



# HISTORIC DISTRICT COMMISSION

## REGULAR MEETING

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

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

~~ MINUTES ~~

**Tuesday, March 8, 2022**

*This meeting was held via remote participation using ZOOM and YouTube.*

Called to order at 5:00 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker  
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Thornewill  
Absent Members: Dutra  
Late Arrivals: Camp, 5:12 pm; McLaughlin, 5:15 pm  
Early Departures: None

Adoption of Agenda.

Motion **Motion to Approve as amended. (Coombs)**

Roll-call vote Carried 5-0//Oliver, Thornewill, Welch, Coombs, and Pohl-aye

### I. PUBLIC COMMENT

None

### II. DISCUSSION

- Discussion of return to in-person meetings  
No discussion at this time.
- Discussion of HDC Task Group for Memorandum of Understanding (MOU)  
No discussion at this time.

### III. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Patricia Ohagan <b>02-5727</b>	49 Fair Street	Re-Roof (Asph to Cedar)	42.3.2/101	T. Conti
2.	Susan Balling <b>02-5723</b>	11 Nobadeer Way	New Fence	68/114	Susan Balling
3.	George & Breen Faith <b>03-5845</b>	19 Broadway Sias	Re-roof (3-tab to cedar)	73.1.3/111	Stegra Corp
4.	Alexandra & Tom Ripley <b>03-5863</b>	92 Washington Street	Renew 71948: move/demo	42.2.3/22	Smith & Hutton, LLC
5.	Caprys Island Holdings <b>02-5781</b>	60 Madaket Road	Change Color	41/200.1	Linda Williams
6.	Peter Taylor <b>02-5816</b>	98 Main Street	Hardscape and Fence	42.3.3/111	Linda Williams
7.	Chris Oberg <b>03-5861</b>	35 Gloucester Street	Revisions to New Dwelling	76.4.2/97	Linda Williams
8.	Robert Burke <b>02-5818</b>	102 Main Street	Correction of Windows	42.3.3/159	Linda Williams
9.	Wilfredo Chiesa <b>02-5791</b>	18 Dukes Road	Fenestration change	41/62	Wilfredo Chiesa
10.	Town of Nantucket <b>03-5822</b>	22 Fairgrounds Road	Bus stop shelter	67/40	Erika Mooney
11.	RODEAO <b>02-5757</b>	10 Charter Street	Re-roof (asph to cedar)	42.3.2/119	Carey Company
12.	Jason and Karen Lemme <b>02-5700</b>	4 Angola Street	Outdoor Shower	55.4.1/22.2	Valeriya Keller
13.	Jacob Martinson <b>02-5716</b>	16 West York Lane	Rev. 05-3883	55/8.2	Val Oliver
14.	Nant. 62 Walsh, LLC <b>02-5775</b>	62 Walsh Street	Garage Revisions	29/85	Botticelli + Pohl
15.	RGPD <b>02-5762</b>	23 Honeysuckle Drive	New Dwelling	68/392	KOH
16.	Nine Sparks Ave, LLC <b>02-5692</b>	9 Sparks Avenue	Roof Replacement	55/179	Graham Burton
17.	Don and Jen Torey <b>02-5721</b>	2 Green Hollow Road	New Cottage	71/46	Robert Newman
18.	John O'Toole <b>02-5728</b>	3 Appleton Road	Addition and Alteration	66/389	Thornewill Designs
19.	David and Janet Prill <b>02-5734</b>	82 Pocomo Road	Demo or Move off Shed	15/35	Botticelli + Pohl
20.	Jeff and Rachael Paul <b>02-5772</b>	4 Sandplain Drive	New Shed	68/355	BPC Architecture
21.	Jeff Morash <b>02-5686</b>	8 Bayberry Lane	Rev. 05-3881: trim clr chg	67/72	Val Oliver
22.	Wayne Greenleaf <b>02-5688</b>	139 Surfside Road	Driveway and Hardscape	80/143.1	Ahern
23.	BPC 6 N Beach St, LLC <b>02-5783</b>	6 North Beach Street	Handicap Ramp	42.4.1/65	Linda Williams
24.	N.T. Harborside Condos <b>02-5782</b>	80 Washington Street	Change Railings	42.2.3/20	Linda Williams
25.	Madaket Milk, LLC <b>02-5817</b>	343 Madaket Road	Additions and Alterations	60.2.4/63	Linda Williams
26.	Ed & Deborah Soffen <b>02-5769</b>	26 Wigwam Road	2nd Floor Addition	77/89	LINK

