on any non-contributing ancillary structures (such as detached garages or sheds) would stand a greater chance of approval than an installation proposed only on the primary

^{*} **Minimum intervention** is the principle that the less change or alteration done to a historic resource the more integrity that resource retains. **Reversibility** is the principle that nothing should be done to a historic resource that cannot be undone or reversed without permanent damage to the resource.

building.* The creative placement of PV and solar thermal collectors may be encouraged, if such placement limits any adverse impact of the array (e.g. in an existing skylight).

Because the sloped roofs typical of Nantucket's built environment are such a character-defining feature of the island's cultural heritage, rooftop equipment installations should be carefully designed and positioned on any roof. The basic elements of design to consider are: balance, proportion, color, rhythm, and scale. Additionally, PV and solar thermal collectors should be kept on the same plane as the roof, with the color of the panels in keeping with the surrounding roofing materials.

Recommended

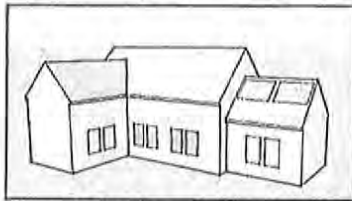


Figure 12: Panels on secondary massing

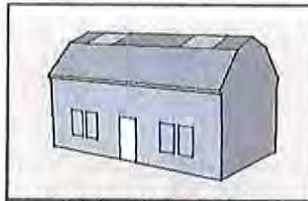


Figure 13: Panels placed with minimal visual impact.

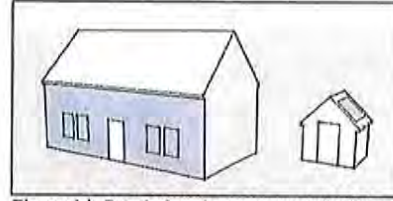


Figure 14: Panel placed on non-contributing ancillary structure

* A **non-contributing structure** is defined as a building, which is not an intrusion but does not add to a historic district's sense of time, place and historic development.

EXHIBIT B

Photovoltaic and Solar Thermal Guidelines

Applications for Photovoltaic and Solar Thermal systems in the Old Historic District, Siasconset Old Historic District, and those on contributing properties are likely to attract a higher level of scrutiny. This also is true for installations on contributing buildings, and where lack of vegetation makes an installation visible from surrounding areas.

Existing Buildings and New Construction:

- The least visible application of technologies and their supplementary equipment is recommended. If the array is located on the ground, appropriate screening may be necessary.
- Applications of these systems as a ground array or on non-contributing ancillary structures (as opposed to on the primary structure) are encouraged.
- The appropriateness of a photovoltaic or solar thermal system will be based upon the historic character and architectural significance of the individual structure and its relation to its surroundings.
- Photovoltaic and solar thermal installations need to be designed carefully and positioned to be in scale with the structure's roofline, while maintaining a balance, scale, proportion, and rhythm with other features of that elevation.
- Systems should be on the same plane as the roof with the color of the panels in keeping with the surrounding roofing materials.

Recommended Application Materials:

Applications for renewable energy systems should include materials adequate to describe the proposed equipment, the structure, and the surrounding area. These may often include:

- A sample of the product and supporting documentation if available.
- Photographs of the installation site and surrounding area.
- A scaled drawing of the proposed system including all supplementary equipment.
- If the system is being proposed on the primary structure the applicant should be prepared to discuss why placements with less visibility or less impact were not used.

HDC Minutes for October 29, 2020, Nov. 9



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Thursday, October 29, 2020

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 1:05 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner; Terry Norton, Minutes Taker
Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch, Thornehill
Absent Members: Dutra
Late Arrivals: None
Early Departures: None

2. Josh Harde 09-1638	83 Eel Point	Solar panels	32/12	Karen Alence
Voting	Pohl, Coombs, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Karen Alence, Cottit Solar			
Public	None			
Concerns (3:02)	Alence – Reviewed project and changes made per previous concerns; asked if a ground array would be approvable. Oliver – She viewed this; this site is wide open and any plantings along the road won't work; vegetative screening would have to be closer to the house. If you put in a ground array, it should have close screening. Camp – She agrees with Ms. Oliver; nothing will adequately screen the structure. Pohl – You could screen a ground array with evergreen.			
Motion	Motion to Hold for revisions. (Oliver)			
Roll-call Vote	Carried 4-0//Coombs, Camp, Oliver, and Pohl-aye		Certificate #	

Hold for 9/17/20

Proposed HDC Minutes for September 15, 2020

16. Edward Silva 09-1663

14 Harbor View Way

Parking

42.4.1/26

Self

Voting Pohl, Coombs, Camp, Oliver, Welch
Alternates None
Recused None
Documentation Landscape design plans, site plan, photos, historic documentation, and advisory comments.
Representing Edward Silva, owner
Public None

Concerns (9:08) Backus – Circa 1930s; owned by the Stillers. Read HSAB comments: bubbled gate is inappropriate; there is a brick walkway and a second pavement. This is a hard surface and doesn't need an apron. If the intent is a driveway, they need to go to the Department of Public Works (DPW) for a curb cut. It will have to meet the zoning bylaw.
Silva – This is a place to park a car; it was drawn wrong and should be two paved strips for car tires.
Oliver – Thinks it's okay. Asked if there is any requirement on how it ties into the street, such as an apron.
Welch – He's not good with this. We need to clearly see what's proposed; this is in the OHD and a highly trafficked area; there's questions if this represents a curb cut and what the material would be. It's written up as a walkway and they are saying it's a driveway. We need a complete application.
Camp – Agrees with Mr. Welch.
Coombs – Suggested the brick strips be hidden under the grass.
Pohl – He'd also like to see what DPW says.

Motion Motion to Hold for more accurate application and feedback from DPW. (Welch)

Roll-call Vote Carried 5-0//Coombs, Oliver, Camp, Welch, and Pohl-aye Certificate #

17. Sustainable Nant 09-1639	168 Hummock Pond Rd	Rooftop solar	35/13.2	ACK Smart
18. Timothy Carruthers 09-1658	38 Burnell Street	Pergola + solar panels	73/123	ACK Smart
19. Kathleen Krall 09-1656	15 Masaquet Avenue	New dwelling	80/141	Botticelli & Pohl
20. 3 Kings Way LLC 09-1660	17 Lincoln Avenue	Move bldg. + alterations	30/118	Botticelli & Pohl
21. 3 Kings Way LLC 09-1640	17 Lincoln Avenue	Pool w/ auto cover	30/118	Botticelli & Pohl
22. Kay L. Bernon 09-1644	19 Lincoln Avenue	Remove roof walk	30/117	Botticelli & Pohl
23. ARI Real Estate LLC 09-1685	10 Delaney Road Lot C	New dwelling	41/120	John Lampe
24. Joe Manning 09-1652	141 Hummock Pond Rd	Partial demo + reno	65/4	Robert Newman
25. Caroline Baltzer 09-1648	66 Hulbert Avenue	Re-site garage on lot	29/55	Botticelli & Pohl
26. Caroline Baltzer 09-1696	66 Hulbert Avenue	Move on MH from 60 Walsh	29/55	Botticelli & Pohl
27. Peter Lyons 09-1654	22 Arlington Street	Retractable awning	76.1.3/290	Self
28. Joshua Harde 09-1638	83 Eel Point Road	Solar panels	32/12	Karen Alence
29. Paul Caggiano 09-1632	59B Polpis Road	New dwelling	54/26	Val Oliver
30. Paul Caggiano 09-1633	59B Polpis Road	Garage apartment	54/26	Val Oliver
31. Vandelay Realty LLC 09-1669	84 Polpis Road	Demo/move off	44/25.5	Val Oliver
32. Vandelay Realty LLC 09-1661	84 Polpis Road	New DU w/ attached garage	44/25.5	Val Oliver
33. Alan Rudikoff 09-1672	19 Pilgrim Road	Replace exst pool + hardscape	41/213.1	Ahern LLC
34. Michael Stanton	10 Monomoy Creek	Pool/hrdscp/built-in kitchen	54/54.2	Ahern LLC
35. Marcia S Kleinberg	18 Quidnet Road	Pool w/ auto cover	21/117.5	Jardins International
36. High Garde Holding 09-1674	40 Jefferson Avenue	Rev. 72894: repl perg w/roof	39/119	Emeritus
37. James Conlon 09-1701	24 Woodbine Street	New dwelling	80/96	Emeritus
38. James Conlon 09-1699	24 Woodbine Street	Shed	80/96	Emeritus
39. T & J Properties 09-0657	24 Bartlett Farm Road	New Aux structure	65/86	Emeritus
40. Griffin Trust 09-1689	69 Cliff Road	Rev. 05-0956: roof walk clr chg	30/190	Gryphon Architects

Voting Pohl, Coombs, Camp, Oliver, Welch

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns Not opened at this time.

Motion Motion to Hold for Thursday at 1 p.m. (Coombs)

Roll-call Vote Carried 5-0//Welch, Olive, Camp, Coombs, and Pohl-aye

Certificate #

Hold for 9/22

Proposed HDC Minutes for September 17, 2020

9. Joe Manning 09-1652

141 Hummock Pond Rd

Partial demo + reno

65/4

Robert Newman

Voting Pohl, Coombs, McLaughlin, Camp, Oliver

Alternates Welch

Recused None

Documentation Architectural elevation plans, site plan, and photos.

Representing Robert Newman, Sandcastle Construction, Inc.

Public None

Concerns (2:11) Newman – Presented project; trim will become natural to weather; keeping existing garage doors. Mr. Manning does not want to change the driveway so is open to a shingled façade versus board and batten.

Oliver – Everything is a net improvement. Because the element of the garage is so strong and visible, asked that the driveway be cut differently to mitigate visibility.

Coombs – Agrees with Ms. Oliver; there's no need for a direct driveway when it can curve through the vegetation. Okay with the proposed changes.

Camp – Agrees with Ms. Oliver and Ms. Coombs about obscuring the garage element.

McLaughlin – No comment at this time.

Pohl – South elevation shows board and batten siding on the main mass; asked color of the trim. This is a net improvement but agrees about the driveway being more circuitous.

Motion Motion to Approve through staff with board and batten to be regular shingles. (Oliver)

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

Certificate #

HDC2020-09-1652

10. Peter Lyons 09-1654	22 Arlington Street	Retractable awning	76.1.3/290	Self
11. Joshua Harde 09-1638	83 Eel Point Road	Solar panels	32/12	Karen Alence
12. Paul Caggiano 09-1632	59B Polpis Road	New dwelling	54/26	Val Oliver
13. Paul Caggiano 09-1633	59B Polpis Road	Garage apartment	54/26	Val Oliver
14. Vandelay Realty LLC 09-1669	84 Polpis Road	Demo/move off	44/25.5	Val Oliver
15. Vandelay Realty LLC 09-1661	84 Polpis Road	New DU w/ attached garage	44/25.5	Val Oliver
16. Alan Rudikoff 09-1672	19 Pilgrim Road	Replace exist pool + hrdscp	41/213.1	Ahern LLC
17. Michael Stanton	10 Monomoy Creek	Pool/hrdscp/built-in kitchen	54/54.2	Ahern LLC
18. High Garde Holding 09-1674	40 Jefferson Avenue	Rev. 72894: repl perg w/roof	39/119	Emeritus
19. James Conlon 09-1701	24 Woodbine Street	New dwelling	80/96	Emeritus
20. James Conlon 09-1699	24 Woodbine Street	Shed	80/96	Emeritus
21. T & J Properties 09-1657	24 Bartlett Farm Road	New Aux structure	65/86	Emeritus
22. Griffin Trust 09-1689	69 Cliff Road	Rev. 05-0956: roof walk clr chg	30/190	Gryphon Architects
23. Kathleen Krall 09-1656	15 Masaquet Avenue	New dwelling	80/141	Botticelli & Pohl
24. Kay L. Bernon 09-1644	19 Lincoln Avenue	Remove roof walk	30/117	Botticelli & Pohl

Voting Pohl, Coombs, McLaughlin, Camp, Oliver

Alternates Welch

Recused None

Documentation None

Representing None

Public None

Concerns (2:22) Not opened at this time.

Motion Motion to Hold for beginning of Tuesday, September 22 agenda. (Coombs)

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

Certificate #

VII. OTHER BUSINESS

Approve Minutes	August 25, 2020: held.
Review Minutes	August 27 & 31 and September 3, 2020
Other Business	- HDC Meeting Thursday 9/17/20 – 1:00pm – 2:30pm, if needed - Next HDC Meeting is Old Business Tuesday 9/22/20 - HDC review of revisions to HDC Background Summary to finalize for web page including vote - Discussion of 6 Fair Street Minimum Maintenance - Review policy of Move/demo hearings in relation to new dwellings - Discussion of Certified Local Government (CLG) and possible vote - Discussion of adding Tuckernuck to MAB
Commission Comments	None

List of additional documents used at the meeting:

- Draft minutes as listed

Motion to Adjourn at 2:25 p.m. (Coombs)

Carried 5-0//Oliver, McLaughlin, Coombs, Welch, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board Sconset Advisory Board Madaket Advisory Board Sign Advisory Committee

View

Proposed HDC Minutes for September 22, 2020

Coombs – North elevation, there are extra lines on all sides of the gable roofs (roof pitch indicators). Some of the concerns from 2005 still hold. Would also like the topography noted on the site plans. There are no dimensions on the architectural plans. The greenhouse is a fun idea but is subject to its visibility from the water and Polpis Road.

Welch – Agrees with what's been said. With respect to topography, it would help to have that on the plans. South elevation, the greenhouse is a legitimate concern, if we can't see it from a public location, it's no concern; the location of the air-conditioning units (A/C) could be problematic for the owner. North and east, this is relatively low. Would also like to see the topographical information.

Pohl – His concerns were addressed: existing and proposed topography, fix the driveway, overall dimensions identified on the plans. He will view the poles.

Motion **Motion to Hold for revisions and a site plan with the existing and proposed topography. (Coombs)**
Roll-call Vote **Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye** Certificate #

2. **Peter Lyons 09-1654** 22 Arlington Street Retractable awning 76.1.3/290 Self

Voting **Pohl, Coombs, Camp, Oliver, Dutra**
Alternates **Welch**
Recused **None**
Documentation **Architectural elevation plans, site plan, and photos.**
Representing **Peter Lyons**
Public **None**
Concerns (5:22) **Flynn** – This came to us through a citizen's complaint.

Lyons – Presented project; the awning company told him that they had never needed a HDC approval for retractable awnings because they are temporary. Noted that there has been only one complaint. Wants to install a 6-foot hedge to screen the awning from Arlington Street.

Oliver – She doesn't find this to be offensive; he's willing to mitigate the view with a vegetative screen. In her opinion, the installer is culpable.

Coombs – Doesn't find it offensive; the white awning isn't bad. She prefers natural looking trees rather than privet hedge.

Camp – No concerns as is; it's somewhat camouflaged through the trees.

Dutra – Agrees with Ms. Coombs about looking better without a privet hedge.

Pohl – There are things HDC has jurisdiction over that don't require a building permit; HDC has jurisdiction over awnings. Agrees the view is natural and nice as is and a linear hedge would detract from the natural beauty of the lot.

Motion **Motion to Approve as submitted and with no privet hedge. (Coombs)**
Roll-call Vote **Carried 5-0//Oliver, Camp, Dutra, Coombs, and Pohl-aye** Certificate # **HDC2020-09-1654**

3. **Joshua Harde 09-1638** 83 Eel Point Road Solar panels 32/12 Karen Alence

Voting **Pohl, Coombs, Camp, Oliver, Welch**
Alternates **Dutra**
Recused **None**
Documentation **Architectural elevation plans, site plan, photos, and manufacturer spec sheet.**
Representing **Karen Alence, Conit Solar**
Public **None**
Concerns (5:32) **Alence** – Presented project; roof is black asphalt and 300 feet from the road.

