



**Town of Edgartown**  
Historic District Commission  
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## **Edgartown Historic District Commission**

### **Minutes**

### **April 4, 2024**

In accordance with Chapter 53 of the Acts of 2022, this meeting will be held through remote conference technology only.

Julia Tarka called the meeting to order at 4:01 pm. Members in attendance: Julia Tarka, co-chair, Peter Rosbeck, co-chair, Ken Magnuson, Hilary Grannis, Susan Catling. James Cisek, Christopher Scott, Alternate, Cari Williamson arrived late.

**4:00 PH 77 Pease's Point Way South (29A-22)** Sean Buckley/Agent. The applicant shared renderings of the property, the dirt road which comes off of PPWS is indeed private, there are no angles where you could see modules from a private way. The Modules are placed along roof planes that are facing away from the road. On the back of the main house and in two places on the insular structure. From the main road or sidewalk, it would be very unlikely to see any modules from this design from the main road.

Julia Tarka asked for commissioner's comments before opening up to public comment.

Ken Magnuson stated he could easily see the six panels on the insular building, he was driving just south of what is in your picture, south and to the left, toward Katama and the police station. Do you need those six arrays? A: Yes, to make this system financially viable for our client, every module here is required. We went through pains to make sure the modules were facing away from main roads and to satisfy both worlds, get the homeowner to a financially viable system and to make the system not so obvious from the main thoroughfare.

Susan Catling asked if the little building is viable to build panels? Is there a back porch to add a panel? A: There is no electrical service to the shed and the porch

might be a single component of the house and also this is the northern part of the house. **Susan:** So this is a possibility and you could add electrical service and also potential places to add if we have a problem with the ones on the photo? The main house also has room for more panels? **A:** There is a shadow from the second floor so we would not want a panel there (photo shown). We might want to put another module next to the two already here (photo shown) and in fact would give us a little more power, we are looking for 100% utilization. Discussion of shadows at the end of the house and making the house esthetically pleasing for the homeowner and HDC, our program says we can put modules there but we would not get the full potential for clients. Our designers felt it best to stick with what we have presented today. **Susan:** Also adding electricity to the shed which I imagine would not be hard to do. **A:** Getting an electrician would take about another year, do you know how hard it is to get an electrician and just getting work done on the island? **Susan:** So, you do have this as an alternative? **A:** The homeowner spoke about the shed and there is a problem with the water line and the other issue is the shed may not be around much longer so I do not view the shed as viable for panels. If electricity does come into the shed the lines would have to be over here (photo shown) and would probably not be approved by the building inspector.

Peter Rosbeck: The addition on the left that has the two panels, if you would not see them looking down from the public road on the other end it would be hard for me to tell if I could see them, even with that setback off the private road you may see them. **A.** Maybe from someone's backyard without seeing an exact angle or point of view. **Sean Buckley** stated he has a screen shot showing the perspective Mr. Rosbeck was speaking about and to see the panels you would have to look through decks, trees and bushes.

Julia Tarka opened up the public hearing to the public. No one spoke in opposition to the project. The homeowner spoke of how the foliage would block any views. Julia Tarka closed the public portion of the public hearing and the board moved forward with board deliberation. Peter Rosbeck agrees with Ken Magnuson, you would see the six panels on the small building and personally I think you would see the two panels on the house addition. As the application is submitted, I am not in favor. Hilary Grannis, Chris Scott, James Cisek and Susan Catling are not in favor of the application as presented and Susan wants to remind everyone the HDC does not take into consideration trees and bushes.

Julia Tarka asked if the applicant after hearing the feedback, would he like a vote on the application, withdraw and resubmit with another package. Dan Phelan requested this package be approved, he has been under advisement that historical commissions at large, according to MA General Law do not have it within their scope to regulate solar installations and quoted MA General Law Chapter 40 Section 3, paragraph 9 and feel he is bringing an application that is in keeping with the HDC

guidelines and Edgartown's energy plans. Julia Tarka stated the commission is very comfortable with our guidelines and in the past have both reviewed many solar projects, we always try to encourage solar where it is appropriate in the district, in the least visible way possible and in line with the town's energy goals, I think we have successfully done that on many projects in the district and around town, I think the applicant has been given feedback on a way to do this project and I think the board has shared an opinion. Motion to Deny the Application was made by Susan Catling and seconded by Ken Magnuson.