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27. Wayne Greenleaf <b>02-5751</b>	139 Surfside Road	Shed	80/143.1	Ahern
28. Ocean Dojo, LLC <b>02-5771</b>	20 Bartlett Farm Road	Reno & demo garage	65/76	BPC Architecture
29. Waypoint, LLC <b>02-5758</b>	71 Pocomo Road	Shed	15/9	BPC Architecture
30. Chris O'Reilly <b>02-5729</b>	17A Bartlett Road	Roof Replacement	67/9.2	Chris O'Reilly
31. John & Amanda Spatola <b>03-5862</b>	49 Orange Street	Rev. 11-2311: fence	42.3.2/184	LINK

Voting Camp, Coombs, Welch  
 Alternates None  
 Recused Pohl, Oliver, Thornewill  
 Documentation None  
 Representing None  
 Public None  
 Concerns No concerns.  
 Motion **Motion to Approve. (Welch)**  
 Roll-call Vote Carried 3-0//Coombs, Welch, and Camp-aye

Certificate # **HDC2022-(as noted)**

**III. CONSENT WITH CONDITIONS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Donald & Jennifer Torey <b>02-5720</b>	2 Green Hollow Road	Alteration and Additions	71/46	Robert Newman
	• Dormer to have larger windows as this is most visible elevation.				
2.	Donald & Jennifer Torey <b>02-5719</b>	2 Green Hollow Road	Spa & hardscape	71/46	Robert Newman
	• Spa must not be visible at time of inspection and in perpetuity.				
3.	Kathleen McNabb <b>02-5714</b>	5 Cathcart Road	New Shed	54/83	Val Oliver
	• Due to lack of visibility.				
4.	O4TST Washing Pd, LLC <b>02-5763</b>	36 Washing Pond Road	New Carport	31/13.2	Workshop / APD
	• Vertical/barnboard for carport				
5.	Ocean Dojo, LLC <b>02-5756</b>	20 Bartlett Farm Road	Garage	65/76	BPC Architecture
	• Rear stairs to be vertical board.				
6.	John Manera <b>02-5780</b>	4 Larrabee Lane	New Dwelling	55/102.7	Linda Williams
	• Setback increased to 7' along Larrabee Lane				

Voting Pohl, Camp, McLaughlin, Coombs, Thornewill  
 Alternates Welch  
 Recused Oliver  
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.  
 Representing Robert Newman, Sandcastle Construction Inc.,  
 Public None  
 Concerns **Newman** – Asked for clarification on the condition regarding the 2 Green Hollow window change.  
**Oliver** – They are too small; she'll discuss it with Rob later.

Motion **Motion to Approve through staff per noted conditions. (Coombs)**

Roll-call Vote Carried 5-0//McLaughlin, Camp, Coombs, Thornewill, and Pohl-aye

Certificate # **HDC2022-02-(as noted)**

**IV. NEW BUSINESS 02/01/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
7.	34B Walsh St N.T. 01-5568	34B Walsh Street	Addition	29/104	Studio Ppark
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	James Krapp, Studio Ppark Linda William				
Public	Eileen Murphy, 40 Walsh Street				
Concerns (5:07)	<p><b>Backus</b> – Just today, we received the plans revised per HSAB comments; no one has had time to review those.</p> <p><b>Williams</b> – Asked to move this to Thursday to allow time to review the plans and she submitted a large info packet.</p> <p><b>Pohl</b> – Abutters can't attend Thursday; if we move this, it should be to next Tuesday.</p> <p><b>Krapp</b> – Asked for comments based upon the original, unrevised plans. Presented project.</p> <p><b>Backus</b> – Circa 2001 non-contributing; previous structure was a 1930 cottage. This is being raised to accommodate flooding and should follow our guidelines to include certification of required height.</p> <p>Read HSAB comments: This house will be partially visible from Walsh Street and possibly from Brant Point Road. Some effort should be made to reduce its massiveness; either drop it to 1.5 story or at least drop the 2<sup>nd</sup>-floor plate down to the window headers. The 3<sup>rd</sup>-floor dormers should be eliminated or reduced in number. The plate height of the south-facing rear wing should be lowered to create a 1.5 story wing. The north-facing fenestration should be more uniform and organized as might be expected on the front; most of the fenestration needs to be more organized. The 3<sup>rd</sup>-floor mullion windows in the gable ends should be singles. The exposed trusses on the front portico should be shingled over or change to a simpler shed roof. The skirt board should be broken up with defined piers or panels and be natural to weather. The west elevation shed roof is too long and out of scale. The skylight is not appropriate. HSAB would like to review further revisions.</p> <p><b>Murphy</b> – We don't see this as modest addition, and it's visible from all directions. Urged the commission to do a site visit; it's a massive renovation in a very dense area and doesn't relate to the neighborhood. The roof walk adds to the height. This is essentially a 3-story structure that fills the lot. Not one photo showed the proximity of the storage area to the rear property line.</p> <p><b>Camp</b> – Prefers the original, existing style; the proposed is out of scale to the lot. Okay with a renovation but going to this grand a scale is out of proportion. A view might provide more insight.</p> <p><b>Oliver</b> – She has nothing to add to the general comments made.</p> <p><b>Coombs</b> – The 3<sup>rd</sup>-floor dormers on all sides are inappropriate; they make this much too busy. West elevation, the 2<sup>nd</sup> set of windows are excessive; the ganged windows are existing but should be separated. This has no room around it as do other houses down there. East elevation, the gable window should be simpler. The roof walk sits awkwardly on the roof. South elevation, the circular window and dormers are inappropriate. Agrees with HSAB and Ms. Murphy.</p> <p><b>McLaughlin</b> – We shouldn't allow 1<sup>st</sup>-floors of houses to be raised so much. South elevation, circular window is inappropriate.</p> <p><b>Pohl</b> – He has nothing to add; this is too ambitious raising from 1.5 to 2.5 stories plus the flood-plain raise.</p>				
Motion	<b>Motion to View and Hold for revisions as suggested by the board and to go back to HSAB. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye			Certificate #	