Oliver – It's on the front of the house in a wide-open area; there is no way to mitigate the panels. Can't support this.

Coombs – Agrees with Ms. Oliver.

Camp – This is 300 feet off the road; she'd have to view this.

Welch – It's on the front in a visible location. The primary section of the solar will be on a roof plane bisected by perpendicular gables; would prefer the panels to be in square blocks. Wants to view.

Pohl – The house to the left of this draws his attention; didn't even know this house was there. Feels this would be *de minimus*.

Motion **Motion to View. (Welch)**
Roll-call Vote **Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye** Certificate #

Joshua Harde 10/24/20

27. 12 Sconset West, LLC 09-1865 12 Hydrangea Lane Hardscape: patio, walls 73/90

Brook Meerbergen

Voting Pohl, Coombs, Camp, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Landscape design plans, site plan, photos, and advisory comments.
 Representing Brook Meerbergen
 Public None
 Concerns (8:56) Meerbergen – Presented project; retaining walls also provide a place to sit.
 Backus – SAB had no comments.
 Coombs – Wants to keep the stone walls down to a minimum in this area.
 Camp – No concerns.
 Oliver – No concerns.
 Thornewill – No concerns.

Motion Motion to Approve as submitted. (Oliver)

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

Certificate # HDC2020-09-1865

28. 12 Lincoln Ave NT 09-1848 12 Lincoln Avenue Rev. 07-1374: hardscape

30/183

MCLD, LLC

Voting Pohl, Coombs, Camp, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Landscape design plans, site plan, photos, correspondence, and advisory comments.
 Representing Erica Busa, Matthew Cunningham Landscape Design, LLC
 Public None
 Concerns (9:00) Busa – Presented project; believe the 5 parking spaces are part of the 2nd-dwelling approval.

Backus – Read HSAB comments: stone path okay driveway arrival court too big; cars parking in front inappropriate; stone too formal for this road; screen parking on north and east; paths too formal.

Coombs – This is much too heavy for this area of Lincoln. They have parking for five cars; that's a lot and busy. Would prefer cobbles with grass between; parking area should be smaller. Paving stones should be rough edged. This is a very formal plan. She wants to see the previous approval; if they had asked to chop the tree down, she would have said a lot about it.

Camp – Lincoln Circle is a very natural area, and this is extremely formal; most houses here are understated in front.

Oliver – Suggested all parking on the side and the front facing the circle uninhibited. Agrees this is too much on a site that has too much.

Thornewill – Agrees about the driveway; the rest is overly paved; shouldn't be cobbled and stick with the peastone.

Pohl – Agrees. He doesn't recall the application for this landscaping. Reduce the formality back to something more appropriate for the informal area.

Motion Motion to Hold for revisions. (Camp)

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

Certificate #

Motion to Moved (two unopened) to the end of Thursday, October 8th agenda. (Coombs)

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

Following held for Thursday, October 8, 2020 meeting at 1 p.m.

V. OLD BUSINESS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Eckland/Furdak 08-1587	26 West Chester Street	Hardscape	42.4.3/56	Ahern, LLC
2.	Jim Caulfield 08-1452	8 Sheep Pond Road	Pool	63/3	MCA+
3.	Josh Harde 09-1638	83 Eel Point Road	Solar panels	32/12	Karen Alence
4.	ARI Real Estate, LLC 09-1685	10 Delaney Road (Lot C)	New dwelling	41/120	John Lampe
5.	ARI Real Estate, LLC 10-1888	10 Delaney Road (Lot C)	Shed	41/120	John Lampe
6.	ARI Real Estate, LLC 10-1882	10 Delaney Road (Lot C)	Pool	41/120	John Lampe
7.	James Soltész 07-1402	2 Grey Lady Lane	New dwelling	66/701	Val Oliver
8.	Cannonbury Ln Hld 1 08-1581	7 Cannonbury Lane	New dwelling	74/29	Workshop APD
9.	Cannonbury Ln Hld 08-1575	30 Cannonbury Lane	New dwelling	73/23	Workshop APD
10.	Mary O'Connell 08-1508	8 Center Street Sias	Rev.12-0352: relocate A/C	73.1.3/76	Watts Htg&Refrig
11.	Michael Scott LLC 08-1595	17 Main Street	Fenestration/paint	42.3.1-178	Linda Williams
12.	Paul Caggiano 09-1632	59B Polpis Road	New dwelling	54/26	Val Oliver
13.	Paul Caggiano 09-1633	59B Polpis Road	Garage apartment	54/26	Val Oliver
14.	A.C. Wetherill Trust 09-1655	45 Hulbert Avenue	New dwelling	29/16	Thornewill Design
15.	A.C. Wetherill Trust 09-1646	45 Hulbert Avenue	Demo existing dwelling	29/16	Thornewill Design
16.	Nicole Whidden 08-1472	11 Davis Lane	Pool/spa	82/75	Ahern
17.	Michelle Black 05-0953	28 Eel Point Road	Sports court	40/49	Ahern
18.	Nancy McGivney 08-1498	45 West Chester Street	Shed	41/230	Structures Ultd
19.	Nicole Whidden 08-1473	11 Davis Lane	Cabana	82/75	Emeritus
20.	South Water Assoc 02-0629	5 South Water Street	2 nd /3 rd FL addition	42.3.1/270-275	Emeritus

View

85

Proposed HDC Minutes for October 8, 2020

3.	Josh Harde 09-1638	85 Eel Point Road	Solar panels	32/12	Karen Alence
Voting	Pohl, Coombs, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Karen Alence, Cotuit Solar				
Public	Josh Harde, owner				
Concerns (1:32)	Alence – Reviewed the project; view from the road is blocked by a berm with native plants and Mr. Harde is willing to berm the eastern side or do whatever is necessary to block the view. Harde – Explained why he wants solar. Feels a ground array might be more obvious. Oliver – Appreciates trying to save energy, but we have guidelines – the front of the house is not approvable. She doesn't see how a berm on the road would mask this. Asked if it can go on any other elevation (no). Suggested a screened ground array. Coombs – It is very important that it not be seen; would prefer the panels be placed somewhere other than the front. Suggested a ground array. She didn't view this. Camp – She doesn't support manipulating the land to screen this; this is a very low, wide-open area. We are starting to manipulate the nature of the Island in an effort to screen things. Suggested a ground array. She didn't get to view this and would like that opportunity. Pohl – Berming 2 feet along the eastern side would block the house completely; a naturalized berm would block all of this and be no different from all the other berms out there. This area is rolling with copses of pine trees.				
Motion	Motion to View with stakes and string marking the height of the proposed berm. (Coombs)				
Roll-call Vote	Carried 4-0//Camp, Oliver, Coombs, and Pohl-aye			Certificate #	
4.	Sea Hero, LLC 09-1758	7 Pilgrim Road	Rev. 01-0445: alts & grade	41/216	MCA+
Voting	Pohl, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, and site plan.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	None				
Concerns (1:47)	Cutone – Reviewed changes made per previous concerns; the northern wall will not be visible. Oliver – Photos of the site would be helpful; we'd know what is going on and where existing walls are located. Applicants keep ignoring the requirement to provide photos; that lengthens the meetings. She has no concerns with the walls. Feels if applications are incomplete, we should hold them and move along rather than spend time trying to figure them out. Thornewill – This plan shows the top of wall at elevation 16; asked where the elevation 19 wall is. The north wall is within the 100-foot buffer; if Conservation Commission approves the walls, she will approve them since they aren't visible. Discussion about where the existing retaining walls are and their heights and where the proposed walls will go with their heights. Coombs – She will trust Ms. Oliver's assessment.				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Oliver, and Pohl-aye			Certificate #	HDC2020-09-1758
5.	ARI Real Estate, LLC 09-1685	10 Delaney Road (Lot C)	New dwelling	41/120	John Lampe
Voting	Pohl, Coombs, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	John Lampe				
Public	None				
Concerns (2:02)	Lampe – Reviewed changes made per previous concerns. Camp – It still feels this is maxing out the lot; can't tell where the structure was reduced. Oliver – This is in keeping with the two lots approved before this; it would have been good to have photos of them. Coombs – Agrees with Ms. Camp; it still goes from lot line to lot line. South elevation, the 12 windows are too many; suggested removing one of the 3 windows in the gable. East and west elevations, separate the ganged windows to fill the walls. North elevation, the two gables should have little 4-over-4 windows. Pohl – Need context photos.				
Motion	Motion to Hold for revisions and more information. (Oliver)				
Roll-call Vote	Carried 4-0//Camp, Coombs, Oliver, and Pohl-aye			Certificate #	

Josh Harde

10/21/20 12/23/20

Proposed HDC Minutes for October 27, 2020

Rest of the agenda continued to Thursday, October 29th

24. Elizabeth Rothbard 10-2041	3 Brooks Farm Road	Hardscaping	41/222.7	Sconset Gardener
25. Maureen Steir 10-2042	8 Wright's Landing	Deck/color change	91/127	Gryphon Architects
26. Nantucket G+S 10-2044	81 Vestal Street	Retaining wall	56/254	M C. Architecture
27. Nantucket G+S 10-2076	81 Vestal Street	Rev. 0062/0888: retaining wall	56/254	M C. Architecture
28. Michael Robinson 10-2045	15 Meader Street "A"	Chmny, otdr shower, 2 drms	42.2.3/45	Sanne Payne
29. Michael Robinson 10-2048	11 Fayette Street	Windows, chimney, otdr shwr	42.3.2/28.2	Sanne Payne
30. Michael Robinson 10-2049	6 Harbor View Way	Chimney, otdr shwr, windows	42.4.1/28	Sanne Payne
31. 14 North Road, LLC 10-2056	14 North Road	Move/demo MH	43/83	Workshop APD
32. 14 North Road, LLC 10-2058	14 North Road	New dwelling MH	43/83	Workshop APD
33. 14 North Road, LLC 10-2060	14 North Road	Move/demo GH	43/83	Workshop APD
34. 14 North Road, LLC 10-2062	14 North Road	New dwelling GH	43/83	Workshop APD
35. 14 North Road, LLC 10-2064	14 North Road	Shed/cabana	43/83	Workshop APD
36. 14 North Road, LLC 10-2066	14 North Road	Pool and hardscape	43/83	Ahern
37. Luis Daniel Xavier 10-2067	5 Blackfish Lane	New dwelling MH	73/123	CWA
38. Luis Daniel Xavier 10-2068	5 Blackfish Lane	New dwelling GH	73/123	CWA
39. Luis Daniel Xavier 10-2069	5 Blackfish Lane	Garage	73/123	CWA
40. Luis Daniel Xavier 10-2070	5 Blackfish Lane	Pool/cabana	73/123	CWA
41. Lynne E. Elfland 10-2071	82 Millbrook Road	New 2 nd dwelling	40/79.3	LINK
42. Nant Isl Land Bank 10-2072	4 Codfish Park	Seasonal shade structure	73.2.4-42	Julie Jordin

V. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
3.	Peter Sendelbach 09-1805	21 Hummock Pond Rd	New dwelling	56/11.2	Self
4.	Josh Harde 09-1638	83 Eel Point	Solar panels	32/12	Karen Alence
5.	ARI Real Estate 09-1685	10 Delaney (Lot C)	New dwelling	41/120	John Lampe
6.	ARI Real Estate 10-1882	10 Delaney (Lot C)	Pool	41/120	John Lampe
7.	ARI Real Estate 10-1888	10 Delaney (Lot C)	Shed	41/120	John Lampe
8.	Von Der Groeben, Barbara 09-1825	132 Main Street	Solar panels	42.3.3/45	ACK Smart
9.	Eckland/Furdak 08-1587	26 West Chester Street	Hardscape: water feature	42.4.3/56	Ahern, LLC
10.	22 BLVD, LLC 09-1780	22 Boulevarde	Entertainment building	30/327	Normand Resid.
11.	Biff Folberth 06-1121	58 Walsh Street	New house	29/97	Sanne Payne
12.	D + B Realty Trust 08-1609	11 Meadow Lane	New dwelling	41/448	EMDA
13.	Doug Carlson 09-1787	28 South Shore Road	New dwelling (Lot 1B)	80/178	Val Oliver
14.	Doug Carlson 09-1791	28 South Shore Road	New dwelling (Lot 1A)	80/178	Val Oliver
15.	Herrick Alberly 09-1841	28 South Shore Road	New dwelling (Lot 2B)	80/178	Val Oliver
16.	Kristopher Megna 09-1831	28 South Shore Road	New dwelling (Lot 2A)	80/178	Val Oliver
17.	David Biddison 09-1784	22 Cannonbury Lane	New dwelling	74/15	Val Oliver
18.	Anne McGivney 08-1498	45 West Chester Street	Shed	41/230	Structures Ultd.
19.	12 Lincoln Ave NT 09-1848	12 Lincoln Avenue	Rev. 07-1374: hardscape	30/183	MLCD, LLC
20.	30. Sheila Wilner 01-0547	10 Beach Street Sias	New dwelling	73.2.4/10	Emeritus
21.	31. Sheila Wilner 01-0548	10 Beach Street Sias	Partial demo	73.2.4/10	Emeritus
22.	Curren Huyser 09-1800	69 Surfside Road	Storage facility	67/230	Emeritus
23.	Stephen Frohwein 07-1285	32 North Liberty Street	Addition	41/159	Emeritus
24.	Jonathan Raith 09-1821	14 Easy Street	Rev. 73100: fenest change	42.3.1/13	Emeritus
25.	38 Prospect, LLC 09-1777	38 Prospect St	New dwelling	55.4.4/56	Brook Meerbergen
26.	38 Prospect, LLC 09-1775	38 Prospect St	New 2 nd dwelling	55.4.4/56	Brook Meerbergen
27.	Nicole Whidden 08-1472	11 Davis Lane	Pool/spa	82/75	Ahern
28.	James Crowley 08-1598	8 Wall Street	Shed	82/79	Paulo Vicente
29.	Greg Raiff 09-1845	100 Low Beach Road	Reno/rebuild DU + addition	75/27	Emeritus
30.	Greg Raiff 09-1857	100 Low Beach Road	New pool house	75/27	Emeritus
32.	Elizabeth Wetherill 09-1852	10 Hickory Meadow	Rev. 1167: roof/siding	41/904	Emeritus

23. Lynne E. Elfland 10-2071 82 Millbrook Road New 2nd dwelling 40/79.3 LINK

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch, Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Victoria Ewing, LINK
 Public None
 Concerns (2:35) Ewing – Presented project; only the rear (south elevation) might be visible from Millbrook Road.
 Pohl – The south elevation has a 5/12 roof on the main gable, which might be visible.
 Oliver – She viewed this; there is visibility depending on time of year. A more overarching concern is that as a secondary dwelling, this is nearly 28 feet tall and the 2nd floor will be visible.
 McLaughlin – South elevation, the 5/12 roof should be at least 7/12; hard to discern the 2nd-floor railings.
 Camp – Agrees with what's been said; the height needs to come down. The south elevation deck is too deep. West elevation, the hipped roof looks steep.
 Coombs – East elevation, almost every window is ganged. Height should be reduced to at least 24' to better comply with our guidelines regarding secondary dwellings. There is no additive massing and the deck is humongous.

