

Town of Edgartown
~Historic District Commission~
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Historic District Commissions

Zoom Meeting Minutes
Thursday, December 2, 2021



In accordance with Chapter 53 of the Acts of 2020, this meeting was held through remote conference technology. Site visits were done individually due to COVID protocols.

Members in attendance: Christopher Scott, Susan Catling, Carole Berger, Cari Williamson, Ken Magnuson & Peter Rosbeck. Absent: Julia Tarka. Staff: Doug Finn. Host & Bricque Garber - Admin

Mr. Scott opened the meeting at 4:00.

105 Main St. (20D-65) Daniel Santangelo. Applicant proposes to add two, 2 story, additions to either side of the existing garage. Mr. Santangelo made his presentation and plans were displayed showing proposed elevations. Mr. Scott asked if this proposal is similar to a previously presented proposal, which was withdrawn. Mr. Santangelo said that this is similar but his purpose here is to illustrate similar projects within the historic district. He wants to show examples of other projects that he believes are similar to his proposed project and would like to hear any tangible reasons for any objections. Chris Mr. Santangelo was joined by his architect and his attorney. He noted that he wants today discuss the site and landscaping, and wants to know what the commissioner would like see.

Mr. Scott noted that this project is substantial and made a motion the send to a public hearing. He explained that the commissioners will be voting, only to send the application forward and there will be no final vote this evening. Mr. Santangelo said that his direct abutters are not opposed. Doug displayed the application and the proposed elevations. Mr. Quale described the proposed plan and noted the “Wings or Saddlebags” will be white cedar shingles. Mr. Quale reviewed the site plan. The elevations indicated a reading nook/bedroom and storage space. Mr. Quale noted plans for plantings. Photos from 40 Morse and Pent Lane were displayed and Mr. Santangelo said that he believes his project is similar in scale and size. There was a unanimous vote to send the project forward for a Public Hearing.

Member’s Comments: Peter Rosbeck wondered why, after the last review, the applicant has returned with the same or similar plan. Peter said that the comparison of this proposal is out of scale and not comparable to the projects referenced. Dan said that he thinks the character is very similar. Chris Scott explained to the applicant that every project is viewed on its own merits. There is no precedence in the district. Chris noted that, while this may frustrating, one project is not comparable to another. Peter Rosbeck: Sees this scale is over size. Carole Berger: Said that she sees the problem is that is this is supposed to be subordinate to the historic house, and it is growing in size and is not a compliment to the historic house. The relationship of the character of the buildings is inconsistent. Cari Williamson: I agree that the existing carriage house is quite nice, though pretty large. The additions would make this structure imposing. Mr. Santangelo said that he has always planned to update the historic house. Susan Catling: Sees this location as

a very prominent entrance to the town. She said she does not see that this as subordinate to the house and massing is an issue. Susan said that these additions do not improve the garage and she finds these additions inappropriate. Ken: Said that he sees the additions too large relative to the road and the historic house and any additions are not appropriate. There was further discussion about moving the application forward. Mr. Santangelo decided he would like to continue this application for review prior to scheduling a public hearing. He agreed to 'stop the clock' on the 60 day calendar for vote, in order to continue. Any changes to the application should be received by the HDC office prior on or before 12.13.21. Chris Scott made the motion to allow the application to be continued. Susan Catling, 2nd. Unanimously voted to continued until 12.16.21

4:15 – 3 Mill St. (20D-71.2) Valerie Hart. Stephen Jones/agent. Applicant proposes to replace existing fence and add gate & arbor. Mr. Jones presented the plan to replace the fence and add an entry with an arbor. Ms. Hart and Mr. Jones appeared to present the plan for the fence... Current condition photo showed a dilapidated cedar fence, painted white. The replacement will be the same fence of same proportion, adding an arbor entry for more interest. It will not painted white but rather natural cedar left to weather. It was noted that this 6 ft. fence, is existing and while the HDC guidelines are not compatible with 6 ft. fence., the replacement of the existing fence may be permitted. Ken noted that the HDC would likely not allow a new fence to be this tall. In this location, given the proximity to the street and replacing the existing is a bit of a buffer against the street. Carole, Cari, Susan & Peter agreed. No members see the need for a public hearing. Motion to approve Ken. 2nd Cari. Unanimously approved.

4:25 - 20 S. Summer (20D-132) Facing West Adventures. Christopher Celeste/agent. Applicant proposes one story addition at rear elevation, to expand kitchen. Julia was recused from hearing this application. Christopher Celeste presented the plan to increase the size of the kitchen at Rosewater market. Deliveries dropped in rear hall need storage space. The new addition will be a duplicate of the current connector. The connectors set/back. The trash area will be moved back. Q: people could continue to enter from the back. The brick walkway/handicap access will remain as is. No upper access will be there. Simple corner board will be repeated. . Flat roof to match exactly the current connector. The members did not vote to send to a Public Hearing. Peter made a motion to approve, as presented. Ken 2nd. Unanimously approved.

New/Old Business:

- Minutes 11.18.21
Motion to approve, Susan Catling. 2nd Carole Berger. Unanimously approved.
- Discussion regarding abutter notices. Bricque explained the ongoing effort to present and vote on applications within 60 days, from the date of HDC application, as required by statute. The process of advertising in the paper for Public Hearings is not a requirement of the State (MGL 40C) or Edgartown bylaw regarding Historic Districts. It is suggested, by the Assistant, that the HDC dispense with Gazette advertising for applications submitted beginning January 1, 2022. Motion to approve the change from previous custom provided there is no objection by Town Counsel. Motion to approve the change, Chris Scott. 2nd Cari Williamson. Unanimously Approved.

Review front fence and gate - 93 School St. Mr. Loomis attended the meeting to explain the front fence/gate. Mr. Loomis apologized for not knowing the fence requirements and explained the time line, related to the COVID shutdown, and other construction factors. The members understood how the fence details were lost in the shuffle. Showing previous photos of what was there prior to the renovation, they had sought to recreate what had been there prior to the renovation. Sarah Loomis attended as well. Chris Scott asked the

members to comment regarding an application for a change to an approved plan. All members noted that they would not have approved the front of the fence as was built. There was a continuing discussion regarding the 3' fence placement as approved. The Loomis's said that they will correct the fence by removing the 6 ft. portion and gate in favor of the 3 ft. picket. The members noting that this is a fair resolution and is in the spirit of the plan as approved. All members agreed to the changes proposed without need for a new application. Motion to approve the change as discussed, Chris Scott. Unanimously approved. Mrs. Loomis asked about the time frame, given construction back-up and supply chain issues. It was agreed that it will be done as soon as practical.

Meeting Adjourned at 5:37.

Respectfully submitted:

Bricque Garber

Approved _____ 12.16.21
As voted