**V. OLD BUSINESS 02/08/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	1 Caroline Way, LLC 12-5414	1 Caroline Way	Pool & hardscape	85/58 & 59	Ahern
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (5:42)	<p><b>Ahern</b> – Reviewed changes made per previous concerns; all vegetation will be low; fencing will enhance screening.</p> <p><b>Oliver</b> – Appreciates the changes; the previous approval for 2 structures with a pool close to the structures was more appropriate. The patio should go away with the pool moved even closer to the house; simpler is better. The pergola is okay natural to weather. Confirmed the wall will be interior to the site.</p> <p><b>Coombs</b> – As much patio as possible should be reduced; there isn't very much greensward left. Hardscaping should be less formal and less in scope; this is a dune-like, open area.</p> <p><b>Camp</b> – Agrees with what's been said: pool tucked closer to the house, over hardscaping in a rural dune-like setting, simplify it, and more natural growth around the pool.</p> <p><b>McLaughlin</b> – Finds this application suitable to the neighborhood.</p> <p><b>Pohl</b> – He doesn't think it will be visible: hidden behind building, keeping natural vegetation, and dropped into the ground.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	

2.	22 Easton St, LLC 06-4026	22 Easton Street	Pool & hardscape	42.1/12	Ahern
Voting	Pohl, Camp, Coombs, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (5:59)	<p><b>Ahern</b> – Reviewed changes made per previous concerns.</p> <p><b>Backus</b> – Contributing lot in old historic district (OHD). The apron to brick is more in keeping with the historic neighborhood. Recommend approval through staff with updates to the application.</p> <p>Read HSAB comments 2/14: Change application to reflect changes on plan since initial submission; No up-lighting; needs lighting plan.</p> <p><b>Coombs</b> – Appreciates the changes. If you’re getting rid of the pool, wonders why the spa doesn’t go where the patio is; also, would prefer the patio be Goshen Stone with rounded corners.</p> <p><b>Camp</b> – We don’t want the pool at the patio’s location because it’s in direct view down the drive; would prefer the spa be 5X10. In this area of Brant Point, this pool/spa is a new thing. Wishes the driveway were smaller. Wishes there were a tree between the house and guesthouse to break up the perceived massing.</p> <p><b>Thornewill</b> – Appreciates the changes and that the spa is smaller and tucked in. Appreciates adding trees back in.</p> <p><b>Pohl</b> – He has no concerns.</p>				
Motion	<b>Motion to Approve through staff with the patio to be Goshen stone with rounded corners, adding a tree at the northeast corner of the patio, and revising the application in the office. (Camp)</b>				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Pohl-aye			Certificate #	<b>HDC2021-06-4026</b>
3.	Island Living, LLC 11-5151	4a Wamasquid Place	Pool & hardscape	56/113.9	Ahern
Voting	Pohl, Camp, McLaughlin, Coombs, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (6:16)	<p><b>Ahern</b> – Reviewed changes made per previous concerns; proposed plants are found in neighborhood.</p> <p><b>Coombs</b> – Appreciates changing the position and size of the pool.</p> <p><b>Welch</b> – This is appropriate for the location.</p> <p><b>Camp</b> – Her concern is visibility from Wamasquid Place <i>cul de sac</i>.</p> <p><b>McLaughlin</b> – He has no concerns; the pool won’t be visible.</p>				
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>				
Roll-call Vote	Carried 5-0//Camp, Coombs, Welch, McLaughlin, and Pohl-aye			Certificate #	<b>HDC2021-11-5151</b>
4.	33 North Mill St, LLC 11-5051	7 North Mill Street	Garage & studio	55.4.4/77	Sophie Metz
5.	33 North Mill St, LLC 11-5126	7 North Mill Street	Hardscape	55.4.4/77	Atlantic Landscaping
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:23)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Camp)</b>				
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye			Certificate #	