Motion Motion to Hold for revisions. (McLaughlin)
 Roll-call Vote Carried 5-0//Coombs, Oliver, Camp, McLaughlin, and Pohl-aye Certificate #

V. OLD BUSINESS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Peter Sendelbach 09-1805	21 Hummock Pond Road	New dwelling	56/11.2	Self
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and correspondence.			
Representing	Peter Sendelbach, owner			
Public	None			
Concerns (2:48)	Sendelbach – Reviewed project; was held for a view with poles; reviewed photos of poles to ascertain visibility. Contends it won't be visible from Milk Street extension. Camp – She viewed this; this is so far back it would be approvable due to lack of visibility. Oliver – She also viewed; you will see it from Milk Street down driveways; this is going in front of the garage, which is visible, and is taller. It should be shingled instead of vertical board; it is all casement windows. In its entirety it is an anomaly. Believes the solar panels on the south elevation won't be visible. Backus – The Commission told the applicant to apply for the solar separately; this application is for the structure only. Coombs – We need to be careful about what goes on the front of the house. Thornewill – The HDC has never approved full-glass windows; should be 2-over-2 or 6-over-6 casements. Pohl – He has no concerns. It's set way back and not that tall.			
Motion	Motion to Approve with the understanding solar is a separate application and non-conformity is due to lack of visibility so should not be visible at time of inspection and thereafter. (Camp)			
Roll-call Vote	Not Carried//Coombs, Oliver, and Thornewill-nay			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Oliver, Coombs, and Pohl-aye Certificate #			

2. Josh Harde 09-1638	83 Eel Point	Solar panels	32/12	Karen Alence
Voting	Pohl, Coombs, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Karen Alence, Cotuit Solar			
Public	None			
Concerns (3:02)	Alence – Reviewed project and changes made per previous concerns; asked if a ground array would be approvable. Oliver – She viewed this; this site is wide open and any plantings along the road won't work; vegetative screening would have to be closer to the house. If you put in a ground array, it should have close screening. Camp – She agrees with Ms. Oliver; nothing will adequately screen the structure. Pohl – You could screen a ground array with evergreen.			
Motion	Motion to Hold for revisions. (Oliver)			
Roll-call Vote	Carried 4-0//Coombs, Camp, Oliver, and Pohl-aye Certificate #			

Josh H.
 12/23/20
 2/24/2021

Deny

Proposed HDC Minutes for January 19, 2021

6.	Catherine Kinsella 12-2534	19B Hummock Pond Rd	New dwelling	56/468	Thornewill Design
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Luke Thornewill, Thornewill Design				
	Catherine Kinsella, owner.				
Public	None				
Concerns (7:24)	Thornewill – Held for a view; no revisions were made; owner willing to go with shingles. Kinsella – Reviewed the project. No concerns.				
Motion	Motion to Approve as submitted. (McLaughlin)				
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, McLaughlin, and Pohl-aye			Certificate #	HDC2020-12-2534
7.	Ana Collins 12-2485	48 Orange Street	New driveway/patio	42.3.2/297	Tom Hanlon
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:30)	Not opened at this time.				
Motion	Motion to Hold for representation. (Oliver)				
Roll-call Vote	Carried 5-0// Camp, McLaughlin, Coombs, Oliver, and Pohl-aye			Certificate #	
8.	Sam Slosek 10-2096	16 Pippen's Way	Rooftop solar	43/94.8	Cotuit Solar
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Karen Alence, Cotuit Solar				
	Sam Slosek, owner Moors End Farm				
Public	None				
Concerns (7:31)	Alence – Reviewed changes made per previous concerns. Slosek – The new drawings clean it up. Paul Bennett is putting his shingles up tomorrow. Camp – Her concern is still visibility from Polpis Road; thinks the upper panels will catch your eye. Coombs – She doesn't think this will be noticeable from Polpis Road unless you stop and look. When the rest of the farm goes solar, it will blend in. It is important for our farms to have relief on electrical bills. Oliver – It is highly visible on a wood roof. She's okay with the panels on the lower southeast roof plane. This is a complicated and high roof. Welch – His concern is similar to Ms. Oliver's; but it's distant enough that it overrides his concern.				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 3-2// Welch, Coombs, and Pohl-aye; Oliver & Camp-nay			Certificate #	HDC2020-10-2096
9.	Josh Hande 09-1638	83 Eel Point Road	Solar panels	32/12	Cotuit Solar
Voting	Pohl, Coombs, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Karen Alence, Cotuit Solar				
Public	None				
Concerns (7:41)	Alence – Presented project; will plant along the eastern side to screen; the owner doesn't want screening close to the house. Asked for a denial. Oliver – The idea that vegetation along the road blocks this house is absurd. We asked last time that vegetation be planted closer to the house; appreciates the context photos, but they best illustrate why we have the rules we have. Trees near the parking area would be close enough. Coombs – We have considered this house several times; it is small but stands out. We have stated we would like vegetation closer to the house; it's not what the applicant wants but what we require. Camp – She doesn't support this at all because it's inappropriate. Pohl – To get this approved, there would have to be vegetation closer to the house.				
Motion	Motion to Hold for revisions. (Coombs) Carried but withdrawn at applicant's request. Motion to Deny because it does not meet the solar guidelines. (Oliver)				
Roll-call Vote	Carried 4-0// Camp, Oliver, Coombs, and Pohl-aye			Certificate #	HDC2020-09-1638

CERTIFICATE NO: HDC2020-07-1638

DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 32 PARCEL N°: 12

Street & Number of Proposed Work: 85 Eel Point Rd

Owner of record: Joshua Harkle

Mailing Address: 85 Eel Point Rd

Nantucket MA-02557

Contact Phone #: 508 454 4543 E-mail: joharkle@yahoo.com

AGENT INFORMATION (if applicable)

Name: Karen Alenky

Mailing Address: PO Box 2939

Nantucket, MA-02584

Contact Phone #: 802 324 3482 E-mail: KarenM@coitssolar.com

FOR OFFICE USE ONLY	
Date application received: <u>9/8/2020</u>	Fee Paid: \$ <u>100</u>
Must be acted on by: <u>10/24/2020</u>	<u>10/23/20</u>
Extended to: <u>02/24/21</u>	
Approved: _____	Disapproved: <u>X</u>
Chairman: _____	
Member: DENIED	<u>Roy P. P.</u>
Member: <u>1/19/21 mtg</u>	
Member: _____	
Notes - Comments - Restrictions - Conditions <u>Motion to Deny b/c it does not meet the Solar guidelines.</u>	

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. Footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: _____
Original Date: _____
Original Builder: _____
Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A
REVISIONS:
1. East Elevation Roof top solar
2. South Elevation 650 S.A.
3. West Elevation on black asphalt roof
4. North Elevation _____
*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: Asphalt ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
Dual Black

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Shutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size):

Sidewall: ☐ White cedar shingles ☐ Clapboard (exposure: _____ inches) Front ☐ Side ☐
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights (muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Landscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof dual black asphalt
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

Attach manufacturer's color samples if color is not from HDC approval list.

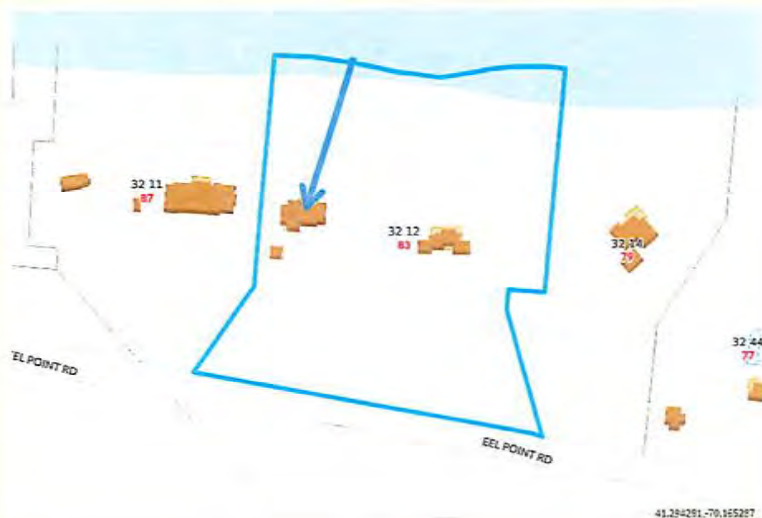
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of my revisions to this application will initiate a new sixty-day review period.

Date: 9/8/20 Signature of owner of record: [Signature]



DENIED

House is 300'
from road –
Roof is black
asphalt



Site Locus Plan



Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Joshua Harde
85 Eel Point Road
Nantucket, MA

System:
12.16 kW DC
38 S-Energy 320W Solar Panels
17 Enphase IQ7+ Microinverters
21 Enphase IQ7 Microinverters



House is 300' from
road with black
asphalt roof



Street View



Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Joshua Harde
85 Eel Point Road
Nantucket, MA

System:
12.16 kW DC
38 S-Energy 320W Solar Panels
17 Enphase IQ7+ Microinverters
21 Enphase IQ7 Microinverters



DENIED

Black Asphalt Roof

Proposed Array Placement



Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Joshua Harde
85 Eel Point Road
Nantucket, MA

System:
12.16 kW DC
38 S-Energy 320W Solar Panels
17 Enphase IQ7+ Microinverters
21 Enphase IQ7 Microinverters

North



East



West



South

RECEIVED
JAN 08 2021
DENIED
By _____ Elevations



Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Joshua Harde
85 Eel Point Road
Nantucket, MA

System:
12.16 kW DC
38 S-Energy 320W Solar Panels
17 Enphase IQ7+ Microinverters
21 Enphase IQ7 Microinverters

CERTIFICATE NO: 63084

DATE ISSUED: 1-20-15

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 79 PARCEL N°: 68
 Street & Number of Proposed Work: 75 Pechick Ave
 Owner of record: Mark and Barbara White
 Mailing Address: PO Box 1251
Nantucket, MA 02554
 Contact Phone #: 508-287-1950 E-mail: bw-cps2@yahoo.com

AGENT INFORMATION (if applicable)

Name: Zachary Dussseau
 Mailing Address: 2 Grogan Ave #15
Nantucket, MA 02554
 Contact Phone #: 257-1786 E-mail: Zach@transformative-inc.com

FOR OFFICE USE ONLY CK 263

Date application received: 1/14/15 Fee Paid: \$ 100.00
 Must be acted on by: 3/10/15
 Extended to: _____
 Approved: [Signature] Disapproved: _____
 Chairman: [Signature]
 Member: [Signature]
 Member: [Signature]
 Member: [Signature]
 Member: [Signature]
 Notes - Comments - Restrictions - Conditions
Just to set a precedent -
approved due to rental
location

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other Roof Mounted Solar Array
 Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
 Width: _____ Sq. Footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
 Sq. Footage 3rd floor: _____
 Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
 Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: _____
 Original Date: _____ (describe)
 Original Builder: _____
 Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS*

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers
 Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
 Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____
 Roofing material: ☐ Asphalt ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
 Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____
 Leaders (material and size): _____
 Siding: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ Side ☐ _____
☐ Other _____
 Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
 B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
 C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
 Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____
 Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights (muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____
 Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
 Garage Door(s): Type _____ Material _____
 Landscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
 Trim _____ Sash _____ Doors _____
 Deck _____ Foundation _____ Fence _____ Shutters _____

Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date: 1/12/15 Signature of owner of record: [Signature]

Signed under penalties of perjury

CERTIFICATE NO: 69101

DATE ISSUED: 3/6/18

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

VOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

AX MAP N°: 60.2.4 PARCEL N°: 66
 Street & Number of Proposed Work: 6A Washington Ave
 Owner of record: C. Gail Greenwald
 Mailing Address: 21 Follen St
Cambridge, MA 02138
 Contact Phone #: 781-729-7049 E-mail:

AGENT INFORMATION (if applicable)

Name: Paul Jensen / Sound Law & Title
 Mailing Address: PO Box 3097
Nantucket, MA 02584
 Contact Phone #: 508-228-9555 E-mail: acklawpaul@comcast.net

FOR OFFICE USE ONLY

Date application received: 2/5/18 Fee Paid: \$ 50
 Must be acted on by: 4/13/18
 Extended to: _____
 Approved: [Signature] Disapproved: _____
 Chairman: [Signature]
 Member: [Signature]
 Member: [Signature]
 Member: [Signature]
 Notes - Comments - Restrictions - Conditions
Roofing to be black 3 tab - NW
windows to be T.O.C. and trim to match existing

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other Like kind replacement trim, windows, doors & re-roofing
 Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
 Width: _____ Sq. Footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
 Sq. Footage 3rd floor: _____

Elevation between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
 Sight of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: _____
 Original Date: _____ (describe)
 Original Builder: _____
 Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers
 Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
 Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____
 Roofing material: ☐ Asphalt ☒ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
 Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____
 Siders (material and size): _____
 Siding: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ Side ☐
☐ Other _____
 Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
 B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
 C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
 Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____
 Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights (muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Anderson 400 series True Divided
 Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
 Garage Door(s): Type Board & batten (site built) Material Cedar
 Landscape materials: _____ Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Siding: White cedar natural Clapboard (if applicable) _____ Roof IKO Dural Black
 Trim: Cedar natural Sash white Doors Cedar natural
 Shutters _____ Foundation _____ Fence _____

Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of my revisions to this application will initiate a new sixty-day review period.

CERTIFICATE NO: 710115

DATE ISSUED: 5/11/18

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 66.1
 Street & Number of Proposed Work: 6 Washington Ave
 Owner of record: C. Gail Greenwald
 Mailing Address: 21 Follen St
Cambridge, MA 02138
 Contact Phone #: 781-729-7049 E-mail: gailgreenwald@gmail.com

AGENT INFORMATION (if applicable)

Name: Sound Law & Title - Paul Jensen
 Mailing Address: PO Box 3097
Nantucket, MA 02584
 Contact Phone #: 508-228-9557 E-mail: acklawpaul@comcast.net

FOR OFFICE USE ONLY

Date application received: 4/25/18 Fee Paid: \$ 150
 Must be acted on by: 6/29/18
 Extended to: _____
 Approved: _____ Disapproved: _____
 Chairman: Doreen Conroy (acting)
 Member: _____
 Member: _____
 Member: _____
 Member: _____
 Notes - Comments - Restrictions - Conditions
Block 3 table dog - lost cage
To see how visible it is

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☒ Roof ☒ Other Re-shingle roof and add solar panels
 Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
 Width: _____ Sq. Footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
 Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
 Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: _____ REVISIONS* 1. East Elevation
 Original Date: _____ (describe) 2. South Elevation
 Original Builder: _____ 3. West Elevation
 4. North Elevation
 Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers
 Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
 Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____
 Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
 Fence: Height: _____
 Type: _____
 Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____
 Leaders (material and size): _____

Siding: ☐ White cedar shingles ☐ Clapboard (exposure: _____ inches) Front ☐ Side ☐
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights (muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Landscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Siding _____ Clapboard (if applicable) _____ Roof Black (Iko Dual)
 Trim _____ Sash _____ Doors _____
 Deck _____ Foundation _____ Fence _____ Shutters _____

Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

CERTIFICATE NO: 1150

DATE ISSUED: 11/6/18

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

AX MAP N°: 56 PARCEL N°: 117
 Street & Number of Proposed Work: 86 Hummock Pond Road
 Owner of record: Alan O'Connor
 Mailing Address: 3a Rachel Drive
Nantucket, MA 02554
 Contact Phone #: 508-560-7002 E-mail: Alan@86hpr.com

AGENT INFORMATION (if applicable)

Name: Karen Alence, Catuit Solar
 Mailing Address: P.O. Box 2939
Nantucket, MA 02584
 Contact Phone #: 508-228-3205 E-mail: Karen@Catuitsolar.com

FOR OFFICE USE ONLY CK#4209

Date application received: 10/24/18 Fee Paid: \$ 100.00

Must be acted on by: 12/29/18

Extended to: _____

Approved: [Signature]

Disapproved: _____

Chairman: [Signature]

Member: [Signature]

Member: [Signature]

Member: [Signature]

Member: _____

Notes - Comments - Restrictions - Conditions

NO SCREENING ON STREET SIDE

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other Rooftop solar array 10kWac 32 modules ALL Black PINELS
 Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
 Width: _____ Sq. Footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
 Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: _____
 Original Date: _____ (describe)
 Original Builder: _____
 Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS*

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers
 Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
 Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____
 Roofing material: ☐ Asphalt ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Siding: ☐ White cedar shingles ☐ Clapboard (exposure: _____ inches) Front ☐ Side ☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights (muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Landscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Siding _____ Clapboard (if applicable) _____ Roof _____
 Trim _____ Sash _____ Doors _____
 Deck _____ Foundation _____ Fence _____ Shutters _____

Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of my revisions to this application will initiate a new sixty-day review period.

