



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

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

~~ MINUTES ~~

Thursday, January 28, 2021

*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 1:00 p.m. and announcements by Ms. Camp.

Staff in attendance: Cathy Flynn, HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker  
Attending Members: Pohl (cutting in and out), Coombs, McLaughlin, Camp, Oliver, Welch, Dutra, Thornewill  
Absent Members: None  
Late Arrivals: Coombs; 1:31 p.m.  
Early Departures: None

Adoption of Agenda.

Motion **Motion to Approve. (Oliver)**

Roll-call Vote Carried 5-0//Dutra, McLaughlin, Camp, Oliver, and Pohl-aye

## I. PUBLIC COMMENT

None

## II. NEW BUSINESS CARRIED OVER

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Candice Heydt Trust 12-2626	20 Brant Point Road	Stairs to roof walk	29/153	Val Oliver Design
Voting	Pohl, McLaughlin, Camp, Welch, Thornewill			
Alternates	Welch, Dutra			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (1:11)	<b>Oliver</b> – Waiting for new drawings revised per HSAB comments.			
Motion	<b>Motion to Hold at applicant's request. (Camp)</b>			
Roll-call Vote	Carried 5-0//Welch, Thornewill, McLaughlin, Camp, and Pohl-aye		Certificate #	
2. Debbie Wasil 01-2786	51 Pleasant Street	As built curb cut-hardscape	55/32.3	Mark Lombardi
Voting	Pohl, McLaughlin, Camp, Oliver, Dutra			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Nancy Drahzal, for Mark Lombardi			
Public	None			
Concerns (1:13)	<b>Flynn</b> – This is an as-built resulting from an enforcement notice. <b>Drahzal</b> – Presented project; the Department Public Works approved the curb cut. <b>Oliver</b> – She'd like to view this before discussion. <b>Camp</b> – Asked what material the sidewalk will be (asphalt). She'd like to view as well. <b>Dutra</b> – Wants to view			
Motion	<b>Motion to View. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Dutra, Oliver, and Pohl-aye		Certificate #	

3.	17 Avenue R.T. 01-2776	17 Lincoln Avenue	Rev. 12-2442: ext. revisions	30/118	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Oliver, Welch, Thornewill				
Alternates	Dutra				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (1:21)	<b>Pohl</b> – Lisa wants to hold this.				
Motion	<b>Motion to Hold for representation at applicant's request. (Welch)</b>				
Roll-call Vote	Carried 5-0//Oliver, Welch, Thornewill, McLaughlin, and Camp-aye			Certificate #	
4.	Edward Schmidt 01-2771	4 Seven Mile Lane	New dwelling	72/53	Val Oliver Design
Voting	Camp (acting chair), McLaughlin, Welch, Thornewill, Dutra				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Val Oliver Designs				
Public	None				
Concerns (1:22)	<p><b>Oliver</b> – Presented project: white trim &amp; sash, Nantucket grey door, and black architectural shingles; doesn't believe it is visible from the bike path due to existing vegetation.</p> <p><b>Backus</b> – Read SAB comments: simple design, north elevation 1<sup>st</sup>-floor left narrow window too narrow but probably not visible; west elevation picture window with sidelights are very narrow and could be visible.</p> <p><b>Thornewill</b> – North elevation faces Milestone Road; though there is a lot of stuff between the road and house, the skinny windows could be "H" windows; the dormer with the two tiny windows might be visible from the bike path. East elevation, the front door is atypical; suggested a 4-light front door; the doors and windows don't match.</p> <p><b>Welch</b> – If the north elevation narrow windows are visible, they should be changed; if not visible, it's okay.</p> <p><b>McLaughlin</b> – North elevation deck should be no more than 8 feet deep. This could be approved due to lack of visibility with minor change.</p> <p><b>Dutra</b> – No comments.</p> <p><b>Camp</b> – She thinks the narrow windows might be drafting errors. The foundation seems too high (that's a deck). Agrees with Mr. McLaughlin about bringing the deck in to 8 feet. She'd like to see this again with the changes and corrections.</p>				
Motion	<b>Motion to Approve through staff with the west elevation 2<sup>nd</sup>-floor deck cut back to 8 feet; change front door; and change the narrow windows to "H" windows. (McLaughlin)</b>				
Roll-call Vote	Carried 4-0//McLaughlin, Thornewill, Welch, and Camp-aye; Dutra no vote			Certificate #	<b>HDC2021-01-2771</b>
5.	NOKO Properties, LLC 01-2769	8A Greglen Avenue	Garage/apartment	68/179	Val Oliver Design
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	Welch, Dutra				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Val Oliver Designs				
Public	None				
Concerns (1:34)	<p><b>Oliver</b> – Presented project; grey trim, white sash, grey doors, and charcoal grey asphalt architectural shingles.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Camp)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Coombs, McLaughlin, Camp, and Pohl-aye			Certificate #	<b>HDC2021-01-2769</b>
6.	Lisa Winn 01-2770	24 Somerset Lane	Fndtn/add/fenest/dele chmny	66/125	Val Oliver Design
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	Dutra, Thornewill				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Val Oliver Designs				
Public	None				
Concerns (1:38)	<p><b>Oliver</b> – Presented project; sash and sliders dove grey, and cobblestone architectural roof; circa 1983.</p> <p><b>Camp</b> – West elevation, would prefer the dormer windows to align with those below but doesn't think that's possible.</p> <p><b>Coombs</b> – Roof with the dormer is drawn taller than the section to the right.</p> <p><b>McLaughlin</b> – Normally the larger windows are on the first floor; this has the larger windows on the 2<sup>nd</sup> floor.</p> <p><b>Welch</b> – Agrees with the proposed changes.</p>				
Motion	<b>Motion to Approve through staff with the garage windows to be same size as the dormer windows. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Welch, Coombs, and Pohl-aye			Certificate #	<b>HDC2021-01-2770</b>