6.	23 Broad St, LLC 10-4843	23 Broad Street	Fenestration & addition	42.4.2/77	Emeritus
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (time)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns.</p> <p><b>Backus</b> – Post 1846 Greek Revival, The Brotherhood. Agrees with HSAB about the mulled windows. Read HSAB comments 2/14: Appreciate removal of deck and French doors; proposed mulled windows should match mulling details of existing 3<sup>rd</sup>-floor dormers, or windows should be separated by shingles.</p> <p><b>McLaughlin</b> – Wishes they'd replace the 3<sup>rd</sup>-floor right most dormer window (existing). No other concerns.</p> <p><b>Coombs</b> – Appreciates the changes. Agrees with HSAB about separating the mulled windows; if you widen the gap between the mulled windows, you could eliminate the little 4-light on the right.</p> <p><b>Welch</b> – Agrees with HSAB. The vocabulary of the 3 mulled and one smaller window is okay as it reflects the existing 3<sup>rd</sup>-floor dormers. This would be visible obliquely from the street.</p> <p><b>Oliver</b> – Nothing to add.</p>				
Motion	<b>Motion to Approve through staff with the 1<sup>st</sup>-floor mulled windows to be mulled as the 3<sup>rd</sup>-floor dormers. (Welch)</b>				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Welch, and Pohl-aye		Certificate #	<b>HDC2021-10-4843</b>	

**VI. NEW BUSINESS 02/15/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Caesara Wendin Fam Tr 02-5639	1 West Chester Street	Roof Replacement	42.4.3/15.2	T & T Roofing
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	None				
Public	None				
Concerns (6:36)	<p><b>Backus</b> – This is going from 3-tab Sea green to architectural Georgetown grey, which isn't approvable. There is no representative. Circa 1830 Greek revival. The approval list allows Nickle grey 3 tab; the thinks it should remain 3-tab.</p> <p><b>Oliver</b> – Given the photos, she thinks we can move this along. She has no concerns with it going to an approved architectural color.</p> <p><b>Coombs</b> – Because of the age of the structure, 3-tab is more appropriate.</p> <p><b>Camp</b> – She'd go with black 3-tab or Nickle grey architectural. This is very a high-profile house and should remain traditional.</p> <p><b>McLaughlin</b> – It should be reroofed in a pre-approved color.</p>				
Motion	<b>Motion to Approve through staff with Nickle-grey, 3-tab shingles. (Coombs)</b>				
5-0Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	<b>HDC2022-02-5639</b>	
2.	Ruth Hill Klinck 02-5648	301 Madaket Road	Demo shed	60.2.1/55	NAG
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (6:45)	<p><b>Theroux</b> – Presented project; he couldn't date it, but lumber used is post 1949.1</p> <p><b>Backus</b> – The HDC survey dated 1989. Read MAB comments 2/14: no concerns.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve the demolition. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #	<b>HDC2022-02-5648</b>	