CERTIFICATE NO: 69114

DATE ISSUED: 2/20/18

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°: 155
 Street & Number of Proposed Work: 11 Pond Rd.
 Owner of record: John Kuzpa & Anne Kuzpa
 Mailing Address: 11 Pond Rd.
Nantucket, MA 02554
 Contact Phone #: (508) 332 9126 E-mail: john@ackmatern.com

AGENT INFORMATION (if applicable)

Name: Karen Atence - Cotuit Solar
 Mailing Address: PO Box 89
Cotuit MA 02635
 Contact Phone #: 508 228 3205 E-mail: Karen@cotuitsolar.com

FOR OFFICE USE ONLY

Date application received: 1/16/18 Fee Paid: \$ 100
 Must be acted on by: 3/23/18
 Extended to: _____
 Approved: [Signature] Disapproved: _____
 Chairman: [Signature]
 Members: [Signature]
 Member: [Signature]
 Member: [Signature]
 Notes - Comments - Restrictions - Conditions
2 discharges see exhibit A
at time of reshingling roof is to be
black making around base of roof.

DESCRIPTION OF WORK TO BE PERFORMED See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other Solar panels on roof 700 s.f.
 Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
 Width: _____ Sq. Footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
 Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
 Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: _____
 Original Date: _____ (describe)
 Original Builder: _____
 Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

- REVISIONS***
1. East Elevation
 2. South Elevation
 3. West Elevation
 4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers
 Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
 Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____
 Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
 Type: _____
 Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Shutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____
 Leaders (material and size): _____
 Siding: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ Side ☐
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
 B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
 C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
 Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights (muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Landscaping materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
 Trim _____ Sash _____ Doors _____
 Deck _____ Foundation _____ Fence _____ Shutters _____

Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of my revisions to this application will initiate a new sixty-day review period.



Planning and Land Use Services (PLUS) HISTORIC DISTRICT COMMISSION

Established 1955

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Chairman/President

Vice Chair

Chair

Deputy Chair

Secretary

At-Large Member

At-Large Member

At-Large Member

At-Large Member

At-Large Member

At-Large Member

At-Large Member

At-Large Member

At-Large Member

At-Large Member

At-Large Member

At-Large Member

EXTENSION AGREEMENT

Date Signed: 12/21/20

Map: 32 Parcel 12

Address of Property: 85 Eel Point Rd.

Applicant(s)/Owner(s)/Representative(s) Name:

Josh Harde (owner)

Karen Alence / Cotuit Solar (rep)

Scope of Work: rooftop solar

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/Representative(s) up to and including the following date:

February 24, 2021

Month/day/year of extension termination

Karen Alence

Signature of Applicant/Owner/Representative

Karen Alence

Please print name of signatory



Planning and Land Use Services (PLUS) HISTORIC DISTRICT COMMISSION

Established 1955

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice Chair

Abigail Camp

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

Carrie Thornewill

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

EXTENSION AGREEMENT

Date Signed: 10/14/20

Map: 32 Parcel 12

Address of Property: ~~183 Eel Point Rd~~ 83/85

Applicant(s)/Owner(s)/Representative(s) Name:

Josh Hardie (owner/applicant)

Karen Alence / Cotuit Solar representative

Scope of Work: rooftop solar

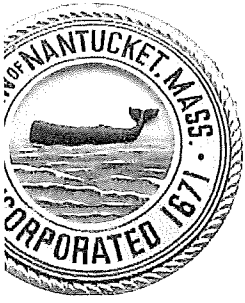
A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/Representative(s) up to and including the following date:

December 23, 2020

Month/day/year of extension termination

[Signature]
Signature of Applicant/Owner/Representative

Karen Alence
Please print name of signatory



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

John
man

Coombs
Chairman

Oliver

Bill Camp

McLaughlin

ASSOCIATE COMMISSIONERS

Ken Welch

Atkinson

Dutra

SP

Flynn
Use Specialist
flynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Karen Alence

AS AGENT FOR Joshua Harde

STREET ADDRESS 85 Eel Point Rd

MAP/PARCEL 32/12

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON
9/5/20

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE
COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

**SECTION 8 of the HDC enabling legislation: ... The Commission shall meet
within ten (10) days of the receipt of an application for a certificate of
appropriateness or permit for removal...**

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Karen Alence
Signature

9/5/20
Date

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan. 2021

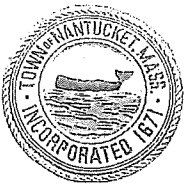
HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW"
	A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	IF YOUR APPLICATION WAS "HOLD TO TRACK"
	A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature:  Date: 1/5/21



REQUIRED WITH ALL APPLICATIONS:

1. Completed Application Form: Description of ALL work must be indicated on application form.
2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. Application Fee: See back of application for fee schedule or call the office.
4. Locus Map (4 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) <https://www.nantucket-ma.gov/151/GIS-Maps>
5. Site Plan (4 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
6. 3-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. Electronic submission: All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

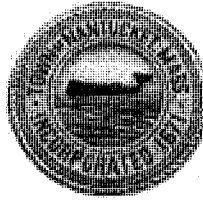
REQUIRED WHERE APPLICABLE:

1. Supplemental information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. Exterior Elevations and Floor Plans (4 copies): Must be 1/4-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. As-Built Plans (1 copy): of existing elevations
4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.
8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

KA
(initial to indicate read and understand)

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021



Harde
85 Eel Pt Rd

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:

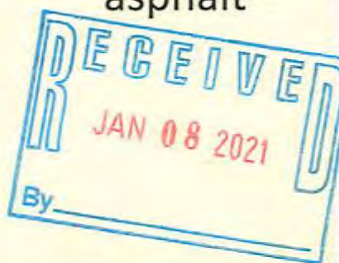
<https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF>

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: <i>11/7/21</i>
✓	HDC Case Number (ie HDC2020-05-0265): <i>2020-09-1638</i>
✓	<u>Copy of Minutes</u> (application item circled)
✓	<u>Reduced (8 1/2 x 11) copy of application</u>
✓	<u>Locus Map: 4 copies:</u> https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (<u>3/16" or 1/4" scale</u>) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	<u>One set reduced plans: 8 1/2 x 11</u>
✓	<u>Electronic Submission:</u> Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov .
✓	<u>Submit documents to PLUS at 2 Fairgrounds Road</u>
✓	<u>Signed Affidavit:</u> see below



House is 300'
from road –
Roof is black
asphalt



Site Locus Plan



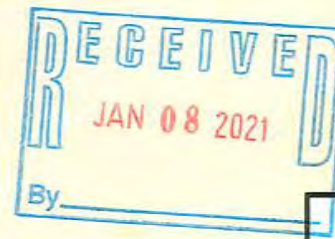
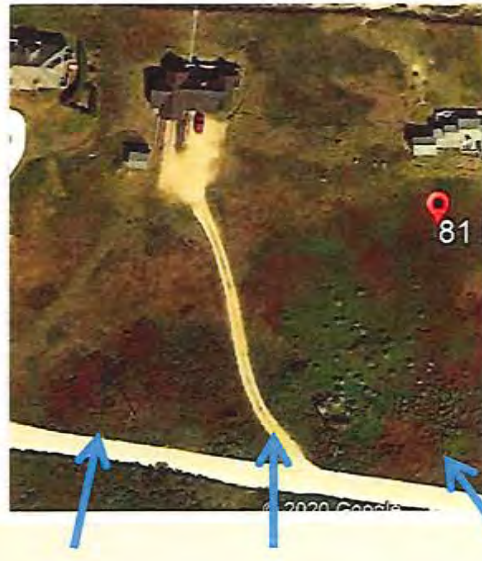
Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Joshua Harde
85 Eel Point Road
Nantucket, MA

System:
12.16 kW DC
38 S-Energy 320W Solar Panels
17 Enphase IQ7+ Microinverters
21 Enphase IQ7 Microinverters



House is 300' from
road with black
asphalt roof



Street View



Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Joshua Harde
85 Eel Point Road
Nantucket, MA

System:
12.16 kW DC
38 S-Energy 320W Solar Panels
17 Enphase IQ7+ Microinverters
21 Enphase IQ7 Microinverters



Black Asphalt Roof

Proposed Array Placement



Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Joshua Harde
85 Eel Point Road
Nantucket, MA

System:
12.16 kW DC
38 S-Energy 320W Solar Panels
17 Enphase IQ7+ Microinverters
21 Enphase IQ7 Microinverters

North

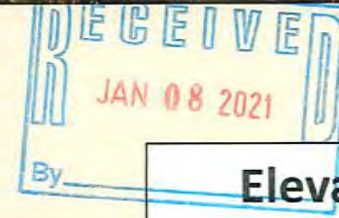


East



West

South



Elevations



Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Joshua Harde
85 Eel Point Road
Nantucket, MA

System:
12.16 kW DC
38 S-Energy 320W Solar Panels
17 Enphase IQ7+ Microinverters
21 Enphase IQ7 Microinverters

Proposed HDC Minutes for September 22, 2020

Coombs – North elevation, there are extra lines on all sides of the gable roofs (roof pitch indicators). Some of the concerns from 2005 still hold. Would also like the topography noted on the site plans. There are no dimensions on the architectural plans. The greenhouse is a fun idea but is subject to its visibility from the water and Polpis Road.

Welch – Agrees with what's been said. With respect to topography, it would help to have that on the plans. South elevation, the greenhouse is a legitimate concern, if we can't see it from a public location, it's no concern; the location of the air-conditioning units (A/C) could be problematic for the owner. North and east, this is relatively low. Would also like to see the topographical information.

Pohl – His concerns were addressed: existing and proposed topography, fix the driveway, overall dimensions identified on the plans. He will view the poles.

Motion
Roll-call Vote
Motion to Hold for revisions and a site plan with the existing and proposed topography. (Coombs)
Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye
Certificate #

2. Peter Lyons 09-1654 22 Adlington Street Retractable awning 76.1.3/250 Self
Voting Pohl, Coombs, Camp, Oliver, Dutra
Alternates Welch
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Peter Lyons
Public None
Concerns (#22) Flynn – This came to us through a citizen's complaint.

Lyons – Presented project, the awning company told him that they had never needed a HDC approval for retractable awnings because they are temporary. Noted that there has been only one complaint. Wants to install a 6-foot hedge to screen the awning from Adlington Street.

Oliver – She doesn't find this to be offensive; he's willing to mitigate the view with a vegetative screen. In her opinion, the installer is culpable.

Coombs – Doesn't find it offensive; the white awning isn't bad. She prefers natural looking trees rather than privet hedge.

Camp – No concerns as is; it's somewhat camouflaged through the trees.

Dutra – Agrees with Ms. Coombs about looking better without a privet hedge.

Pohl – There are things HDC has jurisdiction over that don't require a building permit; HDC has jurisdiction over awnings. Agrees the view is natural and nice as is and a linear hedge would detract from the natural beauty of the lot.

Motion
Roll-call Vote
Motion to Approve as submitted and with no privet hedge. (Coombs)
Carried 5-0//Oliver, Camp, Dutra, Coombs, and Pohl-aye
Certificate # HDC2020-09-1654

3. Joshua Hilde 09-1638 83 Eel Point Road Solar panels 32/12 Karen Alence
Voting Pohl, Coombs, Camp, Oliver, Welch
Alternates Dutra
Recused None
Documentation Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
Representing Karen Alence, Cotuit Solar
Public None
Concerns (#32) Alence – Presented project; roof is black asphalt and 300 feet from the road.

Oliver – It's on the front of the house in a wide-open area; there is no way to mitigate the panels. Can't support this.

Coombs – Agrees with Ms. Oliver.

Camp – This is 300 feet off the road; she'd have to view this.

Welch – It's on the front in a visible location. The primary section of the solar will be on a roof plane bisected by perpendicular gables; would prefer the panels to be in square blocks. Wants to view.

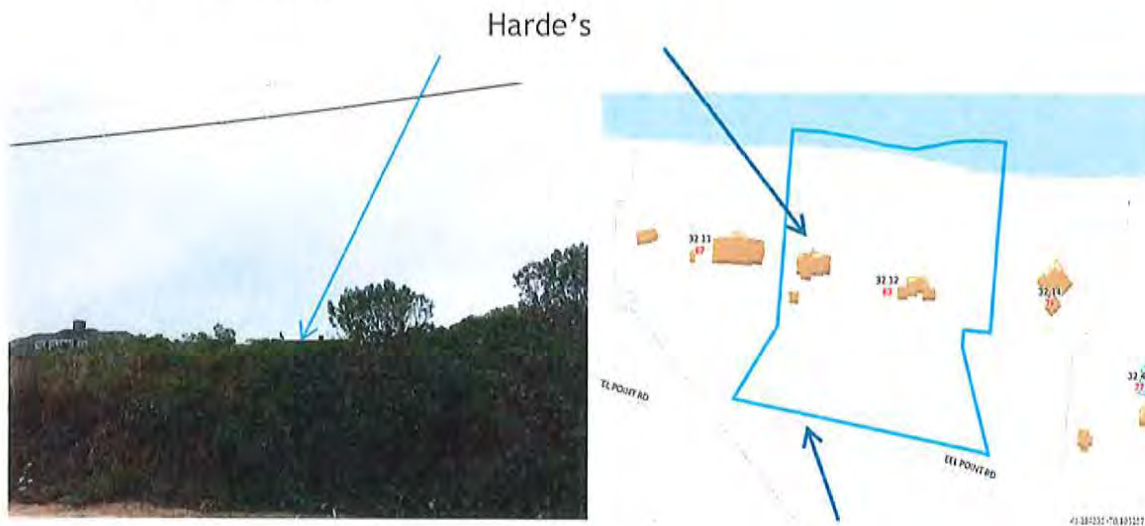
Pohl – The house to the left of this draws his attention; didn't even know this house was there. Feels this would be a minimum.

Motion
Roll-call Vote
Motion to View. (Welch)
Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye
Certificate #



Prior to Solar Installation, roof will be replaced with BLACK ASPHALT SHINGLES

Eel Point Road west of driveway has thick native visual buffer completely blocking view of proposed solar panels.



Josh Harde's house is a one-story low profile home.

Close by to the west, the neighbor's white trimmed house dwarfs Josh Harde's house. The viewer's eye is pulled away from Harde's low profile home and focuses on the very large and high neighbor's house.



Mr. Harde is proposing a landscape plan that would mitigate the view from Eel Point Road through his driveway and to the east of his driveway.

It consists of planting a native buffer along the Eel Point Road to the east of the driveway mimicking that of the west side of the driveway. House to east is his parent's house which sits on the same lot giving him the ability to create a full visual buffer from the Eel Point Rd. In addition, evergreen trees will be planted in curve of driveway blocking view of house through driveway entrance on Eel Point Road.





