

6. Elizabeth Powell **12-5445** 71 Cliff Road Spa, hardscape, wall, & drive 30/160 Atlantic Landscaping

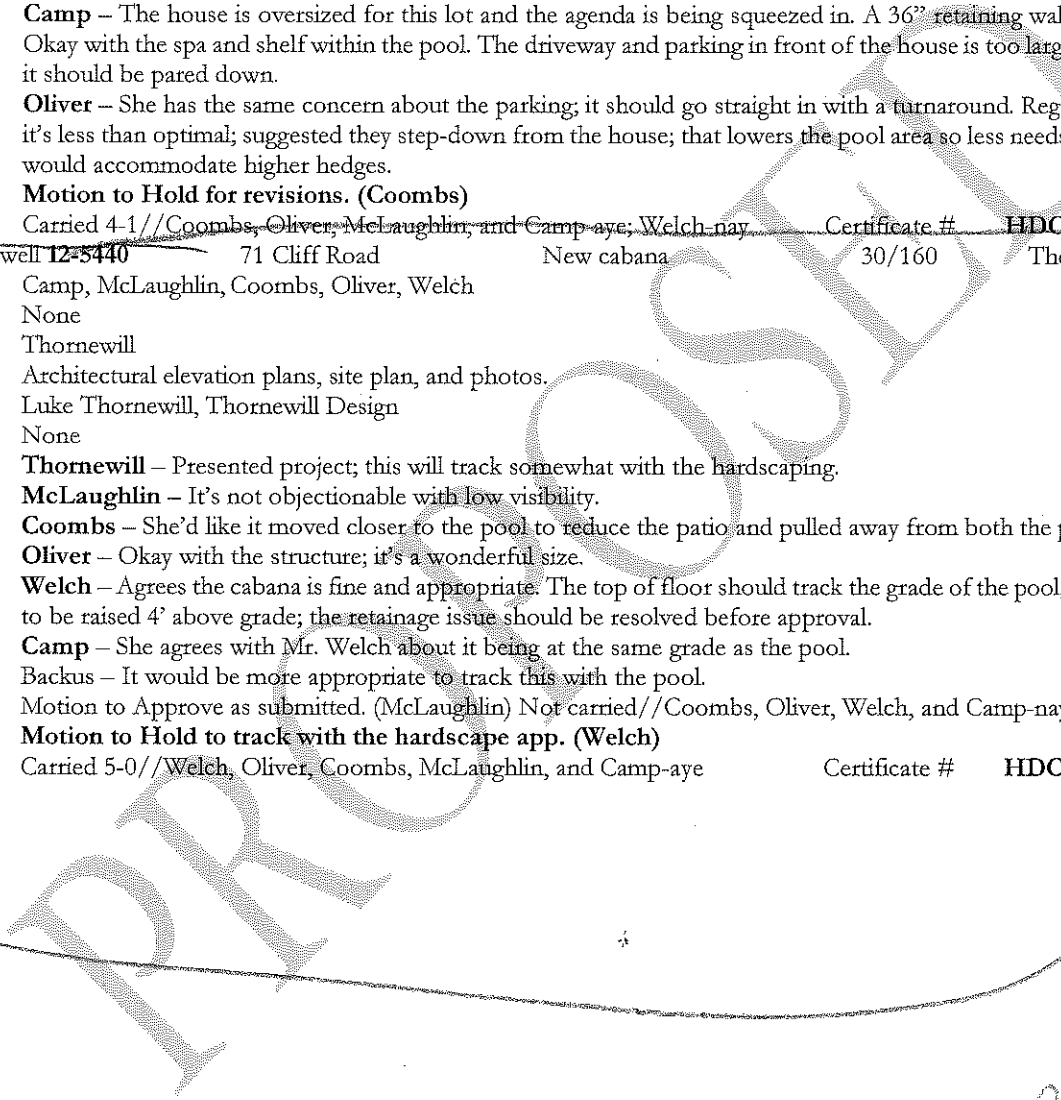
Voting Camp, McLaughlin, Coombs, Oliver, Welch  
 Alternates None  
 Recused Thornewill  
 Documentation Landscape design plans, site plan, and photos.  
 Representing Lindsay Congleton, Atlantic Landscaping  
 Public None  
 Concerns (1:40) **Congleton** – Presented project; pool is already approved. It's a less the 40" landscape wall.  
**Welch** – He'd prefer the pool were closer to the house. His main concern is the 36" wall; the lot is being terraforming to create a platform for the pool; he's opposed to the retaining.  
**Coombs** – Agrees with Mr. Welch. Berms stop the natural flow of water; that is detrimental to everyone. She'd like to see more grass lawn; this looks heavily hardscaped.  
**McLaughlin** – The backside of this property has privet all the way around; he thinks none of this will be visible and not detrimental to the neighborhood.  
**Camp** – The house is oversized for this lot and the agenda is being squeezed in. A 36" retaining wall is not appropriate. Okay with the spa and shelf within the pool. The driveway and parking in front of the house is too large and inappropriate; it should be pared down.  
**Oliver** – She has the same concern about the parking; it should go straight in with a turnaround. Regarding the retaining, it's less than optimal; suggested they step-down from the house; that lowers the pool area so less needs to be retained; that would accommodate higher hedges.