3.	Ruth Hill Klinck <b>02-5647</b>	301 Madaket Road	New shed	60.2.1/55	NAG
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (6:51)	<p><b>Theroux</b> – Presented project.</p> <p><b>Backus</b> – Read MAB comments 2/14: shed pitch should be 7/12.</p> <p><b>Oliver</b> – He’s emulating an existing shed with low pitch; she has no concerns.</p> <p><b>Camp</b> – This is new construction; 7/12 pitch would be prettier.</p> <p><b>Coombs</b> – Increasing the pitch will raise the ridge; okay with the 6/12 pitch.</p> <p><b>McLaughlin</b> – The shed pitch should be 7/12.</p> <p><b>Pohl</b> – He’s okay with it matching what’s there.</p>				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Coombs, McLaughlin, Oliver, and Pohl-aye; Camp abstain			Certificate #	<b>HDC2022-02-5647</b>
4.	Susan Bartkowiak <b>02-5726</b>	57 Somerset Road	Demo Cottage	66/91	Susan Bartkowiak
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historical documents.				
Representing	Susan Bartkowiak, owner				
Public	None				
Concerns (6:55)	<p><b>Bartkowiak</b> – Presented project. We moved it 10 years ago but haven’t been able to set it down; tried to find someone to take it and were told the condition is too far gone.</p> <p><b>Backus</b> – The property card gives a date of 1950; but she doesn’t have any other date for it. National Historic Landmark (NHL) data indicates it’s from 30 Washington Street and is a 1950 bungalow.</p> <p><b>Oliver</b> – The site plan says “new cottage” but with that cleared up she has no concerns.</p> <p><b>Camp</b> – No concerns.</p> <p><b>Coombs</b> – She would hope they would try to find someone to use it; it looks functional.</p> <p><b>McLaughlin</b> – Should be reused.</p> <p><b>Pohl</b> – It’s looking pretty sorry.</p>				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	<b>HDC2022-02-5726</b>
5.	L.B.C Sconset, LLC <b>02-5635</b>	9 Hawks Circle	New shed	74/37.1	J. Graham Goldsmith
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Adam Davis, J. Graham Goldsmith Architects				
Public	None				
Concerns (7:02)	<p><b>Davis</b> – Presented project.</p> <p><b>Backus</b> – It’s 14.5 to the ridge, which is tall for a shed; you’re not allowed to have a basement on a zoning shed. Read SAB comments 2/28: bring eave down to top of doors. Bulkhead on rear.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Camp)</b>				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye			Certificate #	<b>HDC2022-02-5635</b>
6.	L.B.C Sconset, LLC <b>02-5636</b>	9 Hawks Circle	New garage	74/37.1	J. Graham Goldsmith
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Adam Davis, J. Graham Goldsmith Architects				
Public	None				
Concerns (7:07)	<p><b>Davis</b> – Presented project; details match the house.</p> <p><b>Backus</b> – Read SAB comments 2/28: Bring eaves down to top of doors; tall for a garage. Grade is higher than street making the building higher than normal. Fenestration should match the dwelling.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Camp)</b>				
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye			Certificate #	<b>HDC2022-02-5636</b>

7.	John Holt <b>02-5673</b>	14 Clifton Street	Lower height & shift 3"	73.4.1/39.1	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:10)	<b>MacEachern</b> – Presented project. <b>Backus</b> – Read SAB comments 2/28: at 17' too tall for a shed; bring eaves to top of door and reduce pitch. No concerns.				
Motion	<b>Motion to Approve as submitted. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye			Certificate #	<b>HDC2022-02-5673</b>
8.	Lindsay Torpey <b>02-5674</b>	7 Green Lane	Rebuild/revise deck	42.3.3/86	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:12)	<b>MacEachern</b> – Presented project. <b>Backus</b> – Read HSAB comments 2/14: deck is visible from Green Lane; appreciate drop but shouldn't be 10'4" deep. This is a 1985 infill. No concerns.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	<b>HDC2022-02-5674</b>
9.	7 King St Nom Trust <b>02-5685</b>	7 King Street 'Sias	New Shed	73.1.3/41	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, and historical documents.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (7:15)	<b>Botticelli</b> – Presented project. <b>Backus</b> – West and east elevation windows large. Read SAB comments: no concerns. This is a historic property. <b>Oliver</b> – She had concerns about the large windows, but it's a 'Sconset quirk. <b>Coombs</b> – Agrees. <b>McLaughlin</b> – The muntins in the doors need to be changed to have more wood than glass.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Coombs, McLaughlin, Camp, and Oliver-aye			Certificate #	<b>HDC2022-02-5726</b>
10.	Still Dock Nantucket LLC <b>02-5682</b>	14 Oakland Street	Addition	59.4/255	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (7:19)	<b>Botticelli</b> – Presented project. <b>Backus</b> – Read MAB comments 2/14: North elevation shouldn't have formal flush gable dormer on a connecting element; connector is no longer additive; should read as additive massing; flush gable dormer is inappropriate; visible from the water. <b>Coombs</b> – This is in old Madaket and the infill makes this a long building; needs to be a lower roof. North elevation the dormer shouldn't be there. <b>Welch</b> – He's concerned about the gable and the roof being a continuous element; however, it's not visible from the street and in keeping with the area. <b>Oliver</b> – She looked at this. The south is visible and doesn't think this is discernable from the road. <b>McLaughlin</b> – No comments. <b>Camp</b> – She thinks it makes the building more attractive; wishes it could come down another 6".				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Roll-call Vote	Carried 4-1//Welch, Oliver, McLaughlin, and Camp-aye; Coombs-nay			Certificate #	<b>HDC2022-02-5682</b>