Berm height to east of driveway would be increased by adding native plants behind existing berm

From the driveway to the west, there is a natural buffer that blocks the view of the house from Eel Point Rd. Anything over 6' clearly blocks the view since there is a natural berm that runs along the road.

The homeowner is proposing to move other vegetation over 6' that already exists on the property along the remainder of the property to block the view from his driveway east. He is also willing to move existing natural shrubbery to a point where driveway curves that would block the view of house when looking through driveway from road.



View from Eel Point Rd west of driveway. Arrow points to applicant's house.



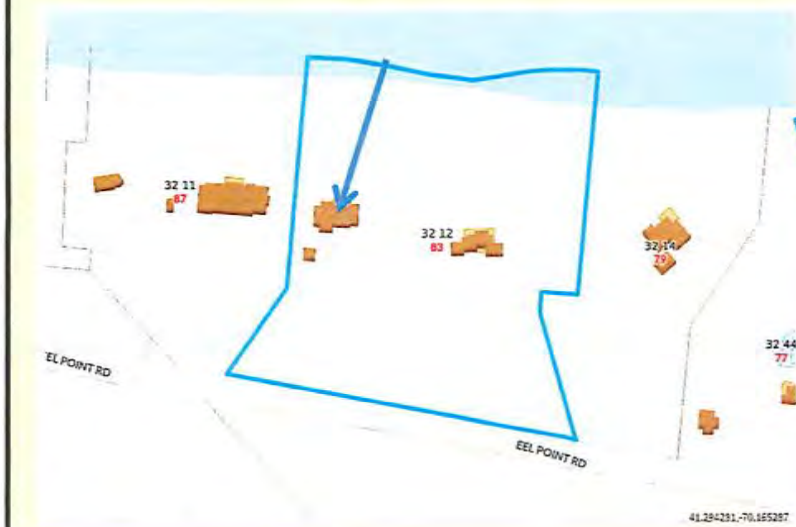
Edge of road east of driveway. Here, the natural screening is not as high as that on the west of driveway.

Owner proposes to move natural shrubbery over 6' from other locations on property to edge of road. This would successfully block view of roof planes from road.



Existing natural vegetation is high enough to block view of house from road

Owner proposes moving existing tall natural vegetation from other locations on property to just inside property line along Eel Pt. Rd and on right side of driveway, in order to block view of house from road.



House is 300'
from road –
Roof is black
asphalt



Site Locus Plan



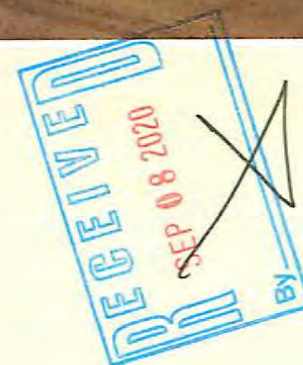
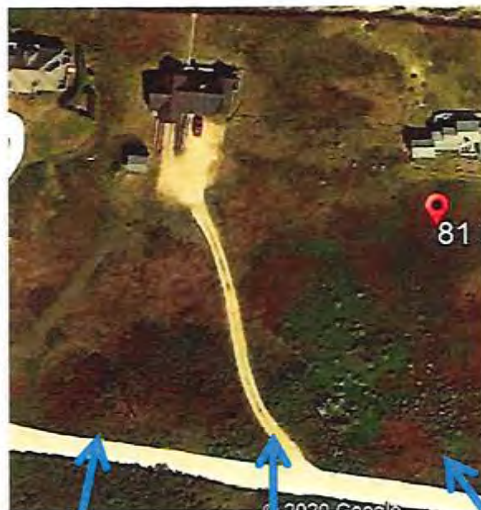
Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Joshua Harde
85 Eel Point Road
Nantucket, MA

System:
12.16 kW DC
38 S-Energy 320W Solar Panels
17 Enphase IQ7+ Microinverters
21 Enphase IQ7 Microinverters



House is 300' from
road with black
asphalt roof



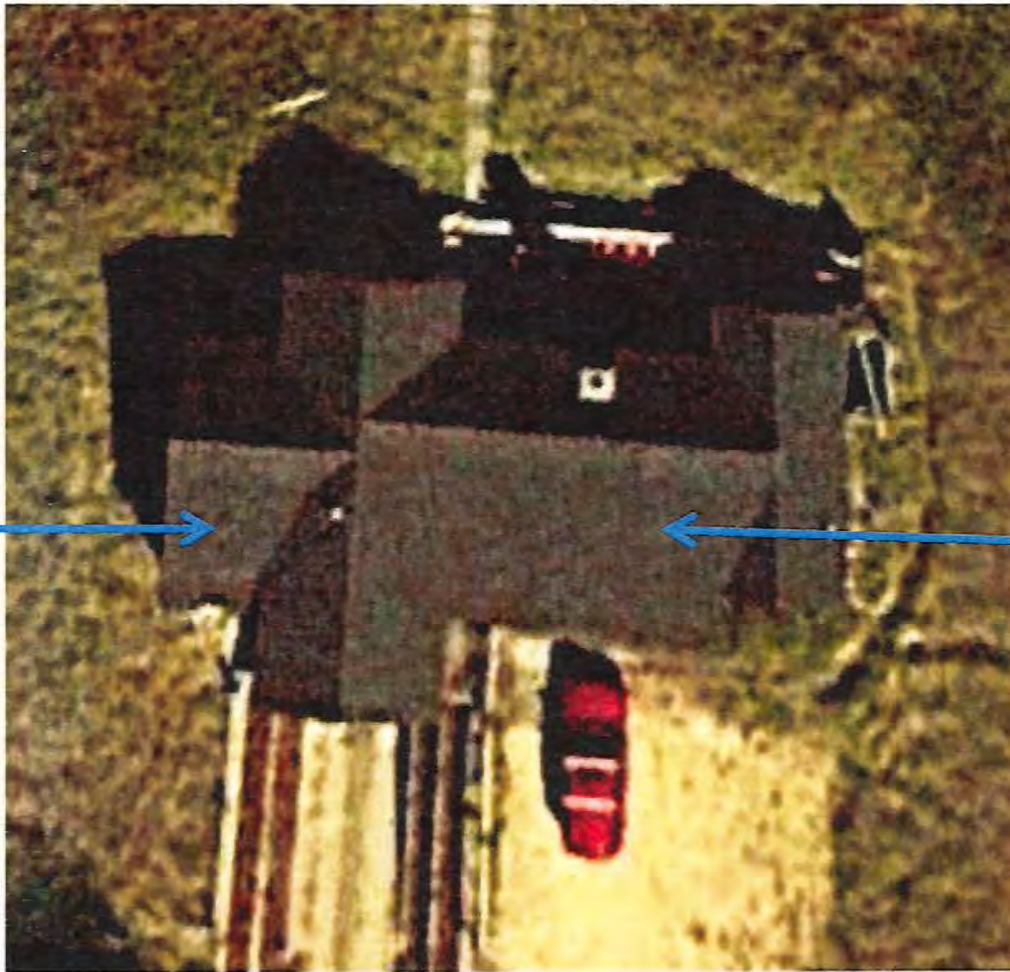
Street View



Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Joshua Harde
85 Eel Point Road
Nantucket, MA

System:
12.16 kW DC
38 S-Energy 320W Solar Panels
17 Enphase IQ7+ Microinverters
21 Enphase IQ7 Microinverters



Black Asphalt Roof

Proposed Array Placement



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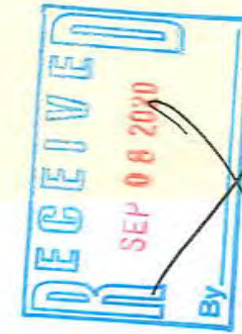
North



West



South



East



Elevations



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SN 60-Cell 1,000V

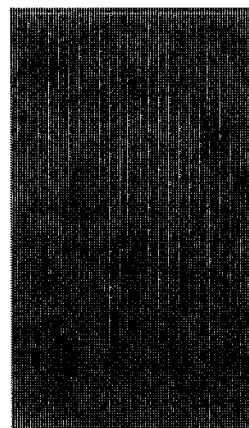
Monocrystalline PV Module

SN290M-10 SN295M-10 SN300M-10 SN305M-10



290 ~ 305 Watt

Continuously manufacturing PV modules since 1992, S-Energy is one of the most experienced module makers in the industry. More than 25 years of operating data support S-Energy's reputation as the best overall quality, performance, and value for solar investors. The cutting-edge SN-series leads the industry again in advanced design, construction, and performance. The SN-series is the ideal module for any system size in any given environment. With the quality to last the lifetime of the PV system, S-Energy's SN-series provides the confidence and assurance to each and every one of our customers.

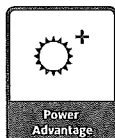


Features



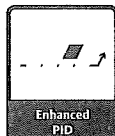
ENHANCED EXTERNAL LOAD / IMPACT

Snow Load : 5,400 Pa (30T) / 8,400 Pa (40T)
Wind Load : 2,400 Pa (30T) / 5,400 Pa (40T)
Hail Impact : 30.7m/s (speed ball)



POWER ADVANTAGE

25-year, linear power warranty
> 97.5% nominal power during 1st year
Positive tolerance up to +5W



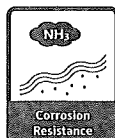
PID RESISTANCE

Enhanced potential induced degradation



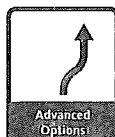
FIRE SAFETY

UL1703 Fire Classification : Type 1, Type 2



ENVIRONMENT RESISTANCE

Suitable for extreme conditions
Resistant to high salt mist and ammonia
(certified by TÜV Rheinland)



AVAILABLE IN TWO THICKNESSES

Standard (30T) and 40T for more durability

Qualifications & Certifications

IEC 61215 & 61730, UL 1703, ISO 9001,
ISO 14001, OHSAS 18001, WEEE



Mechanical Characteristics

Solar Cells	Monocrystalline 156 x 156mm (6 inches)
Number of Cells	60 Cells (6x10 Matrix)
Dimensions	1,650 x 990 x 30mm (30T) / 1,650 x 990 x 40mm (40T)
Weight	17kg (37.48 lbs)
Front Glass	High-Transmittance Low Iron Tempered Glass
Frame	Anodized Aluminum Black Frame
Output Cables	PV Wire (PV1-F), 12AWG (4mm ²), Cable Length : 1,000mm
Connectors	MC4 Connectable

Warranty

Product Warranty	10-year Limited Product Warranty
Performance Warranty	Minimum Power Output for Year 1 : 97.5%
	Maximum Power Decline from Year 2 to 24 : 0.7%
	Power Output at year 25 : 80.7%

HDC File



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance
Coordinator
cflynn@nantucket-ma.gov

March 10, 2021

Dear Select Board,

On behalf of the Nantucket Historic District Commission (HDC), I am responding to the appeal filed related to the denial of the installation of a roof top solar array at 83/85 Eel Point Road COA HDC2020-09-1368 on 1/19/21.

This application was reviewed by the Commission at four hearings (09/22/20, 10/08/20, 10/29/20 and 01/19/21). With the structure set back 300' from the road several Commissioners' felt the siting on the lot, the context of its surroundings, location of the panels on a primary massing and the structures in a highly visible location would be difficult to approve as submitted.

During the four hearings, adding vegetation was thoroughly discussed. The agent suggested planting a natural berm along the east side of the property as you approach the dwelling. Stakes were added with a string to indicate the height of the proposed berm. The Commissioners suggested vegetation towards the house or near the parking area. Several views of the property were held in response. Those who viewed the agents' proposal were not convinced.

At the third hearing, 10/29/21, Cotuit Solar asked if *"there was a possibility the board would approve a ground mount?"* Her client would like to have solar *"somehow, but it would have to be at the front of the house or we could do a ground mount, or we could screen it closer"*. She asked for guidance. The board suggested a pergola with solar or a ground array with vegetation.

At the final hearing, 01/19/21, Cotuit Solar did not return with a ground mount array proposal as discussed in the prior hearing. Instead, the original proposal and examples of other rooftop solar arrays approved by the Commission were submitted. The agent emphasized the importance of receiving an approval. The Commission clarified the request for vegetation to be planted *towards the front of the house near the parking area*. They motioned to hold for revisions. Cotuit Solar then replied that the homeowner does not want to plant anything and subsequently asked the Chair for a denial.

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist

HDC's Response Letter:

The HDC failed to state the specific grounds for denial: Indicating this application did not meet the solar guidelines is a sufficient reason for denial.

With reference to the Special Act and Section 2: Section 9 states: *The Historic District Commission, in passing upon appropriateness of exterior architectural features in any case, shall keep in mind the purposes set forth in Section 2 and shall consider, among other things, the general design, arrangement, texture, material and color of the building or structure in question, the location on the lot and the relation of such factors to similar features of buildings and structures in the immediate surroundings and the position of such building or structure in relation to the street or public way and to other buildings and structures. In the case of new construction or additions to existing buildings or structures, the Historic District Commission shall consider the appropriateness of the size and shape of the building or structures both in relation to the land area upon which the building or structure is situated and buildings and structures in the vicinity, and the commission may in appropriate cases impose dimensional and setback requirements in addition to those required by applicable by-la.*

Citing MGL 40C: Nantucket's Historic District was created under Special Act A301 and is one of the first to enact Solar Guidelines. Nantucket does not operate under 40C nor has any part of 40C been incorporated into the special legislation. There is no citing of solar panels to date in said legislation.

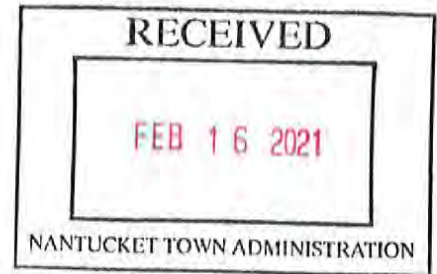
Photographs of other approved roof top solar arrays: Refer to "Previous HDC Approvals Roof Top Solar Panels with Approved Minutes" included herein.

The HDC failed to state why solar panels cannot be minimally visible in this situation: The Commissioners stated several times that planting vegetations "closer" to the house or near the parking area would help mitigate the visual impact upon approach.

Section 7(d) of the Act states in case of a disapproval, the Commission shall state its' reasons in writing: The reason for denial has been documented on the Certificate of Appropriateness but in the approved minutes.

There did not appear to be any option for compromise: An interest in receiving an approval for a ground mount solar array was inquired by the applicant at the 10/29/21 hearing. At the final hearing on 01/19/21, the applicant resubmitted original proposal from 9/22/20 and additional photographs of approved roof top solar panels, never discussing the interest in a ground mount array per the previous hearing.

TO: SELECT BOARD
CC: TOWN CLERK
FROM: MICHAEL J. WILSON, ESQUIRE, FOR PROPERTY OWNERS
PROPERTY: 83/85 EEL POINT ROAD, ASSESSOR'S MAP 32, PARCEL 12
DATE: FEBRUARY 15, 2021
RE: HDC APPEAL OF DENIAL OF SOLAR PANEL ARRAY



I represent Ellen Smith Harde and Dudley Milne Harde , the owners of the property located at 83 Eel Point Road (combined with the remaining portion of 85 Eel Point Road), and Joshua Harde, the son of the owners and the HDC applicant on behalf of the family. Owners have a mailing address of PO Box 391, Westford, MA 01886. However, Joshua Harde is a year-round island resident and a local business owner of Fresh and would like to cut his energy costs on a dwelling that is heavily impacted by the winter elements and help to reduce the impact on the island's energy generation. Though the property address is legally 83 Eel Point Road, his house number is 85 Eel Point Road. The property has been in the family since 1975 with the two dwellings being dwarfed by the other larger structures east and west.