Motion **Motion to Hold for revisions. (Coombs)**  
 Roll-call Vote Carried 4-1//Coombs, Oliver, McLaughlin, and Camp-aye; Welch-nay Certificate # **HDC2021-12-5445**

~~7. Elizabeth Powell **12-5440** 71 Cliff Road New cabana 30/160 Thornewill Design~~

Voting Camp, McLaughlin, Coombs, Oliver, Welch  
 Alternates None  
 Recused Thornewill  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Luke Thornewill, Thornewill Design  
 Public None  
 Concerns (1:54) **Thornewill** – Presented project; this will track somewhat with the hardscaping.  
**McLaughlin** – It's not objectionable with low visibility.  
**Coombs** – She'd like it moved closer to the pool to reduce the patio and pulled away from both the property lines.  
**Oliver** – Okay with the structure; it's a wonderful size.  
**Welch** – Agrees the cabana is fine and appropriate. The top of floor should track the grade of the pool; it's not appropriate to be raised 4' above grade; the retaining issue should be resolved before approval.  
**Camp** – She agrees with Mr. Welch about it being at the same grade as the pool.  
 Backus – It would be more appropriate to track this with the pool.

Motion Motion to Approve as submitted. (McLaughlin) Not carried//Coombs, Oliver, Welch, and Camp-nay  
 Roll-call Vote Carried 5-0//Welch, Oliver, Coombs, McLaughlin, and Camp-aye Certificate # **HDC2021-12-5440**