11. Still Dock Nantucket LLC <b>02-5681</b>	40 Tennessee Avenue	Addition	59.4/84	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (7:29)	<b>Botticelli</b> – Presented project. <b>Backus</b> – Read MAB comments 2/14: No concerns. <b>McLaughlin</b> – South elevation, the 4-doors are a lot of glass; one should be eliminated. No others have concerns			
Motion	<b>Motion to Approve. (Oliver)</b>			
Roll-call Vote	Carried 4-1//Coombs, Thornewill, Oliver, and Camp-aye; McLaughlin-nay		Certificate #	<b>HDC2022-02-5681</b>

**VII. OLD BUSINESS 02/22/22**

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	32 Hulbert Trust <b>11-5220</b>	32 Hulbert Avenue	New Dwelling	29/72	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	Gretchen Lytle, 30 Willard				
Concerns (7:35)	<b>Botticelli</b> – Reviewed changes made per previous concerns; length is 72'X79'; reviewed context photos. <b>Backus</b> – Read HSAB comments 2/28: The previous recommendation from the HDC was to push the building back away from Hulbert and make it smaller; there is plenty of room to push it back, and the length should be reduced to conform to the other properties in the immediate area. The chimney is in an awkward location and should be moved to the central mass where it is usually found. The proposed railing design has promise but should be simplified a little. On the south elevation, the gable is too narrow. HSAB would like to see revisions. This is infill within the OHD and should comply with Resilient Nantucket Chapter 11. Abutters submitted comments. <b>Lytle</b> – Appreciates the dropping the height along Willard. Asked about the ground cover. The house sits very close to Hulbert which is not in keeping with the neighborhood. <b>Coombs</b> – It's too large with no additive massing. It's on a corner so all sides are visible. North elevation, the façade should be simpler with fewer mulled windows and dropping the ridge on the ends. South elevation, the façade should be less imposing. <b>Thornewill</b> – Suggested dropping the north elevation left piece to 1 story. Because the area is open, this should be pushed back 10'. Appreciates changes in fenestration. <b>Oliver</b> – Appreciates the changes. Likes the detailing, which harkens back to old Hulbert Avenue houses. The 1-story mass along Willard works well. <b>McLaughlin</b> – North elevation, railing detail is atypical. <b>Camp</b> – It's still too large for the lot; this side of the street is open. Detailing is too ornate. Need a lower element on the front.				
Motion	<b>Motion to Hold for revisions and to go back to HSAB for review. (Coombs)</b>				
Roll-call Vote	Carried 5-0//McLaughlin, Thornewill, Oliver, Coombs, and Camp-aye		Certificate #		

Rest held for Thursday, March 10

2.	6 Lincoln St, LLC <b>12-5462</b>	6 Lincoln Street	Alterations & Color change	73.4.2/86	Val Oliver
3.	Jessica Millard <b>06-4017</b>	5 Cudweed Road	Window changes	31/145	Val Oliver
4.	Okay Okay House LLC <b>10-4821</b>	10 Union Street	Parking & patio	42.3.1/43	BPC
5.	Eleven Lincoln Ave. <b>12-5451</b>	32 Jefferson Avenue	Main house addition	30/132	Botticelli + Pohl
6.	8 Walsh St, LLC <b>12-5475</b>	8 Walsh Street	Studio	42.4.1/83	Brook Meerbergen
7.	Taccat, LLC <b>12-5423</b>	14 Union Street	Addition	42.3.2/17	Brook Meerbergen
8.	7 North Mill St <b>12-5457</b>	Lot 27B - Birdsong Lane	Shed	55.4.4/80.3	Brook Meerbergen
9.	7 North Mill St <b>12-5465</b>	Lot 27A - Birdsong Lane	Garage	55.4.4/80.3	Brook Meerbergen
10.	7 North Mill St <b>12-5466</b>	Lot 27A - Birdsong Lane	Shed	55.4.4/80.3	Brook Meerbergen
11.	Carmine/Sheila Giardini <b>01-5507</b>	7a Clifford Street	New dwelling	79/19	McMullen & Assoc.
12.	Carmine/Sheila Giardini <b>01-5508</b>	7a Clifford Street	Pool & hardscape	79/19	McMullen & Assoc.
13.	Carmine/Sheila Giardini <b>01-5509</b>	7a Clifford Street	Gazebo	79/19	McMullen & Assoc.
14.	Arline Bartlett <b>12-5454</b>	21 Pleasant Street	Fenestration & sm addition	55.4.1/1	LINK
15.	James Davison <b>09-4803</b>	8B North Water Street	Fenestration changes	42.4.2/92.1	LINK
16.	Hoehn- Saric <b>10-4865</b>	34 Easton Street	New Structure	42.1.4/18	CWA
17.	Tack3 LLC <b>10-4863</b>	26 Washington Street	New structure	42.3.2/23	CWA
18.	Brett Fodiman <b>10-4969</b>	27 Cato Lane	Main house dwelling	55/118	CWA
19.	Brett Fodiman <b>10-4968</b>	27 Cato Lane	Guest house dwelling	55/118	CWA



