



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
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 March 21, 2023

Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 4:03 pm. and announcements by Mr. Pohl

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

Attending Members: Pohl, Welch, Camp, Coombs, Oliver, Thornewill, Dutra, Patten

Remote Participants: Pohl, Thornewill, Dutra

Absent Members: None

Late Arrivals: None

Early Departures:

Adoption of Agenda.

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

Roll- Call Vote Carried 5-0 // Oliver, Coombs, Camp, Welch, and Pohl-aye

I. PUBLIC COMMENT

Backus- The Independent review study was to be heard at last week's 03/22/23 SB meeting, agenda was lengthy. Per Matt Fee it was continued; to be discussed sometime in April, date to be determined. Staff will provide that information when it is received.

II. COMMISSION COMMENTS

Welch- Encourage folks to contact NISHA and foster a pet—you might find a love of your life. Brings up concept of a policy recommendation through the OFC, wherein Modular Homes subject to schedule constraints that are year-round homes or subject to other criteria, would (upon a letter from Nantucket Housing or another entity, or the homeowner), be subject to quicker review by HDC, in an equitable way.

Coombs- Requested discussion of the new rules of policies and procedures; brief discussion on Best Practices established by the OFC.

III. DISCUSSION & VOTE

- Vote On April- June 2023 HDC Schedule.

Voting Pohl, Welch, Camp, Coombs, Oliver

Alternates Thornewill, Dutra, Patten

Recused None

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to approve. (Camp)**

Vote Carried 5-0 // Oliver, Coombs, Camp, Welch, and Pohl-aye

IV. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 7 Starbuck Ct LLC 03-8090	7 Starbuck Ct	Historic Determination M.H.	42.3.3/80	Todd Burns
2. 7 Starbuck Ct LLC 03-8089	7 Starbuck Ct	Historic Determination G	42.3.3/80	Todd Burns
3. Mark Kooreny 03-8081	7.5 Back St	Arbor & gate	55/653	Linda Williams
4. Harvey Jones 02-7951	78 Main St	Fence	42.3.1/55	Normand Residential
5. David & Susan Brownlee 03-8101	81 Main St	Add dormers	42.3.4/11	Wilson Co.
6. Sankaty Head Golf 03-8049	100 Sankaty Rd	New dwelling	49/163	NAG
7. Waste Options/Town of Nantucket 03-8050	188 Madaket Rd	Commercial building	58/38.1	Whitney Hall
8. Henry Spitzer 03-8080	1 Sconset Ave	Door, window chng, porch	73.4.1/8	EMDA
9. Gerald Platt 03-8056	2 Nobadeer Way	New duplex	68/113	Reid Yenor
10. Jennifer Diamond 03-8060	3 Lincoln Ave	Addition rev 10-4994	30/140	NAG
11. 4 The Kids Realty 03-8068	79 Pocomo Rd	New garage	15/5	CWA

Draft HDC Minutes for March 21, 2023

12. Chris O'Connell 03-8093	3 Upper Tawpawshaw	Mh Rev 01-7679	53/41	EMDA
13. Chris O'Connell 03-8053	3 Upper Tawpawshaw	New garage	53/41	EMDA
14. NIR Retail LLC 03-8063	4 Harbor Square	Infill & bulkhead rev	42.24/1	WAPD
15. Gregory Hughes 03-8077	6 Walbang Ave	New shed	82/144	John Schaefer
16. Holdgate W Donald TR. 02-8011	42 Old South Rd	New 2 nd Dwelling	68/17	Emeritus LTD
17. 5 Amelia Drive LLC 03-8109	5 Amelia Drive	Covered porch	57/435	Emeritus LTD
18. Peter Brooke 03-8100	70 Sankaty Rd	Addition to garage	42/81	Val Oliver
19. Delphine Sourian 03-8094	Madaquecham valley	New dwelling	88/25	Val Oliver
20. Nick Pappas 03-8067	7 Beaver St	Extend porch	55.1.4/82	Val Oliver
21. Conservation Foundation 02-8002	220 Milestone Rd	Demo structure building	51/1	Val Oliver
22. Keegan Hodges 03-8065	163 Orange St	New garage	55/176.5	Thornewill Design
23. Carro & Taylor 02-7453	21A Pine grove Ln	Move off/ demo site shed	67/420.2	Thornewill Design

• Approved on March 7, 2023

24. Carro & Taylor 02-7955	21A Pine grove Ln	New dwelling	67/420.2	Thornewill Design
25. 3 Sherburne Turnpike LLC 03-8108	3 Sherburne Turnpike	Fenestration rev 04-3596	30/114	Botticelli + Pohl
26. Squam Holdings 03-8063	25 Squam Rd	New guest house	21/5	Botticelli + Pohl

Voting Welch, Camp, Coombs, Dutra, Patten
 Alternates None
 Recused Pohl, Oliver, Thornewill
 Documentation None
 Representing None
 Public None
 Concerns No concerns.
 Motion **Motion to approve all but items #4 and #5 (Camp)**
 Vote Carried 5-0