**Dan Phelan** asked if the application was denied, **Julia Tarka** said yes and would he like to withdraw and resubmit. **A.** Based on the standards that I have seen today, it seems the HDC would find any module from any position "if visible" from hundreds of yards away or through other properties. **Peter Rosbeck:** This is not exactly true, as you have said, the HDC has approved solar panels before so to say we would not approve anything is not true because we did approve solar panels. We are denying this project as you submitted it, you have actually implied that the HDC does not have the right to do so, we disagree. You can let us continue with the vote or pull the application and resubmit. **Sean Buckley:** Spoke regarding rules for homes with frontage, they have a road which wraps around the property and I feel the HDC did not give us anything to change the application.

Julia Tarka asked the commission what they would like to see changed in favor of this project, the motion was to deny this project as submitted. Is there any additional board discussion before a vote? Seeing none, Julia asked for a vote of hand in favor of a Motion to Deny Application as Submitted, Susan Catling, Julia Tarka, Chris Scott, James Cisek, Hilary Grannis, Peter Rosbeck, Ken Magnuson. ***Unanimous vote to Deny Motion as Submitted.***

**4:15 113 South Water (29B-31)** Sean Buckley/Agent. Install a 10.63 KW roof mounted solar array consisting of panels on existing dwelling. No battery storage. Applicant shared photos and renderings for the application.

Julia Tarka asked for any commission members feedback or questions. Susan Catling stated she did not have a perspective of the shed from the overhead photo. Julia Tarka suggested a site visit and a public hearing on the application. Hilary Grannis: Yes, the shed/garage is totally visible and I thought James had requested that the doors on the panels be pulled in a little bit and also believe that the panels that are on the back ell of the south side not be used. Susan Catling agreed. **Sean Buckley:** Before it was 4 over 4 or 3 over 3 so that the leading edge picks up a black shadow line. The 3 that stood alone, facing south, we got rid of them is how I recall, this was done to the best of our availability.

Julia Tarka asked for any more feedback, seeing none Julia asked for a show of hands for a public hearing and a site visit. Motion to send application to a public hearing was made by Susan Catling and seconded by Hilary Grannis. **Unanimous Vote to Send to a Public Hearing and a Site Visit.**

**4:25 114 North Water (20D-271)** Joe Delory/Agent. Location of HVAC. Applicant shared his application's renderings. Proposal for the west side of the home to have the HVAC with screening. In addition, a white cover from Air Deco over the unit, 100% anti rust material and also reduces noise as well. **James Cisek** asked if there were to be exterior duct work going up on the exterior side of the building or will it go through the building? A. It would feed in behind the HVAC units from the foundation and there are units in the attic that would feed down. **Peter Rosbeck:** I think this is great, does the cover has a fire insulation on the top? **A.** It does not.

Julia Tarka asked if there were questions from the commission. A Motion to Approve as Submitted was made by Peter Rosbeck and seconded by Cari Williamson. **Unanimous Approval as Submitted.** Ken Magnuson abstained.

**19 Main (20D-317)** Peter Gearhart/Agent. Change to an approved egress stair located in the rear service alley accessed off Mayhew Lane and connecting it to the existing stair location with an elevated walkway. Approved 12.1.22. Applicant showed renderings and discussed plans. Elevate the walkway with an 8' clearance underneath and the remainder of the stair terminate much closer to Mayhew Lane. Pressure treated frame, painted white and a handrail in wood, painted white. Previous application we asked for a gate but the workers keep taking them off.

Julia Tarka asked if there were questions from the commissioners. James Cisek asked if there was enough room with the trash and deliveries, etc. A: This has been about a decade trying to figure this out, we have maintained this area that was previously allowed by the Wharf. Rockfish and Mad Martha's has less equipment in the yard. We worked on licensed areas for storage to help organize the alley. Each section has their own licensed area. There is a second egress to bring you out to Mayhew. Rockfish would be inconvenienced the most, they would have to walk around the stairs to get to their licensed areas. This solves other problems we are trying to fix.

Ken Magnuson asked if the applicant has reached out to Rockfish and Mad Martha's? A: Not yet. Jim Shane: Excuse me Peter, we have no issue with this, I think from a safety point of view it is a great improvement.

Julia Tarka: Do the doors going over The Wharf have an awning over them? A. They do. Julia: Do you feel the materials you are proposing for this is what will make it

fall away the most? I know there is white railing up top, do you feel that staying consistent there will make it blend in more than pressure treated all the way across? Peter: It is visible enough it should not be like other stairs in the district. Applicant showed stairs viewed from public ways in Edgartown.