20. Brett Fodiman 10-4970	27 Cato Lane	Garage	55/118	CWA
21. Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed Used building	42.4.2/23	Emeritus
22. Anthony Noto 11-5270	10 Lincoln Avenue	Addition & renovation	30/184	Emeritus

**VIII. NEW BUSINESS 03/01/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. JP Hernandez 02-5689	328 Madaket Road	Roof Solar Panels	60/103	Tesla Energy
2. Jean Moran 01-5621	4 Washington Avenue	New pool	60.2.4/65	Jon Paul Couture
3. Jean Moran 01-5620	4 Washington Avenue	Window well	60.2.4/65	Jon Paul Couture
4. Jean Moran 01-5199	4 Washington Avenue	New garage	60.2.4/65	Jon Paul Couture
5. Bolthole, LLC 02-5701	10 Quince Street	Shingles and Clapboard	42.3.4/1003	NAG
6. Warren Hyde 02-5706	140 Miacomet Road	Move/Demo	81/14	MCA+
7. Warren Hyde 02-5702	140 Miacomet Road	New Dwelling	81/14	MCA+
8. Warren Hyde 02-5703	140 Miacomet Road	New Garage	81/14	MCA+
9. Warren Hyde 02-5704	140 Miacomet Road	New Cabana	81/14	MCA+
10. Warren Hyde 02-5705	140 Miacomet Road	New Pool	81/14	MCA+
11. Waterfront Pocomo, LLC 02-5708	17 Lauretta Lane	Demo or Move MH	14/10.2	Brook Meerbergen
12. Waterfront Pocomo, LLC 02-5709	17 Lauretta Lane	Demo or Move Cottage	14/10.2	Brook Meerbergen
13. Waterfront Pocomo, LLC 02-5707	17 Lauretta Lane	Demo or Move Shed	14/10.2	Brook Meerbergen
14. Pacific Natural 02-5715	65 Main Street	Exterior lighting	42.3.1/197	Bruce Bisbano
15. Pacific Natural 02-5717	15 Sparks Avenue	Exterior lighting & Re-roof	55/177	Bruce Bisbano
16. Joe Donelan 02-5722	37 West Miacomet Road	Addition	81/147	MCA+
17. Van Den Born 02-5725	2 Center Street (Sias)	Roofing, Paint Trim	73.2.4/2	Mark Avery
18. Van Den Born 02-5724	6 Center Street (Sias)	Roofing, Paint Trim	71.1.3/31	Mark Avery
19. Julie Killian 02-5736	159 A/B Main Street	Add Basement Windows (2)	41/288.2	LINK
20. Brewster 35, LLC 02-5740	35 Brewster Road	Move off/Demo	54/86	LINK/ JB Studio
21. Brewster 35, LLC 02-5741	35 Brewster Road	New Primary Dwelling	54/86	LINK/ JB Studio
22. Brewster 35, LLC 02-5739	35 Brewster Road	Pool	54/86	LINK/ JB Studio
23. C and S Cordts – Peace 02-5742	76 Pleasant Street	Addition to dwelling	55/367	JB Studio
24. David and Janet Prill 02-5733	82 Pocomo Road	New Barn	15/35	Botticelli + Pohl
25. Faro Strada LLC 02-5731	20 Sankaty Road	New Bike Shed	48/31	Botticelli + Pohl
26. Boltic Ave, LLC 02-5744	8 Holly Street	Move or Demo MH	80/21	Normand Residential
27. Boltic Ave, LLC 02-5749	8 Holly Street	Move of Demo Shed	80/21	Normand Residential
28. Boltic Ave, LLC 02-5745	8 Holly Street	New Dwelling	80/21	Normand Residential
29. Boltic Ave, LLC 02-5746	8 Holly Street	New Cottage	80/21	Normand Residential
30. Boltic Ave, LLC 02-5747	8 Holly Street	New Cabana	80/21	Normand Residential
31. Boltic Ave, LLC 02-5748	8 Holly Street	Pool and Hardscaping	80/21	Normand Residential
32. Sankaty Bluff Grp. 02-5753	3 Reaper Circle	Pool and Hardscape	73/44	Ahern
33. 12 Federal St LLC 02-5752	12 Federal Street	Hardscape and Gate	42.3.1/127	Ahern
34. 265 Madaket Rd, LLC 02-5767	265 Madaket Road	Garage	59.4/319	Brook Meerbergen
35. 265 Madaket Rd, LLC 02-5766	265 Madaket Road	Pool and Hardscape	59.4/319	Brook Meerbergen
36. RGPD 02-5761	49 Beach Grass Road	New Dwelling	68/338	KOH
37. RGPD 02-5760	47 Beach Grass Road	New Dwelling	68/338	KOH
38. India and Rose Trust 02-5776	28 India Street	Addition	42.3.4/108	Botticelli + Pohl
39. 8 Walbang Nom. Trust 02-5773	8 Walbang Avenue	MH Revisions	82/146	Botticelli + Pohl
40. Cannonbury Ln Ptnrs, LLC 02-5765	3 Reaper Circle	New MH	73/44	Workshop / APD
41. Cannonbury Ln Ptnrs, LLC 02-5764	3 Reaper Circle	New Garage	73/44	Workshop / APD
42. Housing Nantucket 02-5770	31 Fairgrounds Road	Landscape Amenities	67/149	Jardins Intl.
43. 1 Caroline Way, LLC 02-5759	1 Caroline Way	New Shed	82/59	Vicente-Burn Arch.
44. N.T. Historical Assn 02-5779	7 Fair Street	Replace Windows	42.3.1/50	Linda Williams
45. Teal Szilkas Colliton TR 02-5784	44 Fair Street	Window Replacement	42.3.2/155	Linda Williams
46. K22S, LLC	126 Main Street	Move on site/Reno	42.3.3/98	Linda Williams
47. Nantucket Shire, LLC	30 Dukes Road	New Dwelling	56/189	Linda Williams
48. Nantucket Shire, LLC	30 Dukes Road	Move Shed and Addition	56/189	Linda Williams