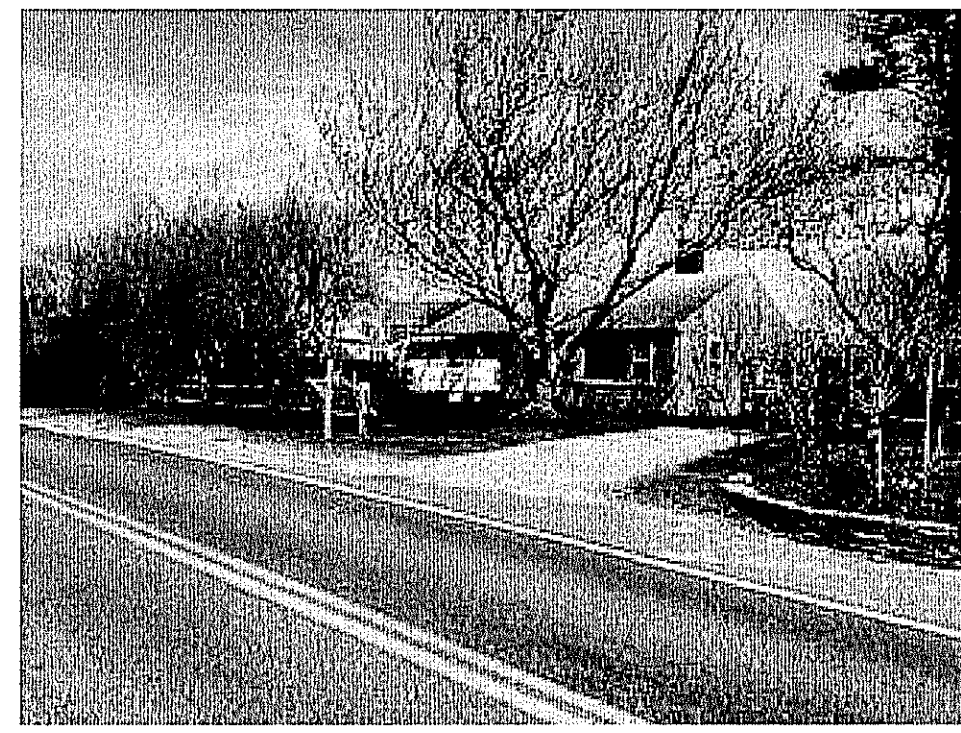


8-0900  
 Text

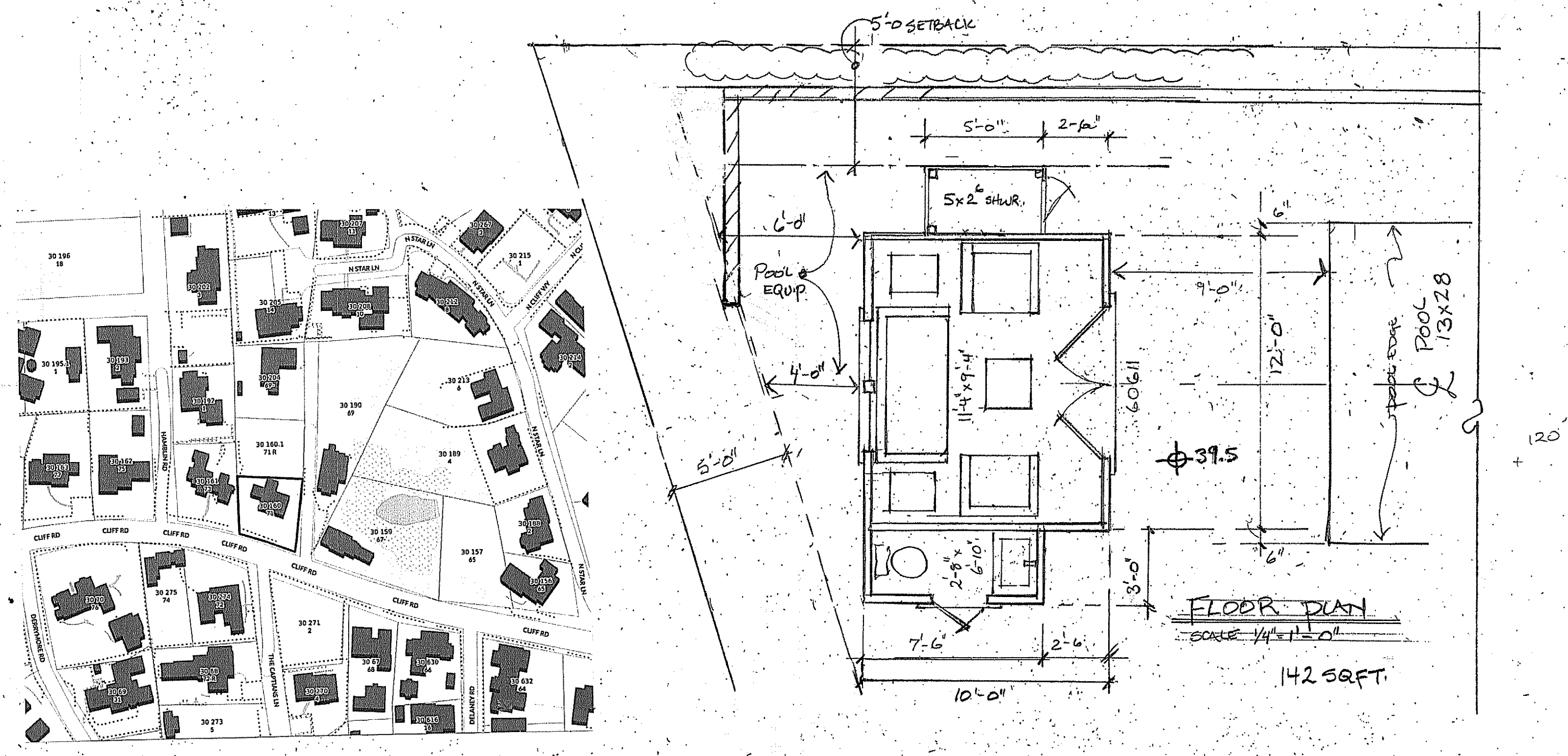
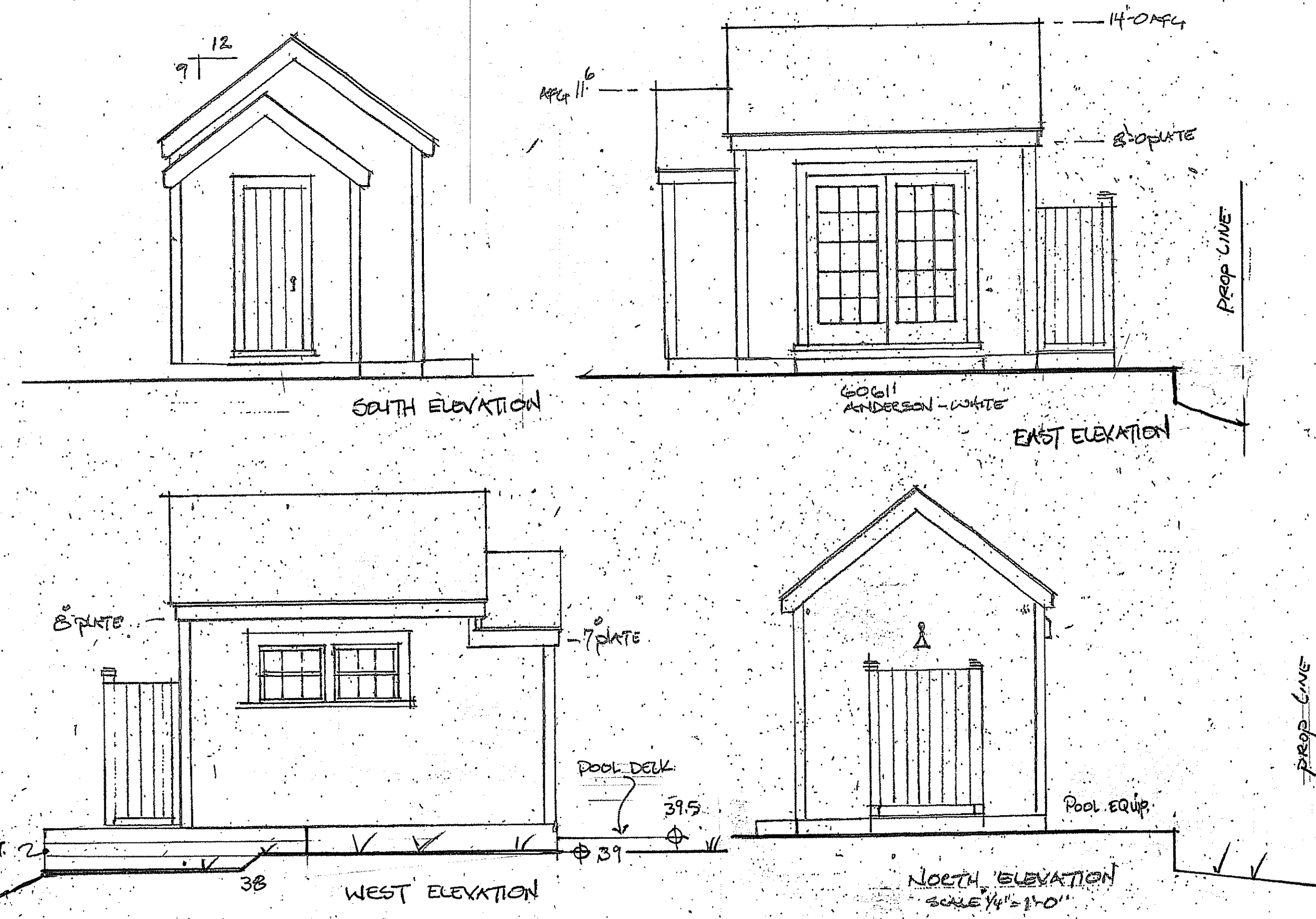