By this letter, the Harde family appeals Certificate of Appropriateness ("COA") No. HDC2020-09-1638, in which the Historic District Commission ("HDC") *denied* an application ("Denial") for a new solar panel array on their dwelling. Said Denial was made on January 19, 2021 at a regularly scheduled HDC meeting. The Denial was subsequently filed with the Town Clerk on Friday, February 5, 2021. The Denial should be overturned by the Select Board as the HDC failed, among other issues, to state the specific grounds for denial and instead chose to state simply that the proposal did "not meet the solar guidelines". Such a statement is general in scope and does not provide the level of specificity required in the special enabling legislation.

The powers and responsibilities of the HDC were established in 1970 by the Massachusetts legislature in Chapter 395 of the Acts of 1970 ("Act"). A copy of the Act is attached hereto as Exhibit A. The express purpose of the Act as stated in Section 2, is the following:

SECTION 2. The purpose of this Act is to promote the general welfare of the inhabitants, of the Town of Nantucket through the preservation and protection of historic buildings, places and districts of historic interest through the development of an appropriate setting for these buildings, places and districts and through the benefits resulting to the economy of Nantucket in developing and maintaining its vacation-travel industry through the promotion of these historic associations.

The Act superseded the original Chapter 601 of 1955, which then made the entire island an historic district subject to the protection and preservation by the HDC.

The special Act, unlike Chapter 40C: Historic Districts that much of the state is subject to, does not contain language pertaining to alternative energy installations, particularly solar arrays. Instead, The

HDC chose to adopt its own “solar guidelines” (Exhibit B attached hereto) rather than submit an amendment to the State legislature in the form of a Home Rule Petition to add any codifying language similar to the lengthy standards in 40C related to solar technology. Chapter 40C supports the use of solar arrays as part of an overall promotion of alternative energy with such statements as “When ruling on applications for certificates of appropriateness for solar energy systems...the commission shall also consider the policy of the commonwealth to encourage the use of solar energy systems and to protect solar access...” Nantucket’s HDC has not adopted any such supportive language and regularly makes decision with onerous conditions or negative decisions on solar arrays. At a bare minimum, the solar guidelines should be revised and updated and language from 40C adopted to reflect a change in solar support and technology. A review of the guidelines clearly indicates that they are out of date and have not been updated for several years. Such terminology as “encouraged” and “whenever possible” clearly indicate that the solar guidelines are true guidelines and not rigid rules and regulations

The application was submitted for the first hearing on Tuesday, September 15, 2020. It was not heard and continued to Thursday, September 17, 2020 where it was again not heard and put over to Tuesday, September 22, 2020, where the application was heard for the first time. As the array was proposed for the south-facing portion of the roof, several members expressed a desire to view. A motion to view was made and voted unanimously. The application was then scheduled to be heard on Monday, October 5, 2020 at which time the HDC did not hear the matter again and continued it to Thursday, October 8, 2020. Josh Harde and his representative Karen Alence made another presentation. Some members said they never viewed it though they had voted to do so two weeks prior to this meeting. Yet another motion to view was made and voted on unanimously. The application was again on the agenda for Tuesday, October 27, 2020 and again not heard and continued to Thursday, October 29, 2020. The matter was continued again for revisions.

The matter was heard for the last time on Tuesday, January 19, 2021, four months after it was originally scheduled. Throughout the process, the fact that the structure was a lower, more nondescript dwelling that was 300 feet from Eel Point Road on an oversized 4-acre lot was not considered mitigating factors, nor was the existing berm and roadside vegetation. The property owner offered to further screen and enhance the berm to mitigate the visibility. That was not accepted with some members insisting that plantings up against the house to be preferable. One member stated that there were “rules” when in fact there are “guidelines” that offer guidance not hard rules and regulations. The presumption by any applicant is that the HDC would work with an applicant rather than apply a rigid set of rules to the placement of solar panels in a rural area as opposed to in-town. Another member used the term “required” as to placement. That indicates intractability as if there were rules for placement. The chairman, Ray Pohl expressed support for the proposal as the visual impact would be negligible given the facts. He mentioned that the house was low and the eye would be drawn to the much larger dwelling to the west.

In the file, as part of the presentation by the applicant and the representative, are photographs of the dwelling clearly showing the black roof. In addition, there are aerial photographs indicating the location of the dwelling 300 feet from Eel Point Road. Also, in the file are the COAs of other residential installations. 75 Pochick mentions “due to rural location”; 6A Washington Avenue notes “roofing to be black 3 tab...”; 6 Washington Avenue notes “black 3 tab roof test case to see how visible it is” (highly

visible); 86 Hummock Pond Road notes "add screening on street side"; 11 Pond Road (on front of house close to the road) notes "...roof to be black...". These COAs represent a small number of panels arrays that the representative has worked with. These are not representative of the panels on the ice rink, in "Coffin Pit" on several large buildings and other commercial and residential structures in more developed areas that are fully visible from a travelled way.

Also on file, is a rendering of the proposed screening by trees and the berm along the travelled way offered by the applicant. Though there is a red "X" on that submission from an earlier meeting, it was the proposal that the applicant continued to put forth. The HDC refused to consider it and wanted additional screening 300 feet from the road that would be out of context with the surrounding vegetation and is not a proposal that the applicant felt was appropriate for his property.

The solar guidelines state that decisions should consider the "unique circumstances" of any proposal. This structure is not a contributing building having been constructed in 2000 nor in an "historically important landscape" in the areas of critical concern of the Old Historic District or S'conset Old Historic but out in the rural Dionis/Eel Point Road where solar panels should be encouraged. Solar panels are typically placed on the southerly facing roof planes for maximum efficacy. The HDC typically requires black solar panels to be placed on a black roof which is the case in this application. The HDC has lately approved panels on roofs that are not black. In this case, the applicant stressed that due to the remote location on a large lot, 300 feet from Eel Point Road, and a black roof, the impact of black panels would be minimal and appropriate. Panels are flat against the roof as "encouraged" in the guidelines. The outlying large-lot areas are ideally suited for solar arrays. Being minimally visible from a publicly travelled way should not preclude such placement on a southerly side of a structure.

The HDC failed to state why solar panels cannot be minimally visible in this situation given the factors stated above and the adherence to the guidelines specifically stated below:

Because the sloped roofs typical of Nantucket's built environment are such a character-defining feature of the island's cultural heritage, rooftop equipment installations should be carefully designed and positioned on any roof. The basic elements of design to consider are: balance, proportion, color, rhythm and scale. Additionally, PV and solar thermal collectors should be kept on the same plane as the roof, with the color of the panels in keeping with the surrounding roofing materials.

To reiterate, the panels are opaque black. The roof is black. The structure is 300 feet from the road in a rural area. The panels are on the sloped roof, balanced, in proportion and tight to the roof plane, "in keeping with the surrounding roofing materials". Interestingly, at the bottom of Page 15 is a note stating that a non-contributing structure is defined as "building, which is not an intrusion but does not add to a historic district's sense of time, place and historic development". This building meets that definition and thus placing panels on the south-facing plane of the black roof would not create a detrimental impact.

Section 7(d) of the Act states the following:

(d) In case of disapproval, the Commission shall state its reasons therefor in writing, and it may make recommendations to the applicant with respect to appropriateness of design, arrangement, texture, material, color and the like of the building or structure involved.

It is our contention that the HDC did not state the specific reasons in writing on the COA or in any addendum as the Act requires. Simply stating that "Motion to deny b/c it does not meet the solar guidelines" is not sufficient. We proffer that the HDC was deficient in its response, did not consider the specifics of this application as noted above and applied a rigid set of "rules" that in fact do not exist.

There did not appear to be any option for a compromise and the applicant asked for a resolution in the form of a denial. There is an inherent inconsistency in how the solar guidelines are applied and more rural areas should not be held to the same standards as the areas of critical concern. The guidelines also give more weight to those areas. Given these factors, the denial of the solar array in this specific situation was inappropriate, arbitrary, and capricious and the Select Board should overturn the decision of the HDC and order the approval of this solar array. In the alternative, applicant is asking for a remand for further consideration of the proposal to result in an approval of the panels on the south facing roof with the planting plan, including an enhanced berm, along Eel Point Road.

In support of the Harde family appeal of the Denial of the solar panels, please find the following documents enclosed with this letter:

1. A check payable to the *Inquirer and Mirror*, in the amount of \$335.12 to cover the amount of the public hearing advertising costs;
2. A certified copy of the HDC Certificate of Appropriateness No. HDC2020-09-1638; and
3. A copy of the meeting minutes for the applicable meetings of the HDC as well as a complete copy of the file.

Should the cost of advertising exceed \$335.12, please contact me and I will send another check for the additional cost.

Please note, Attorney Wilson is not available to attend any Select Board meeting until after March 2, 2021.

Sincerely



Michael J. Wilson, Esq.

Enclosures

Cc: Nantucket Historic District Commission (*by hand delivery*)

Approved HDC Minutes for 83/85 Eel Point Road

Coombs – North elevation, there are extra lines on all sides of the gable roofs (roof pitch indicators). Some of the concerns from 2005 still hold. Would also like the topography noted on the site plans. There are no dimensions on the architectural plans. The greenhouse is a fun idea but is subject to its visibility from the water and Polpis Road.

Welch – Agrees with what's been said. With respect to topography, it would help to have that on the plans. South elevation, the greenhouse is a legitimate concern with respect to night lighting; however, if we can't see it from a public location, it's not our concern; the location of the air-conditioning units (A/C) below grade in a flood area could be problematic for the owner. North and east, this is relatively low. Would also like to see the topographical information.

Pohl – His concerns were addressed: existing and proposed topography, fix the driveway, overall dimensions identified on the plans. He will view the poles.

Motion **Motion to Hold for revisions and a site plan with the existing and proposed topography. (Coombs)**

Roll-call Vote Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye Certificate #

2. Peter Lyons **09-1654** 22 Arlington Street Retractable awning 76.1.3/290 Self

Voting Pohl, Coombs, Camp, Oliver, Dutra

Alternates Welch

Recused None

Documentation Architectural elevation plans, site plan, and photos.

Representing Peter Lyons

Public None

Concerns (522) **Flynn** – This came to us through a citizen's complaint.

Lyons – Presented project; the awning company told him that they had never needed a HDC approval for retractable awnings because they are temporary. Noted that there has been only one complaint. Wants to install a 6-foot hedge to screen the awning from Arlington Street.

Oliver – She doesn't find this to be offensive; he's willing to mitigate the view with a vegetative screen. In her opinion, the installer is culpable.

Coombs – Doesn't find it offensive; the white awning isn't bad. She prefers natural looking trees rather than privet hedge.

Camp – No concerns as is; it's somewhat camouflaged through the trees.

Dutra – Agrees with Ms. Coombs about looking better without a privet hedge.

Pohl – There are things HDC has jurisdiction over that don't require a building permit; HDC has jurisdiction over awnings. Agrees the view is natural and nice as is and a linear hedge would detract from the natural beauty of the lot.

Motion **Motion to Approve as submitted and with no privet hedge. (Coombs)**

Roll-call Vote Carried 5-0//Oliver, Camp, Dutra, Coombs, and Pohl-aye Certificate # **HDC2020-09-1654**

3. Joshua Harde **09-1638** 83 Eel Point Road Solar panels 32/12 Karen Alence

Voting Pohl, Coombs, Camp, Oliver, Welch

Alternates Dutra

Recused None

Documentation Architectural elevation plans, site plan, photos, and manufacturer spec sheet.

Representing Karen Alence, Cotuit Solar

Public None

Concerns (5:32) **Alence** – Presented project; roof is black asphalt and 300 feet from the road.

Oliver – It's on the front of the house in a wide-open area; there is no way to mitigate the panels. Can't support this.

Coombs – Agrees with Ms. Oliver.

Camp – This is 300 feet off the road; she'd have to view this.

Welch – It's on the front in a visible location. The primary section of the solar will be on a roof plane bisected by perpendicular gables, presenting a stepped pattern; would prefer the panels to be in square blocks. Wants to view.

Pohl – The house to the left of this draws his attention; didn't even know this house was there. Feels this would be *de minimus*.

Motion **Motion to View. (Welch)**

Roll-call Vote Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye Certificate #

3. Josh Harde	09-1638	83 Eel Point Road	Solar panels	32/12	Karen Alence
Voting	Pohl, Coombs, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Karen Alence, Cotuit Solar				
Public	Josh Harde, owner				
Concerns (1:32)	Alence – Reviewed the project; view from the road is blocked by a berm with native plants and Mr. Harde is willing to berm the eastern side or do whatever is necessary to block the view. Harde – Explained why he wants solar. Feels a ground array might be more obvious. Oliver – Appreciates trying to save energy, but we have guidelines – the front of the house is not approvable. She doesn't see how a berm on the road would mask this. Asked if it can go on any other elevation (no). Suggested a screened ground array. Coombs – It is very important that it not be seen; would prefer the panels be placed somewhere other than the front. Suggested a ground array. She didn't view this. Camp – She doesn't support manipulating the land to screen this; this is a very low, wide-open area. We are starting to manipulate the nature of the Island in an effort to screen things. Suggested a ground array. She didn't get to view this and would like that opportunity. Pohl – Berming 2 feet along the eastern side would block the house completely; a naturalized berm would block all of this and be no different from all the other berms out there. This area is rolling with copses of pine trees.				
Motion	Motion to View with stakes and string marking the height of the proposed berm. (Coombs)				
Roll-call Vote	Carried 4-0//Camp, Oliver, Coombs, and Pohl-aye			Certificate #	

4. Sea Hero, LLC	09-1758	7 Pilgrim Road	Rev. 01-0445: alts & grade	41/216	MCA+
Voting	Pohl, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, and site plan.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	None				
Concerns (1:47)	Cutone – Reviewed changes made per previous concerns; the northern wall will not be visible. Oliver – Photos of the site would be helpful; we'd know what is going on and where existing walls are located. Applicants keep ignoring the requirement to provide photos; that lengthens the meetings. She has no concerns with the walls. Feels if applications are incomplete, we should hold them and move along rather than spend time trying to figure them out. Thornewill – This plan shows the top of wall at elevation 16; asked where the elevation 19 wall is. The north wall is within the 100-foot buffer; if Conservation Commission approves the walls, she will approve them since they aren't visible. Discussion about where the existing retaining walls are and their heights and where the proposed walls will go with their heights. Coombs – She will trust Ms. Oliver's assessment.				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Oliver, and Pohl-aye			Certificate #	HDC2020-09-1758

5. ARI Real Estate, LLC	09-1685	10 Delaney Road (Lot C)	New dwelling	41/120	John Lampe
Voting	Pohl, Coombs, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	John Lampe				
Public	None				
Concerns (2:02)	Lampe – Reviewed changes made per previous concerns. Camp – It still feels this is maxing out the lot; can't tell where the structure was reduced. Oliver – This is in keeping with the two lots approved before this; it would have been good to have photos of them. Coombs – Agrees with Ms. Camp; it still goes from lot line to lot line. South elevation, the 12 windows are too many; suggested removing one of the 3 windows in the gable. East and west elevations, separate the ganged windows to fill the walls. North elevation, the two gables should have little 4-over-4 windows. Pohl – Need context photos.				
Motion	Motion to Hold for revisions and more information. (Oliver)				
Roll-call Vote	Carried 4-0//Camp, Coombs, Oliver, and Pohl-aye			Certificate #	