**IX. OLD BUSINESS 03/08/22**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 450 Green Park, LLC	2 Stone Alley	Adtn, Alteration foundation	42.3.1/103	Emeritus
2. Zero India, LLC	1 Cambridge Street	Reduce footprint & chng roof	42.3.1/130.2	Emeritus
3. James Gribbell 07-4236	2 Mulberry Lane	New garage studio	55.4.1/20	Thornewill Designs
4. 20A Bishop Rise, LLC	20A Bishop Rise	Rev. 01-5592: Main house	40/127	Linda Williams
5. 20A Bishop Rise, LLC	20A Bishop Rise	Rev. 01-5590: Garage/Apt	40/127	Linda Williams
6. 20B Bishop Rise, LLC	20B Bishop Rise	Rev.01-5591: Main house	40/127	Linda Williams
7. 20B Bishop Rise, LLC	20B Bishop Rise	Rev. 01-559?: Garage/Apt	40/127	Linda Williams
8. 4 Dolphin Ct, LLC 01-5574	4 Dolphin Court	Addition revision	42.4.1/65.2	Linda Williams
9. 36 Easton St Corp. 01-5520	36 Easton Street	2 <sup>nd</sup> floor deck rail change	42.1.4/19	EMDA

10. Michael Robinson	13 Fayette Street	Roof walk	42.3.2/28	Sanne Payne
11. Bluefin, LLC <b>11-5194</b>	27 Ellen's Way	New Dwelling	81/180	Brook Meerbergen
12. Melissa Spruce <b>12-5439</b>	21 Bank Street Sias	Renovation/Addition	73.1.3/57	Gryphon Architects
13. Ocean Dojo, LLC	22 Bartlett Road	New dwelling fenestration	65/76.1	BPC
14. Taco 1, LLC	20 Bartlett Road	New dwelling fenestration	65/76	BPC
15. Lloyd Realty, LLC <b>01-5600</b>	7 Heather Lane	New dwelling	30/24.2	Sophie Metz

<b>X. OTHER BUSINESS</b>	
Approved Minutes	February 22 & 24, 2022
Motion	<b>Motion to Approve. (Camp)</b>
Roll-call vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye
Review Minutes	March 1 & 3, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Thursday, March 10 @ 1:00 pm VIA ZOOM</b></li> <li>• Discussion of Advisory Board Review</li> <li>• Section 106 – Sunrise Wind Farm Project, intro</li> <li>• Discussion of additions and new dwellings added to the consent agenda</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>
Commission Comments	<b>Oliver</b> – We're adjourning early since the last hour becomes too arduous.

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:03 pm. (McLaughlin)**  
 Roll-call vote Carried 5-0//Oliver, Coombs, Camp, McLaughlin, and Pohl-aye

Submitted by:  
 Terry L. Norton

[Historic Structures Advisory Board](#)

[Sconset Advisory Board](#)

[Madaket Advisory Board](#)