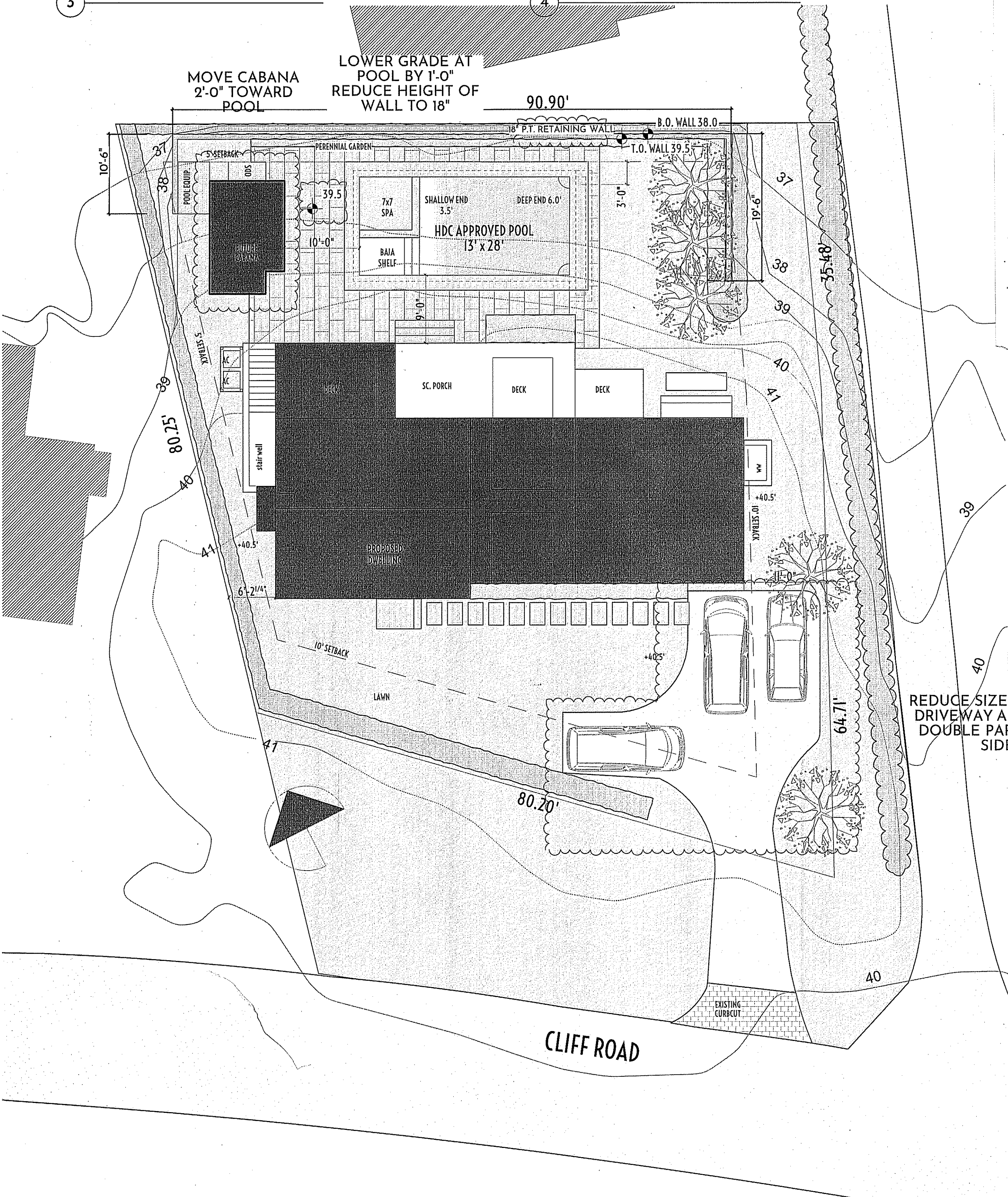




3 71 CLIFF RD VIEW 1



4 71 CLIFF RD VIEW 2



MARK	DATE

THORNEWILL DESIGN LLC

HDC Landscape Plan

Landscape at  
71 Cliff Rd  
Nantucket, Ma. 02554

M: 30  
P: 160  
Zoning: R1  
Front Setback: 10  
S&R Setback: 5  
Scale: As Noted  
Plotted: 1/31/2022  
Drawing No.: