



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

**Tuesday February 9, 2023**

*Conference Room, 2 Fairgrounds Road & Remote Participation via ZOOM.*

Called to order at 1:03 pm. and announcements by Mr. Welch

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist.

Attending Members: Welch, Camp, Camp, Oliver, Thornewill

Remote Participants: Camp, Coombs

Absent Members: Pohl, Patten, Dutra

Late Arrivals: Camp, 1:29pm

Early Departures:

Adoption of Agenda.

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

Vote Carried unanimously

## I. COMMISSION COMMENTS

1. Welch- Would like a recap of the NPDEC & Select Board meeting with HDC Chairman.

## II. PUBLIC COMMENT

1. None

## IV. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Susan Balling 02-7878	11 Nobadeer way	Demo garage	68/14	Linda Williams
2. ACK 86 QR LLC 01-7839	86 Quidnet Rd	Renovate/alter garage	21/102	Linda Williams
3. Susan O'Malley 02-7888	10 New Mill St	New fence	55.4.4/9	Linda Williams
Voting	Welch, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	<b>Motion to Approve items 1-3 (Thornewill)</b>			
Vote	Carried unanimously			
4. 5 Hiller Ln LLC 01-7791	5 Hillers Ln	Shed Chgn door rev 12-7533	Certificate # 42.3.2/118	HDC2023-01-(as noted) JB Studio
Voting	Welch, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Juraj Bencat- JB Studio			
Public	None			
Concerns	Oliver- door should not face driveway. Coombs- door should not be 12-lite Thornewill-9-lite would be appropriate. Welch- Suggested a batten door- 12lite inside.			
Motion	<b>Motion to Approved through Staff door to become 9-lite. (Thornewill)</b>			
Vote	Carried unanimously			
5. 5 Hillers Ln LLC 01-7789	5 Hillers Ln	Driveway & fence	Certificate # 42.3.2/118	HDC2023-01-7791 JB Studio
Voting	Welch, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Juraj Bencat- JB Studio			

Public None  
 Concerns Backus- OHD Fish Lots (infill) built 78'  
 Thornewill- to much brick.  
 Oliver- agreed.  
 Coombs- try to keep simple.  
 Welch- existing fence is not appropriate, AC need to be screened.  
 Motion **Motion to hold for Tuesday's 02/14 meeting. (Thornewill)**  
 Vote Carried unanimously

Certificate # **HDC2023-01-7789**

**VIII. NEW BUSINESS 01/10/23**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Kerlin & Jason Hempel 01-7761	17 Orange Street	Window change	42.3.2/12	Stephen & Company

**IX. OLD BUSINESS 01/17/23**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. K225 LLC 03-5944	126 Main St.	Main House revision	42.3.2/98	**Linda Williams

**X. NEW BUSINESS 01/24/23**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Kim Glowacki 01-7733	5 Meader St	Window replacement	42.3.2/40	Val Oliver

Voting Welch, Coombs, Thornewill  
 Alternates None  
 Recused Oliver  
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.  
 Representing Val Oliver  
 Public None  
 Concerns Backus- Circa 1993 structure moved from 44 Washington st . not contributing.  
 Motion **Motion to approve. all windows to be Brosco TDL(Thornewill)**  
 Vote Carried unanimously

Certificate # **HDC2023-01-7733**

2. White Elephant	60 Easton St	Fence, gate, & arbors	42.4.1/60	Dennis Patnaude
-------------------	--------------	-----------------------	-----------	-----------------

3. Robert Rios 01-7797	23 Tashama Ln	Add skylight	55/464	Thornewill Design
------------------------	---------------	--------------	--------	-------------------

Voting Welch, Coombs, Oliver  
 Alternates None  
 Recused Thornewill  
 Documentation Architectural elevation plans, site plan, & photos.  
 Representing Carrie Thornewill- Thornewill Designs  
 Public None  
 Concerns None  
 Motion **Motion to approve through staff skylight to be centered over 2<sup>nd</sup> window on left. (Oliver)**  
 Vote Carried unanimously

Certificate # **HDC2023-01-7797**

4. Kevin Gentzel 01-7732	54 Orange St	Repair & replace deck	54/41/18	Gryphon Architects
--------------------------	--------------	-----------------------	----------	--------------------

Voting Welch, Coombs, Oliver, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.  
 Representing Ethan Griffin- Gryphon Architects  
 Public None  
 Concerns Backus- Circa 1835 Greek Revival- no historic information included.  
 Motion **Motion to approved as submitted (Oliver)**  
 Vote Carried unanimously

Certificate # **HDC2023-01-7732**

5. Charles Bruno 02-7884	10 Monohansett rd.	New barn	79/142	Linda Williams
--------------------------	--------------------	----------	--------	----------------

Voting None  
 Alternates None  
 Recused None

Documentation	None				
Representing	None				
Public	None				
Concerns	Application not opened.				
Motion	<b>Motion to per applicant's request</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2023-02-7884</b>
<b>6. Nicole Tirapelli 01-7714</b>	<b>18 Center St</b>	<b>Driveway</b>	<b>73.1.3/105</b>	<b>Nicole Tirapelli</b>	
Voting	Welch, Camp Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Nicole Tirapelli				
Public	None				
Concerns	Backus- 1814 Circa Ivy lodge contributing structure, will need to apply to Planning board, site plan inconsistent, updated site plan needed.				
	Welch- address apron, speak to Planning board in regard to apron, & special permit. Reuse some stone to supplement.				
Motion	<b>Motion to hold for a view &amp; revisions (Camp)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2023-01-7714</b>
<b>7. Bob Risika 01-7836</b>	<b>18 Maclean Lane</b>	<b>New pool &amp; hardscape</b>	<b>55/448</b>	<b>Atlantic Landscaping</b>	
Voting	Welch, Camp Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos				
Representing	Lindsey Congleton- Atlantic Landscaping				
Public	None				
Concerns	Thornewill- a topo needed, over scaled.				
	Camp- pool to be smaller.				
	Coombs- reduce 2'-3'ft.				
	Welch- shorter in length				
Motion	<b>Motion to hold for revisions, topo, vegetation info, reduce scale 8ft from length, move in from setback. (Thornewill)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2023-01-7836</b>
<b>8. Raul Alan 01-7792</b>	<b>109 Main St</b>	<b>Shed rev 09-7131</b>	<b>42.3.3/150</b>	<b>JB Studio</b>	
Voting	None				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	Application not opened.				
Motion	<b>Motion to per applicant's request</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2023-01-7792</b>
<b>9. Carleton Dafoe 01-7788</b>	<b>102 Quidnet Rd</b>	<b>Fenestration roof &amp; stairs</b>	<b>21/74</b>	<b>JB Studio</b>	
Voting	None				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	Application not opened.				
Motion	<b>Motion to per applicant's request</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2023-01-7788</b>
<b>10. 7 Laurretta Lane LLC 01-7803</b>	<b>7 Laurretta Lane</b>	<b>New dwelling</b>	<b>14/53</b>	<b>S. Metz</b>	
Voting	Welch, Camp Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos				
Representing	Sophie Metz				
Public	None				
Concerns	Welch- get images of neighborhood homes, study of neighborhood footprint.				
Motion	<b>Motion to view, images &amp; study of neighborhood. (Oliver)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2023-01-7803</b>