7. Alexandros Papadopoulos	<b>01-2785</b>	6 Boulevard	Move/demo dwelling	80/75.1	Normand Residential
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Ben Normand, Residential Design				
Public	None				
Concerns (1:45)	<b>Normand</b> – Presented project, circa 1985. No concerns.				
Motion	<b>Motion to Approve as a move off/demolition. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye			Certificate #	<b>HDC2021-01-2785</b>
8. Alexandros Papadopoulos	<b>01-2784</b>	6 Boulevard	Move/demo garage	80/75.1	Normand Residential
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Ben Normand, Residential Design				
Public	None				
Concerns (1:45)	<b>Normand</b> – Presented project. No concerns.				
Motion	<b>Motion to Approve as a move off/demolition. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye			Certificate #	<b>HDC2021-01-2784</b>
9. Alexandros Papadopoulos	<b>01-2783</b>	6 Boulevard	Move/demo shed	80/75.1	Normand Residential
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Ben Normand, Residential Design				
Public	None				
Concerns (1:49)	<b>Normand</b> – Presented project. No concerns.				
Motion	<b>Motion to Approve as a move off/demolition. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye			Certificate #	<b>HDC2021-01-2783</b>
10. Alexandros Papadopoulos	<b>01-2780</b>	6 Boulevard	New dwelling	80/75.1	Normand Residential
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ben Normand, Residential Design				
Public	None				
Concerns (1:50)	<b>Normand</b> – Presented project; white trim and sash and natural to weather roof and siding. <b>McLaughlin</b> – North elevation, the 4 doors should be reduced to 3. <b>Coombs</b> – Doesn't think it will be visible unless you drive in. No concerns. <b>Camp</b> – No concerns. <b>Oliver</b> – Handsome and follows our rules. The north won't be visible.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	<b>HDC2021-01-2780</b>
11. Alexandros Papadopoulos	<b>01-2781</b>	6 Boulevard	Cabana	80/75.1	Normand Residential
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ben Normand, Residential Design				
Public	None				
Concerns (1:53)	<b>Normand</b> – Presented project. No concerns.				
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>				
Roll-call Vote	Carried 5-0//Coombs, Camp, Oliver, McLaughlin, and Pohl-aye			Certificate #	<b>HDC2021-01-2781</b>

12. Alexandros Papadopoulos	01-2782	6 Boulevard	Pool	80/75.1	Normand Residential
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Ben Normand, Residential Design				
Public	None				
Concerns (1:54)	<b>Normand</b> – Presented project; 25X40. No concerns				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye			Certificate #	<b>HDC2021-01-2782</b>