Julia Tarka asked if there were any other questions. Susan Catling made a Motion to Approve and seconded by James Cisek. Hilary Grannis, Peter Rosbeck, Susan Catling, James Cisek, Cari Williamson and Chris Scott all feel it does not need a public hearing and is a difficult area to undertake and this will be a big improvement. **Unanimous Vote to Approve.**

**4:45: 29 Morse (20D-248)** Todd de Bettencourt/Agent. Replce four windows, replace front entry to match existing, remove brick surface at front entry, replace and platform and replacing with bluestone. Applicant showed photos of structure and discussed materials to be used. The two posts on either side does have some rot in them and we were hoping to remove the trim, inspect the post and replace as needed and replace the trim. Two windows face Fuller Street and the sills are all rotted and we are looking to replace those two windows with Pella units which are the same size grills, sash, glass panes and all trim would be replaced with wood trim and put back the same way.

Julia Tarka asked if there were any question from the commissioners. Ken Magnuson asked about the age of the house and do the posts sit on the top bricks or do they go further. **A.** My assumption is they sit on the brick. If the posts are sound and we can use those we would make structural connections into the existing concrete pads and attach to the post and then add the trim.

James Cisek: Are there any other windows facing Fuller Street that need replacement? **A:** No, the other two are on the side.

Hilary Grannis: The other two windows are where? I took a look at those windows and it appears the windows could be old glass. **A.** I do not know the age my opinion is they would be original.

Motion to Replace the Side Entry, Change of Surface, Replace Platform and Trim work and to Move Windows for A Site Visit. Porch, if there is work to be done, applicant needs to come back to the HDC made by Susan Catling and seconded by Peter Rosbeck.

***Unanimous Motion to Approve Stoop Work and Trim Work, not including windows which needs a site visit.***

**4:55: 75 South Water (20D-336)** Josh Gothard/Agent. Two single story additions and (1) two story addition to the existing house. Construction of a new 2 car garage/guest hose. Reconfiguration of existing fence and parking area. Josh shared history, photos, existing and new proposals of the site. Discussion of reductions from original proposed plans.

Julia Tarka stated that there is such public interest in this property that it will probably go to a public hearing. Susan Catling still feels the massing is there and, Ken Magnuson wants a public hearing and feels the sunroom should be reduced or eliminated and is okay with the other changes made. Chris Scott feels the sunroom is in the right direction and more could be done, the left side I feel the scale and mass are not subordinate to the original architecture. Cari Williamson wants a public hearing, the garage should go to one bay and maybe a storage area, the sunroom should still be smaller. James Cisek likes the changes to the sunroom and likes the change to the windows, the two bay garage is still overwhelming, Hilary Grannis, yes to a public hearing, the sunroom could still be a bit smaller. I do like the four windows instead of the two windows. Julia Tarka appreciates the changes and the sunroom could be smaller, you have spent a lot of care for the view of the harbor and it is appreciated.

**Applicant** stated the massing of the lot in is relation to the overall proportion of the lot not necessarily the amount of increase, isn't that correct? **Chris Scott** stated that was not correct in his opinion, that massing states to the original house. Owners come and go we don't consider the personal narrative we consider the architecture presented. **Julia Tarka** said the board has given the applicant room to say yes to what has been proposed, there are a few things that there is not a concensus for and hopefully you can hear them. **Ken Richman** asked about the sunroom in general and is trying to understand where in your rules does this come up because the opposition is in the 42' section and don't understand where the HDC is coming from. **Ken Magnuson** said it is the total massing to the original house and a compromise. When looking at the sunroom it looks the least attractive and unbalanced. **Applicant** feels it gives the family a way to enjoy the harbor view without changing the historic front facing façade, the windows are individually punched. **Susan Catling** describes massing, we are talking about our respect for an iconic home and we are asked to approve a change of fenestration on all sides, a sunroom, and additions. **Josh Gothard** is trying to incorporate the back of house and make it street welcoming, this house has never really been added onto over the years and the changes made we are trying to improve. **Ken Richman** asked about the HDC guidelines that we have purview of the water, protection of the view. **Julia Tarka** stated our guidelines protection of the views which could be blocked, how buildings work in relationship to each other and how you see other structures and other parts of towns. How it relates to the sunroom my opinion is similar to Ken's, the part of the structure which has massing.

Julia Tarka asked if there were any questions for applicant. Motion to Send to a Public Hearing made by Ken Magnuson seconded by James Cisek. ***Unanimously approved for a Public Hearing.***

### **New/Old Business**

Minutes for 03.07.24 Motion to Approve made by Chris Scott, seconded by James Cisek, *Unanimously Approved*

Minutes for 03.21.24 Motion to Approve made by Cari Williamson seconded by Hilary Grannis, *Unanimously Approved*

Susan Catling made a Motion to Adjourn the meeting, seconded by Chris Scott.

Meeting adjourned at 5:45.

Respectfully submitted:  
Sharon Brainard, Administrator

Approved: \_\_\_\_\_ 04/04/2024

As voted