<b>11. 7 Laurretta Lane LLC 01-7801</b>	<b>7 Laurretta Lane</b>	<b>MH demo/ move off</b>	<b>14/53</b>	<b>S. Metz</b>
Voting	Welch, Camp Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos			
Representing	Sophie Metz			
Public	None			
Concerns	None			
Motion	<b>Motion to approved move off/ demo. (Coombs)</b>			
Vote	Carried unanimously			Certificate # <b>HDC2023-01-7801</b>
<b>12. 7 Laurretta Lane LLC 01-7802</b>	<b>7 Laurretta Lane</b>	<b>Shed demo/ move off</b>	<b>14/53</b>	<b>S. Metz</b>
Voting	Welch, Camp Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos			
Representing	Sophie Metz			
Public	None			
Concerns	None			
Motion	<b>Motion to approved move off/ demo. (Coombs)</b>			
Vote	Carried unanimously			Certificate # <b>HDC2023-01-7802</b>
<b>13. 8 Maple LLC 01-7795</b>	<b>Maple Ln Lot 8</b>	<b>New dwelling</b>	<b>67/303</b>	<b>Emeritus LTD</b>
Voting	Welch, Camp Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns	Welch- front façade to have differential jogs. Oliver- Lower pitches in the back.			
Motion	<b>Motion to revisions (Coombs)</b>			
Vote	Carried unanimously			Certificate # <b>HDC2023-01-7795</b>
<b>14. 8 Maple LLC 01-7799</b>	<b>Maple Ln Lot 8</b>	<b>New garage</b>	<b>67/303</b>	<b>Emeritus LTD</b>
Voting	Welch, Camp Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns	Thornewill- too massive, too tall, overwhelming, reduce few feet. Oliver- push further on lot. Coombs- breakup the rectangular shape, dropping down, and move dormers in.			
Motion	<b>Motion to revisions. (Coombs)</b>			
Vote	Carried unanimously			Certificate # <b>HDC2023-01-7799</b>
Rest Held for 02/14/23				
15. Bent Shimmo Nominee <b>01-7759</b>	4 South valley rd.	New dwelling	43/165 165.1	EMDA
16. Bent Shimmo Nominee <b>01-7760</b>	4 South Valley Rd	Demo/ move off bldg.	43/165 165.1	EMDA
17. Laura Bench <b>01-7798</b>	17 Pleasant St	New garage studio	42.3.3/77	Gryphon Architects
18. 450 Green Park LLC <b>01-7772</b>	2 Stone Alley	Hardscape	39/24.1	Ahern
19. 35 LBR LLC <b>01-7800</b>	35 Low Beach Rd	Addition	74/34	Gryphon Architects
20. J. Malitsky & A. Bryn <b>02-7871</b>	253 Madaket rd.	New 2 <sup>nd</sup> dwelling	59.4/210	LINK

**XI. OLD BUSINESS 01/31/23**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Fair City LLC <b>08-6886</b>	115 Old South Rd	Commercial bldg. LOT E	68/112	Linda Williams
2. Fair City LLC <b>08-6887</b>	115 Old South Rd	Commercial bldg. LOT F	68/112	Linda Williams
3. Duncan Richardson <b>11-7494</b>	21 Golfview Dr	Door & window revisions	66/174	SMRD
4. Horchow & Routman <b>06-6534</b>	33 Cliff Rd	MH fenestration, ramp, dormer	42.4.4/5	CWA/Link
5. Horchow & Routman <b>06-6540</b>	33 Cliff Rd	GH addition & renovation	42.4.4/5	CWA/Link
6. Horchow & Routman <b>06-6541</b>	33 Cliff Rd	Garage revision	42.4.4/5	CWA/Link
7. J & B Leaf LLC <b>11-5037</b>	43 Kendrick Ave	Guest house	76.4.3/31	CWA/Link
8. Tamara Wing <b>11-6510</b>	52 West Chester st	Guest house	41/381	Emeritus LTD
9. John Hendricks <b>12-7586</b>	1 Jefferson Ln	Door Change	55.4.1/74.1	Emeritus LTD
10. Ashkan Vaziri <b>01-7692</b>	9 Woodbury Lane	New dwelling	41/551	Studio PPark
11. *Jean Moran <b>01-5621</b>	4 Washington Ave	New Pool	60.2.4/65	Linda Williams
12. *Jean Moran <b>01-5199</b>	4 Washington Ave	New Garage	60.2.4/65	Linda Williams

**XI. OTHER BUSINESS**

Approved Minutes Motion Vote	
Review Minutes	January 31 & February 2, 2023
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting- <b>February 14<sup>th</sup> at 4pm *HYBRID &amp; IN-PERSON @ 4 FAIRGROUND RD. - COMMUNITY RM.</b></li> <li>• Classification of street trees &amp; vegetating mapping</li> <li>• Discussion of Wind Turbines</li> <li>• Section 106 – Sunrise Wind Farm Project, intro (update as needed)</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demolitions</li> <li>• Discussion of options for house moves</li> </ul>

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:18 pm. (Camp)**

Vote Carried unanimously

Submitted by:

Esmeralda Martinez

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village