13. 33 Coffin St, LLC	01-2747	33 Coffin Street, Sias	Cabana	73.4.1/26.1	CWA
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (1:55)	<b>Webster</b> – Presented project; it's open toward the pool. <b>Backus</b> – Read SAB comments: no concerns. <b>Oliver</b> – Its proportions are off with a huge roof over a nano-structure and it could be lower. <b>Camp</b> – 19 feet is high for a cabana; would like the height reduced. <b>McLaughlin</b> – This has 4 walls, 3 windows, and no door. <b>Coombs</b> – Height should come down to 16 feet. The gable window is not necessary. It has a lot of windows for just a wall. <b>Pohl</b> – The ridge normally runs the longer length; this ridge runs the short length; if you switch that, the height could come down.				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	

14. Jon Pressment	01-2759	2 Ash Lane	Rebld stoops/chng fenst/vent	42.4.2/93	Thornewill Design
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Carrie Thornewill, Thornewill Design				
Public	None				
Concerns (2:02)	<b>Thornewill</b> – Presented project: rebuild in kind but to code; circa 1851; east elevation gas vent 14” square. <b>Backus</b> – Read HSAB comments: need info on size/color of vent, prefer copper. Want clarification on the age. <b>Coombs</b> – The vent shouldn't sit that high; drop it down and/or move toward the corner. <b>McLaughlin</b> – East elevation, gas vent could be boxed in with wood. <b>Camp</b> – No concerns. <b>Oliver</b> – No concerns. <b>Pohl</b> – Sounds like we need more information on the vent: can it be dropped, copper okay.				
Motion	<b>Motion to Approve through staff without the gas vent at this time. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye			Certificate #	<b>HDC2021-01-2759</b>

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15. LBC Sconset, LLC 01-2764	9 Hawks Circle	Move/demo garage	74/37.1	JGG Architects
16. LBC Sconset, LLC 01-2763	9 Hawks Circle	Move/demo house	74/37.1	JGG Architects
17. LBC Sconset, LLC 01-2762	9 Hawks Circle	New dwelling	74/37.1	JGG Architects

Voting Pohl, Coombs, McLaughlin, Camp, Oliver  
 Alternates Welch, Dutra Thornewill  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.  
 Representing Adam Davis, J.G. Goldsmith Architects  
 Public None  
 Concerns (2:12) **Davis** – Presented project; it isn't an old house, it's a great candidate for a move.  
**Backus** – Read SAB comments: concerned about not being incorporated into a new design and not wanting it to go into the landfill, it would be nice to incorporate the existing pool into the new design; unfortunate and not sustainable demolition.  
 Discussion about demolitions not being sustainable and finding a way to reuse structures.  
**Coombs** – Suggested denying the demolitions and asking for proposal reusing the two structures.  
**Camp** – Agrees with Ms. Coombs; this could be the only way we make a statement about demolitions.  
**McLaughlin** – It's better to move than demolish.  
**Thornewill** – Asked if there is a way to tie the existing to the "new dwelling."  
**Oliver** – The issue of demolitions is bigger than this board.  
**Pohl** – Thinks it is a legally untenable position to deny the demolitions since the house has no historic value. This is a large building, so they would need to find a site to move it too without running into problems with wires and trees. Given the discussion, suggested holding for more information and further discussion.  
 Motion **Motion to Hold all three 9 Hawks Circle projects for further review and more information. (Coombs)**  
 Roll-call Vote Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye Certificate #

18. Nicholas Leo 01-2707	6 Madaket Road	Pool and hardscape	41/184.3	KM Designs
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Voting Pohl, Coombs, McLaughlin, Camp, Oliver  
 Alternates Welch, Dutra Thornewill  
 Recused None  
 Documentation Landscape design plans, site plan, photos, and advisory comments.  
 Representing Katy Mitchell, KM Designs  
 Public None  
 Concerns (2:26) **Mitchell** – Presented project; there is a 5&1 fence and privet between the pool and Winn Street; the cemetery is the far side of an existing, abutting house.  
**Backus** – Asked that the double driveway dimensions meet the Zoning bylaw requirements.  
**McLaughlin** – The pool will be visible from the cemetery. Concerned about the amount of fencing.  
**Camp** – She'd like to view this; she's concerned about visibility of the pool from Winn Street.  
**Oliver** – No concerns.  
**Coombs** – She wants to view this; she's confused about the location and concerned about visibility through the hedge.  
**Pohl** – He doesn't think the pool will be visible from Winn Street.  
 Motion **Motion to Approve as submitted. (Oliver)**  
 Roll-call Vote Carried 4-1//Coombs, McLaughlin, Oliver, and Pohl-aye; Camp-nay Certificate # **HDC2021-01-2707**

Rest held for next meeting, Monday February 1, 2021

19. 11 India Street, LLC	11 India & 31 Centre St	Hardscape	42.3.1/122.2	Ahern, LLC
20. ACK Blue Shutters, LLC 01-2801	4 Hulbert Avenue	Hardscape	42.1.4/2	Atlantic Landscaping
21. William Reyelt 01-2800	38 Derrymore Road	Pool and hardscape	30/72	Atlantic Landscaping
22. 20 Sherburne Turnpike 01-2718	20 Sherburne Turnpike	Garage	30/195	Sophie Metz Design
23. 20 Sherburne Turnpike 01-2802	20 Sherburne Turnpike	Cabana	30/195	Sophie Metz Design
24. Starbuck Court, LLC	7 Starbuck Court	Rev. 1451: raise/foundation	42.3.3/80,81	M Cutone Archit
25. ACK Blue Shutters, LLC 01-2799	4 Hulbert Avenue	Rev. 02-0633: add roofwalk	42.1.4/2	Sophie Metz Design
26. William Scannell 01-2760	119R Eel Point Road	New guest house	33/17.1	BPC
27. Nant. Isl. Land Bank 01-2732	174 Orange Street	Park	55/64	Normand Residential
28. Nant. Isl. Land Bank 01-2731	174 Orange Street	Partial demo	55/64	Normand Residential
29. Brett Fodiman 01-2765	111 Surfside Road	New dwelling	80/70	Emeritus
30. OHOM, LLC 01-2749	28 Main Street, 'Sias	Window change to SDL	73.3.1/47	Emeritus
31. 3 Mary Ann Drive, LLC 01-2772	3 Mary Ann Drive	Rev. 71596: garage door veneer	68/214	Cutone Architecture
32. Sheila Wilner 01-2750	10 Beach Street 'Sias	Rev. 01-0547: deck/dormer	73.2.4/10	Linda Williams
33. Michael Getter 01-2730	18 Essex Road	New dwelling	67/635	Val Oliver Design
34. Shriberg Trust 01-2796	60 West Chester Road	Guest house	41/374	CWA
35. Peter Barrett 01-2734	40 Mary Ann Drive	New dwelling	68/965	Topham Design
36. Phillip Marks 01-2706	33 Beach Grass Road	Duplex	68/371	SMRD
37. 59 South Shore Road NT 01-2754	59 South Shore Road	Pool and hardscape	80/308	Linda Williams
38. 59 South Shore Road NT 01-2774	59 South Shore Road	Rev. 12-2431: red barn add'n	80/308	Linda Williams

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39.	59 South Shore Road NT <b>01-2773</b>	59 South Shore Road	Rev.12-2430: green barn add'n	80/308	Linda Williams
40.	Edward Ahneman <b>01-2811</b>	26 Sespana Road	Solar rooftop	68/98	Cotuit Solar
41.	Caroline Baltzer <b>01-2775</b>	66 Hulbert Avenue	Add window	29/55	Sconset Gardener
42.	Linda Del Vecchio <b>01-2766</b>	11 Beach Street Sias	As built wndw + door change	73.1.3/25	Self
43.	36 Washing Pond, LLC <b>01-2813</b>	36 Washing Pond Road	New dwelling	31/13.3	Workshop APD
44.	36 Washing Pond, LLC <b>01-2808</b>	36 Washing Pond Road	New guest house	31/13.3	Workshop APD
45.	36 Washing Pond, LLC <b>01-1814</b>	36 Washing Pond Road	Garage	31/13.3	Workshop APD
46.	36 Washing Pond, LLC <b>01-2807</b>	36 Washing Pond Road	Gym	31/13.3	Workshop APD
47.	36 Washing Pond, LLC <b>01-2810</b>	36 Washing Pond Road	Shed	31/13.3	Workshop APD
48.	36 Washing Pond, LLC <b>01-2809</b>	36 Washing Pond Road	Pool- hardscape	31/13.3	Jardins Itrntl.

**VIII. OTHER BUSINESS**

Approved Minutes	January 4, 7 &8, 2021
Review Minutes	January 14, 15 & 19, 2021
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting- Old Business <b>Monday 2/1/21 at 4:30pm</b></li> <li>• HDC review of revisions to HDC Background Summary to finalize for web page including vote</li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Discussion of 6 Fair Street Minimum Maintenance</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:36 p.m. (Oliver)**  
 Roll-call Vote Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye

Submitted by:  
 Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