23. Lynne E. Elfland 10-2071	82 Millbrook Road	New 2 nd dwelling	40/79.3	LINK
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Victoria Ewing, LINK			
Public	None			
Concerns (2:35)	Ewing – Presented project; only the rear (south elevation) might be visible from Millbrook Road. Pohl – The south elevation has a 5/12 roof on the main gable, which might be visible. Oliver – She viewed this; there is visibility depending on time of year. A more overarching concern is that as a secondary dwelling, this is nearly 28 feet tall and the 2nd floor will be visible. McLaughlin – South elevation, the 5/12 roof should be at least 7/12; hard to discern the 2nd-floor railings. Camp – Agrees with what's been said; the height needs to come down. The south elevation deck is too deep. West elevation, the hipped roof looks steep. Coombs – East elevation, almost every window is ganged. Height should be reduced to at least 24' to better comply with our guidelines regarding secondary dwellings. There is no additive massing and the deck is humongous.			
Motion	Motion to Hold for revisions. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Camp, McLaughlin, and Pohl-aye		Certificate #	

V. OLD BUSINESS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Peter Sendelbach 09-1805	21 Hummock Pond Road	New dwelling	56/11.2	Self
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and correspondence.			
Representing	Peter Sendelbach, owner			
Public	None			
Concerns (2:48)	Sendelbach – Reviewed project; was held for a view with poles; reviewed photos of poles to ascertain visibility. Contends it won't be visible from Milk Street extension. Camp – She viewed this; this is so far back it would be approvable due to lack of visibility. Oliver – She also viewed; you will see it from Milk Street down driveways; this is going in front of the garage, which is visible, and is taller. It should be shingled instead of vertical board; it is all casement windows. In its entirety it is an anomaly. Believes the solar panels on the south elevation won't be visible. Backus – The Commission told the applicant to apply for the solar separately; this application is for the structure only. Coombs – We need to be careful about what goes on the front of the house. Thornewill – The HDC has never approved full-glass windows; should be 2-over-2 or 6-over-6 casements. Pohl – He has no concerns. It's set way back and not that tall.			
Motion	Motion to Approve with the understanding solar is a separate application and non-conformity is due to lack of visibility so should not be visible at time of inspection and thereafter. (Camp)			
Roll-call Vote	Not Carried//Coombs, Oliver, and Thornewill-nay			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Oliver, Coombs, and Pohl-aye		Certificate #	

2. Josh Harde 09-1638	83 Eel Point	Solar panels	32/12	Karen Alence
Voting	Pohl, Coombs, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Karen Alence, Cotuit Solar			
Public	None			
Concerns (3:02)	Alence – Reviewed project and changes made per previous concerns; asked if a ground array would be approvable. Oliver – She viewed this; this site is wide open and any plantings along the road won't work; vegetative screening would have to be closer to the house. If you put in a ground array, it should have close screening. Camp – She agrees with Ms. Oliver; nothing will adequately screen the structure. Pohl – You could screen a ground array with evergreen.			
Motion	Motion to Hold for revisions. (Oliver)			
Roll-call Vote	Carried 4-0//Coombs, Camp, Oliver, and Pohl-aye		Certificate #	

6. Catherine Kinsella 12-2534	19B Hummock Pond Rd	New dwelling	56/468	Thornewill Design
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Luke Thornewill, Thornewill Design Catherine Kinsella, owner.			
Public	None			
Concerns (7:24)	Thornewill – Held for a view; no revisions were made; owner willing to go with shingles. Kinsella – Reviewed the project. No concerns.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 5-0//Oliver, Camp, Coombs, McLaughlin, and Pohl-aye		Certificate #	HDC2020-12-2534
7. Ana Collins 12-2485	48 Orange Street	New driveway/patio	42.3.2/297	Tom Hanlon
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:30)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Roll-call Vote	Carried 5-0// Camp, McLaughlin, Coombs, Oliver, and Pohl-aye		Certificate #	
8. Sam Slosek 10-2096	16 Pippen's Way	Rooftop solar	43/94.8	Cotuit Solar
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Karen Alence, Cotuit Solar Sam Slosek, owner Moors End Farm			
Public	None			
Concerns (7:31)	Alence – Reviewed changes made per previous concerns. Slosek – The new drawings clean it up. Paul Bennett is putting his shingles up tomorrow. Camp – Her concern is still visibility from Polpis Road; thinks the upper panels will catch your eye. Coombs – She doesn't think this will be noticeable from Polpis Road unless you stop and look. When the rest of the farm goes solar, it will blend in. It is important for our farms to have relief on electrical bills. Oliver – It is highly visible on a wood roof. She's okay with the panels on the lower southeast roof plane. This is a complicated and high roof. Welch – His concern is similar to Ms. Oliver's; but it's distant enough that it overrides his concern.			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 3-2//Welch, Coombs, and Pohl-aye; Oliver & Camp-aye		Certificate #	HDC2020-10-2096
9. Josh Hande 09-1638	83 Eel Point Road	Solar panels	32/12	Cotuit Solar
Voting	Pohl, Coombs, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Karen Alence, Cotuit Solar			
Public	None			
Concerns (7:41)	Alence – Presented project; will plant along the eastern side to screen; the owner doesn't want screening close to the house. Asked for a denial. Oliver – The idea that vegetation along the road blocks this house is absurd. We asked last time that vegetation be planted closer to the house; appreciates the context photos, but they best illustrate why we have the rules we have. Trees near the parking area would be close enough. Coombs – We have considered this house several times; it is small but stands out. We have stated we would like vegetation closer to the house; it's not what the applicant wants but what we require. Camp – She doesn't support this at all because it's inappropriate. Pohl – To get this approved, there would have to be vegetation closer to the house.			
Motion	Motion to Hold for revisions. (Coombs) Carried but withdrawn at applicant's request. Motion to Deny because it does not meet the solar guidelines. (Oliver)			
Roll-call Vote	Carried 4-0//Camp, Oliver, Coombs, and Pohl-aye		Certificate #	HDC2020-09-1638

Previous HDC Approvals Roof Top Solar Panels with
Approved Minutes

- 75 Pochick Avenue
- 6A Washington Avenue
- 6 Washington Avenue
- 86 Hummock Pond Road
- 11 Pond Road

VII. AUTOMATIC VIEWS

1.	White, Mark & Barbara	75 Pochick Avenue	Solar PV modules/s elev roof	79-68	Dusseau
Sitting	Williams, McLaughlin, Coombs, Pohl, Leonardo				
Alternates	Camp, Glazer				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Barbara White – Presented project. Zachary Dusseau – Panels will be all black and profile is a total of about 5 inches off the roof.				
Public	None				
Concerns	(8:00) Pohl – The south side is visible from a distance. Given the location, he doesn't mind trying it out. McLaughlin – This will be visible; however, no objection due to the location. Coombs – Would like trying these out; but the entire roof is a lot. Would like it reduced one set of panels and centered. Leonardo – Asked if all four panels are necessary. (For energy efficiency.) Williams – HDC usually has the panels pulled back so they don't cover the roof; but this would cover the roof and hide the grey roof.				
Motion	Motion to Approve due to the remote location and not to be used as precedent. (Pohl)				
Vote	Carried unanimously		Certificate #	63084	

2.	Wayman, James	145 Main Street	Addition	41-171	Permits Plus
Sitting	Williams, McLaughlin, Coombs, Pohl, Glazer				
Alternates	Leonardo, Camp				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Mark Poor , Permits Plus – Present project; main mass is circa 1840.				
Public	HSAB – No quorum, the pitch of roof is too steep and doesn't match; odd way to add on; flat roof and skylight on historic house; too long and losing a historic wart. The trellis is too much.				
Concerns	(8:11) Williams – There is no west elevation in the packet. Adding a wart off the existing wart is causing it to cross two wall planes; there needs to be a break. The rest is not visible. McLaughlin – Has no objections to the proposed.				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried unanimously		Certificate #		

3.	Wayman, James	145 Main Street	Hardscaping	41-171	Permits Plus
Sitting	Williams, McLaughlin, Coombs, Pohl,				
Alternates	Leonardo, Camp, Glazer				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Mark Poor, Permits Plus				
Public	HSAB – No quorum,				
Concerns	None				
Motion	Motion to Hold to track. (Coombs)				
Vote	Carried unanimously		Certificate #		

4.	Nantucket Lank Bank	72 Washington Street	Move off garage	42.2.3-17	Val Oliver
Sitting	Williams, McLaughlin, Coombs, Pohl, Camp				
Alternates	Glazer				
Recused	Leonardo				
Documentation	File with associated plans, photos and required documentation.				
Representing	Val Oliver				
Public	None				
Concerns	(8:24) No concerns.				
Motion	Motion to Approve. (Pohl)				
Vote	Carried unanimously		Certificate #	63085	

12. Greenwald, Gail	6 Washington Avenue	New roof/solar	60.2.4-66	Sound Law & Title
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	None			
Representing	Gail Greenwald , owner – Not ready to move forward with this; asked it be held.			
Public	None			
Concerns (6:48)	None at this time.			
Motion	Motion to Hold at applicant's request. (Oliver)			
Vote	Carried 5-0	Certificate #		
13. Greenwald, Gail	6A Washington Avenue	Garage: trim, fenst. & solar	60.2.4-66	Sound Law & Title
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Gail Greenwald , owner – Reviewed changes made per previous concerns.			
Public	None			
Concerns (6:50)	Oliver – This is a good solar application and a good test case; the roof plains don't face the street. Coombs – Confirmed the replacement of trim and fenestration is true like kind. Would prefer black 3-tab shingle with the solar as proposed. The windows going in should be the same width as what's coming out. Welch – Agrees with Ms Coombs. This is more than a house length from the road on roof plains perpendicular to the road. McLaughlin – We had a test sample on the way to Walter Barrett Pier; we have not set a Madaket historic area and we should get that done quickly. Pohl – MAB was trying to delineate an old historic district (OHD) for Madaket; he'll check in on that.			
Motion	Motion to Approve through staff with 3-tab shingles, trim natural to weather; and true-divided-light windows. (Welch)			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	69787	
Break 7:01 to 7:08 p.m.				
14. 205 EP Trust	205 Eel Point Road	Hardscape: pool, walls, etc	38-31	Ahern, Inc
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Dutra			
Recused	None			
Documentation	Hardscape design plans, site plan, and photos.			
Representing	Miroslava Ahern , Ahern Design Inc. – Reviewed changes made per previous concerns.			
Public	Terry Norton , 24 North Cambridge Street – Ms Ahern has made an effort to render this not visible from the Harbor.			
Concerns (7:08)	Welch – The renderings and cross sections are very helpful. There was a request to come up with something more organic than the Green Mountain Granite. McLaughlin – No comments. Coombs – We've done what we can to screen the pool and walls. Oliver – No concerns. Pohl – If we are voting this based on lack of visibility, we need to state in the motion "at the time of the inspection and thereafter, nothing will be visible from a public way and, if not, supplemental vegetation will be added until such time as it is not visible"; in this case the public way is the beach.			
Motion	Motion to Approve with the caveat that at the time of the inspection and thereafter, the stone work will not be visible from a public way; if it is visible, supplemental vegetation will be added until such time as it is not visible. (Welch)			
Vote	Carried 5-0	Certificate #	69788	
15. 205 EP Trust	205 Eel Point Road	Tennis court	38-31	Ahern, Inc
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Dutra			
Recused	None			
Documentation	Hardscape design plans, site plan, and photos.			
Representing	Miroslava Ahern , Ahern Design Inc. – Reviewed changes made per previous concerns.			
Public	None			
Concerns (7:27)	No concerns.			
Motion	Motion to Approve as submitted with the berm to remain. (Oliver)			
Vote	Carried 5-0	Certificate #	69789	

8. NHA Properties Inc.	7B Surfside Road	New dwelling	55-254	Milen Tsvetkov
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	Welch, Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos			
Representing	Milen Tsvetkov , NHA Properties Inc. – Presented project. Ann Kuszpa, NHA Properties Inc.			
Public	None			
Concerns (6:07)	Oliver – Same building, same issue.			
Motion	Motion to Approve through staff with the “B” window to be a 3-over-3 double hung. (Oliver)			
Vote	Carried 5-0	Certificate #	69681	

9. 2 Copper, LLC	2 Copper Lane	Garage door change	42.3.3-40	Main St. Const
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	None			
Public	None			
Concerns (6:07)	Pohl – Read HSAB comments: large panes should be divided; trim surround should remain.			
Motion	Motion to Approve through staff with the window to be 8-light with smaller more vertical panes and the round trim to remain. (Watterson)			
Vote	Carried 5-0	Certificate #	69682	

10. Greenwald, Gail	6A Washington Avenue	Garage - reno, reroof & solar	60.2.4-66	Sound Law&Title
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Watterson, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Paul Jensen – Presented project.			
Public	None			
Concerns (6:11)	Welch – Noted that the proposal is for Andersen windows to replace TDL windows in a contributing structure. Okay with the board and batten. In regards to solar in a sensitive area, it should be full-roof edge-to-edge with a skirt that matches the trim; it would manifest as a built-up roof. McLaughlin – The solar on the east and west roofs will be highly visible. Coombs – The survey notes that this is a contributing building, circa 1928. The page showing the small house roof has a 2-foot border around the panels; this shouldn't have that border Oliver – Feels this is a good application of solar in a sensitive area; the garage is well off the road with a shallow pitch on a black roof. Pohl – The way the panels are laid out, there is a lot of residual roof space; would like them turned 90 degrees and pushed toward the back. If Mr. Jensen could get a panel, he'd like to see a mock-up with the skirt.			
Motion	Motion to Hold for revisions and additional information. (Coombs)			
Vote	Carried 5-0	Certificate #		

11. Greenwald, Gail	6 Washington Avenue	New roof/solar	60.2.4-66	Sound Law&Title
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Watterson, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Paul Jensen – Presented project.			
Public	None			
Concerns (6:31)	Oliver – She would like to have this go back to MAB to allow them to weigh in. Coombs – Solar on the south-facing roof is very problematic. Welch – Agrees. Pohl – This is proposed on the south roof, which faces Washington Avenue.			
Motion	Motion to Hold for revisions and for MAB to review the application. (Oliver)			
Vote	Carried 5-0	Certificate #		

29. Colson, Nancy 9 Hallowell Lane Rev. 67191: fenestration 30-14 Botticelli & Pohl
 Voting Coombs, McLaughlin, Watterson, Dutra
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing **Lisa Botticelli**, Botticelli & Pohl – Presented project.
 Public None
 Concerns (8:05) **Watterson** – No concerns.

Dutra – West elevation, the chimney looks shorter than on previous approvals. No concerns.

McLaughlin – This has changed every year for a number of years and ended up looking like the original approval.

Coombs – Roof walk legs look very long while the roof walk looks close to the ridge.

Motion **Motion to Approve as submitted. (Dutra)**

Vote Carried unanimously Certificate # **70174**

30. Pappendick, Ted 25/27 Sankaty Road Enlrg pool/fence change 79.2.3-17 David Troast

Voting Coombs, McLaughlin, Watterson, Dutra

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns (8:15) No comments at this time.

Motion **Motion to Hold for representation. (Watterson)**

Vote Carried unanimously Certificate #

31. Greenwald, Gail 6 Washington Avenue Re-roof and add solar panels 60.2.4-66.1 Paul Jensen

Voting Coombs, McLaughlin, Watterson, Dutra

Alternates None

Recused None

Documentation Architectural elevation plans, site plan, photos, and manufacturer spec sheet.

Representing **Gail Greenwald**, owner – Presented project.

Public None

Concerns (8:15) **Coombs** – This is dead facing Washington Avenue; there's no way to disguise it.

Watterson – You look straight at the house; you can't hide the panels, even with the black shingles. After looking at a photo of a recent full-roof array, he has no real concerns. Would prefer the shingles be a uniform black.

Dutra – He'd like to hear from MAB before making a decision. With a skirt to screen the gap, he has no real concerns.

McLaughlin – We don't have a 100% policy yet; we should ensure the entire thing is black, no silver.

Motion **Motion to Approve through staff with uniform black shingles and approved as a test house. (Watterson)**

Vote Carried 3-0//McLaughlin abstain Certificate # **70175**

32. Pate, William 5 Francis Street Heat pumps/slim duct mitigate 42.2.3-26 Patrick Taaffe

Voting Coombs, McLaughlin, Watterson, Dutra

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns (8:29) No comments at this time.

Motion **Motion to Hold for representation. (Dutra)**

Vote Carried unanimously Certificate #

33. Brant Point Partners 7 Easy Street Re-locate HVAC/condsr lines 42.3.1-17 Main Street Constr

Voting Coombs, McLaughlin, Watterson, Dutra

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns (8:30) No comments at this time.

Motion **Motion to Hold for representation. (Dutra)**

Vote Carried unanimously Certificate #

2. Black, Michelle	28 Eel Point Road	New main dwelling	40-44	Emeritus
Voting	Pohl, Camp (read back in), Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns. Expressed frustration with the tone of this evening's comments, which he perceives as more critical than at the prior hearing. This was never presented with the top of the finished floor at any less than elevation 46; trying to go lower causes issues especially on the back side. Miroslava Ahern, Ahern LLC			
Public	Oliver – We need a certification of the elevation of the first floor elevation.			
Concerns (5:01)	Camp – The design is beautiful, but she finds this house enormous and would like the length paralleling the road to be reduced. Welch – He agrees with Ms Camp. Read his previous comments from the past hearings. He's still concerned about the height. The grade of the plateau is elevation 44 and hasn't changed. The width overall, which includes the garage, is nearly twice that of the existing structure; the existing structure terminates on the plateau left to right and this terminates beyond the plateau making it look taller. At the last hearing, he interpreted the top of the finished first floor as being at elevation 44.5 and he had pointed out that it drops precipitously on the left; this proposal puts the top of the finished floor at elevation 46. He had asked it to come down one foot; it came down six inches. Pohl – Confirmed that when the house dropped three feet, the garage also dropped three feet. The main mass is in the location of the original structure; but that house projected back while this house projects forward. There's a small portion in the foreground but behind that is a very large house. The reality is that there are not enough votes for an approval; the concerns are very straight forward. The width has been a consistent concern. This is wider than the current house and closer to the road than the current house; if you want that, we need to make a visual compensation between what is there and this proposal. There is consensus that this is a large house, a tall house, and on a prominent location on the lot.			
Motion	Motion to Hold for revisions. (Welch)			
Vote	Carried 3-0	Certificate #		

VII. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	O'Connor, Alan	86 Hummock Pond Road	Roof top solar	56-117	Cotuit Solar
Voting	Pohl, McLaughlin, Camp, Oliver, Watterson				
Alternates	(Welch stepped out of the room until 5:38)				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Karen Alence , Cotuit Solar – Presented project; presented at the table an option with panels all horizontal. Alan O'Connor				
Public	None				
Concerns (5:33)	Watterson – This is black on black; he doesn't think it will be visible except from the bike path coming back from the beach. Camp – Asked for additional screening. McLaughlin – He'd like to view. Oliver – This is on the rear and side with the visible side is all going the same way. Would also like to view.				
Motion	Motion to View. (Watterson)				
Vote	Carried 5-0	Certificate #			

2. Smith, Douglas	7 Nanina Drive	Stone steps	67-585	Self
Voting	Pohl, McLaughlin, Camp, Oliver, Watterson			
Alternates	Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:38)	Not opened at this time.			
Motion	Motion to Hold for representation. (Camp)			
Vote	Carried 5-0	Certificate #		

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10. O'Connor, Alan	86 Hummock Pond Road	Roof top solar	56-117	Cotuit Solar
Voting	Pohl, McLaughlin, Camp, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan and photos.			
Representing	Karen Allence , Cotuit Solar- Reviewed changes requested at previous meeting. Alan O'Connor - owner.			
Public	None			
Concerns	Pohl - The house is surround by wetlands. The panels are supposed to go on back roof. Maybe add pine trees and bring them closer to the property to screen as much as possible. McLaughlin - No concerns. Camp - This will be visible. Oliver - She appreciates the change. The rear multiple roof plain is disturbing. Maybe add a pine tree or Leland Cyprus. Watterson -No concerns.			
Motion	Motion to approve through staff with added screening/trees. (McLaughlin)			
Vote	Carried 4-0 // Camp opposed	Certificate #	71353	
11. Smith, Douglas	7 Nanina Drive	Stone steps	67-585	Self
Voting	Pohl, McLaughlin, Camp, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos and correspondence.			
Representing	Doug Smith - Home Owner; Presented application.			
Public	None			
Concerns	No concerns			
Motion	Motion to approve. (Oliver)			
Vote	Carried 5-0	Certificate #	71354	
12. Ciougoli, Greg	29 Brewster Road	Addition	54-293	JB Studios
Voting	Pohl, McLaughlin, Camp, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Juraj Bencat JB Studios- Reviewed changes made per previous concerns.			
Public	None			
Concerns	No concerns			
Motion	Motion to approve. (Oliver)			
Vote	Carried 5-0	Certificate #	71355	
13. Marzo, Carolyn	26 East Lincoln Avenue	New windows	42.4.1-41.2	Dennis Dias
Voting	Pohl, McLaughlin, Camp, Oliver, Dutra			
Alternates	Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos.			
Representing	Dennis Dias - Presented the project.			
Public	None			
Concerns	Pohl - The windows are called hoppers. The options would be either a “fixed” or “in-swing” window McLaughlin - Hoppers lean in from the top. Camp - John does not like awning windows that swing out Oliver - You are changing 3-over-3 double-hung windows for awning windows. Dutra - No concerns.			
Motion	Motion to approve changing to insulated windows with the stipulation that if it’s a casement awing that is an “in swing” or “fixed” just for the A windows. (Oliver)			
Vote	Carried 5-0	Certificate #	71356	



Site Locus Plan



Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Alan O'Connor
86 Hummock Pond Road
Nantucket, MA

System:
11.52 kWdc
32 - 360W Solaria Modules
32 - Enphase IQ7+ Microinverters

41. Hedden, John	4A Weatherly Place	Rev. 68760:dr/color/wnd wells	67-951	Self
Voting	Coombs, McLaughlin, Oliver			
Alternates	Welch, Watterson, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (9:04)	No comments at this time.			
Motion	Motion to Hold for Thursday, January 25 meeting. (Oliver)			
Vote	Carried 5-0	Certificate #		

42. Tofalli, Kim	122 Main Street	Fence	42.2.3-100	Rita Higgins
Voting	Coombs, Oliver, Welch, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory board comments.			
Representing	Rita Higgins – Presented project: can't keep the privet hedge alive so asking to remove that condition; there's an existing white picket gate and house trim is white so would like the fence to be white. Nathan McMullen			
Public	None			
Concerns (9:04)	Coombs – Read HSAB comments: No board fences exist on Bloom Street, inappropriate. Agrees with HSAB. Ivy takes a long time to grow and cover a fence. Clarification of the work and discussion about an appropriate plant to mitigate the fence. Welch – Suggested hydrangea can be used as a living fence. Oliver – She has concerns with a white fence; the white fence shown as an example is for a much more formal house. Watterson – He wouldn't have problems with a white fence if it's covered with a plant. Dutra – No concerns.			
Motion	Motion to Approve a 5-foot fence as submitted. (Welch)			
Vote	Carried 3-2//Coombs & Oliver opposed	Certificate #	69571	

VII. VIEWS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
3. Kuszpa, Anne	11 Pond Road	Roof top solar	56-155	Cotuit Solar
Voting	Coombs, Oliver, Welch, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Karen Alence , Cotuit Solar – Presented project; can't angle the panels because of the wind. Submitted a planting plan for cedars along the drive to screen the roof array.			
Public	None			
Concerns (9:16)	Dutra – Could ask for more panels so the entire roof is covered. Suggested putting them on the breezeway. Welch – He would prefer a ground array or placed on a pergola in the back. It will be very visible on the south roof. Asked for a photo of a full-roof array. Watterson – He's not keen about it being on the south roof. Suggested they could go on the garage and be angled. Oliver – Agrees with what's been said. Coombs – Need to come up with a plan that fits with HDC's policy in approving solar panels; we have not been allowing panels on the front roof. Planting a cedar screen alters the streetscape.			
Motion	Motion to Hold for revisions in location. (Watterson)			
Vote	Carried 5-0	Certificate #		

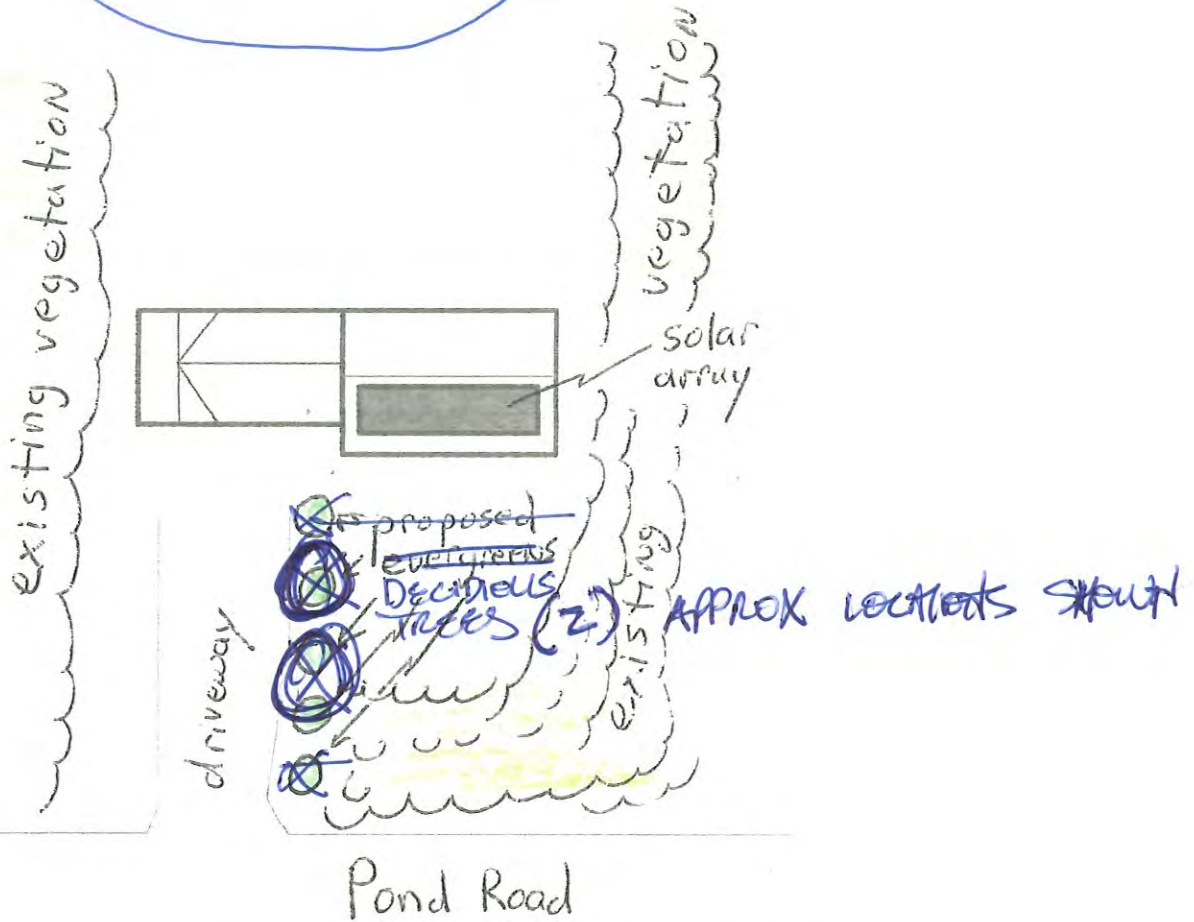
5. 205 EP Trust	205 Eel Point Road	Hardscape: pool, etc	38-31	Ahern LLC
6. 205 EP Trust	205 Eel Point Road	Hardscape: Tennis court	38-31	Ahern LLC
Voting	Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Watterson, Dutra			
Recused	None			
Documentation	None			
Representing	Miroslava Ahern – asked this be held			
Public	None			
Concerns (7:16)	No comments at this time.			
Motion	Motion to Hold for the next meeting at the representative's request. (Camp)			
Vote	Carried 5-0	Certificate #		

6.	Twarog, Francis	18B Atlantic Avenue	Demo portion, addtn & fenst	55-242	Paul Jensen
Voting	Pohl, McLaughlin, Oliver, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.				
Representing	Paul Jensen – Reviewed the project, the concerns from October 24, 2017 hearing, and the changes made in accordance with those concerns.				
Public	None				
Concerns (4:58)	Watterson – No concerns. Oliver – The west elevation has three different door styles; would like the Nr. 3 door to match one of the other two. Some of the windows are shown with grill patterns and some without; confirmed that is an existing condition. Welch – If this were closer to the road, he'd have concerns about the west elevation windows. McLaughlin – No comments.				
Motion	Motion to Approve through staff with door Nr. 3 to match door Nr. 5. (Oliver)				
Vote	Carried unanimously		Certificate #	69711	
7.	Kilvert Graham Trust	8 North Mill Street	Demo garage	55.4.4-78	CWA
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.				
Representing	Chip Webster , Chip Webster Associates – Reviewed the requested historic information and interior photos.				
Public	None				
Concerns (5:13)	Oliver – No concerns, but would like on the floor plan to show the layout of the interior walls for posterity. Watterson – Would like the garage to be moved on site and incorporated into the new program. McLaughlin – No concerns.				
Motion	Motion to Approve as a move off/demo with the interior schematics included in the file. (Oliver)				
Vote	Carried 3-0//Watterson abstain		Certificate #	69712	
8.	NIR Retail, LLC	34 Main Street	Color chr/restore windws	42.3.1-218	CWA
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.				
Representing	Chip Webster , Chip Webster Associates – Reviewed project; existing muntins are tacked on.				
Public	None				
Concerns (5:19)	Oliver – Put the proposed color chip against white paper and it looks white; would prefer a darker shade. In favor of the proposed window change. The windows in the entry negative mass should also be changed. Coombs – Confirmed the transoms will remain and that there are similar configurations downtown. She'd prefer the slightly darker color Nr. 60. Watterson – He drove around looking at other windows and noted that the proposal is not unusual for downtown. Agrees with Ms Oliver about the entry area. McLaughlin – Presented a photo from 1952 showing the lack of muntins.				
Motion	Motion to Approve returning to the 1968-style window configuration through staff to include the entry area windows and Benjamin Moore color 2124-60. (Oliver)				
Vote	Carried unanimously		Certificate #	69713	
9.	Kuszpa, Anne	11 Pond Road	Roof top solar	56-155	Karen Alence
Voting	Coombs (acting chair), Oliver, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Karen Alence – Reviewed changes made per previous concerns.				
Public	Anne Kuszpa				
Concerns (5:32)	Welch – He believes it's appropriate subject to full-cover vegetated screening and with a fascia around the visible sides Oliver – Prefers the full-roof array. When the roof is resingled, it should be done in black. Watterson – This doesn't have a real street presence and the proposed screening is appropriate. Coombs – Confirmed that the panels shown on the Truro Arts Center will not be what goes on this roof.				
Motion	Motion to Approve through staff with the addition of two deciduous trees for screening located per Exhibit A and when the roof is resingled, it is to be black and with accessory molding on the visible sides. (Welch)				
Vote	Carried unanimously		Certificate #	69714	

John & Anne Kuszpa
11 Pond Road

EXHIBIT A

02/20/18



FEB 20 2018 # 69714

APPROVED