Certificate # **HDC2023-01-(as noted)**

27. Harvey Jones 02-7951	78 Main St	Fence	42.3.1/55	Normand Residential
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Voting Welch, Camp, Coombs, Dutra, Patten
 Alternates None
 Recused Pohl, Oliver, Thornewill
 Documentation None
 Representing Ben Normand
 Public None
 Motion **Motion to approve through staff item #4 Fence itself approved color subject to final review (after a "view") @ 03/28/23 mtg. (Camp)**
 Vote Carried 5-0

Certificate # **HDC2023-02-7951**

28. David & Susan Brownlee 03-8101	81 Main St	Add dormers	42.3.4/11	Wilson Co.
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Voting Welch, Camp, Coombs, Dutra, Patten
 Alternates None
 Recused Pohl, Oliver, Thornewill
 Documentation None
 Representing Linda Williams
 Public None
 Concerns No concerns.
 Motion **Motion to hold for revisions Revise dormer configuration. (Camp)**
 Vote Carried 5-0

Certificate # **HDC2023-03-8101**

V. 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. 29 Center St LLC 03-8035	4 Chestnut St	Fence & gate	42.3.1/68.1	D. Kinsella
<ul style="list-style-type: none"> Approved on March 7, 2023 				
2. GoldenEye LLC	5 Grant Ave	Pool & hardscape	30/143	Patrick Ahern
<ul style="list-style-type: none"> pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application. 				
3. Quaker Project LLC 03-8054	16 Quaker Dr	Windows doors rev 12-7610	41/176	Linda Williams
<ul style="list-style-type: none"> Proposed East and West Elevations (and EXG?) are switched; TO BE correct. 				
4. Tack3 LLC 03-8071	26 Washington St	Alterations rev 10-4865	42.3.2/23	CWA
<ul style="list-style-type: none"> No changes to exterior stairs. 				
5. Bluefin Partners 03-8095	27 Ellen's Way	add roofwalk rev 11-5194	81/180	Brook Meerbergen
<ul style="list-style-type: none"> Roof Walk: i) Reduce to no greater than 1/3 of roof width (parallel to front door), ii) NTW finish 				
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Dutra, Patten			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve through Staff Conditions (Welch)			
Roll-call Vote	Carried 4-0 // Coombs, Welch, Oliver, Pohl-aye; Camp-Abstained		Certificate #	HDC2023-01-(as noted)

VI. NEW BUSINESS 02/07/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Brett Fodiman 03-8070	27 Cato Lane	Main house Revision	55/18	CWA
Voting	Pohl, Camp, Coombs, Oliver, Patten			
Alternates	Thornewill, Dutra, Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Chip Webster- CWA			
Public	None			
Concerns	No concerns			
Motion	Motion to approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Patten & Pohl-aye.		Certificate #	HDC2023-03-8070
2. Brett Fodiman 03-8069	27 Cato Lane	Guest house Rev 10-4968	55/18	CWA
Voting	Pohl, Camp, Coombs, Oliver, Patten			
Alternates	Thornewill, Dutra, Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Chip Webster- CWA			
Public	None			
Concerns	No concerns			
Motion	Motion to Approve- Nano doors to be screened at the time of inspection and thereafter in perpetuity. (Oliver)			
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Patten & Pohl-aye.		Certificate #	HDC2023-03-8069
3. Darlene Demichele 02-7889	2 Birdsong Lane	Hardscape	55.4.4/80.2	Linda Williams
Voting	Pohl, Camp, Coombs, Oliver, Dutra			
Alternates	Welch, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns	Oliver- Have a surveyor do a survey, concerns on deck. Pohl- Cross section from east-west and north-south, want to see a grading plan with existing grade., and site plan.			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried// Coombs, Camp, Oliver, Dutra and Pohl-aye		Certificate #	HDC2023-02-7889

4. Pact LLC 02-7881	41 Orange St	Window rev	42.3.2/224	Linda Williams
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	Welch, Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Linda Williams			
Public	Angus McCleod- HSAG			
Concerns	Backus- Per HDC Survey typical 1820's NT 4 bay structure. McCleod- No casement window.			
Motion	Motion to Approve through staff with casement rough opening with crossbar 6/6 TDL window. (Thornewill)			
Roll-call Vote	Carried 5-0// Camp, Thornewill, Oliver, Coombs, and Pohl-aye.		Certificate #	HDC2023-02-7881

VII. OLD BUSINESS 02/14/23

	<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

Voting Pohl, Welch, Coombs, Camp, Oliver
 Alternates Dutra, Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments and *Building with Nantucket in Mind (BWNIM)*.
 Representing Linda Williams
 Chip Stahl, owner
 Public Angus McCleod-HSAG
 Alger, for 124 Main Street
 Kevin Toth 128 Main Street
 Concerns **Backus** – Per HDC survey, circa 1750 typical Nantucket 3-bay. She went into the structure and thinks parts of it are older than 1750. Appreciates the explanation revisions along the laser scans details of the existing foundation. The benchmark by the surveyor is very beneficial. Curious of the chimney if its going to be faux it is not part of the program. Appreciates the retention of the brick as much of possible and the window notations to be TDL's especially in the OHD, appreciates maintaining the existing threshold.
Toth- The elevations don't clearly show how the additions and other changes would be visible to those walking along main street for example the plan heights on the submitted drawings are pixelated and blurry while it clearly states the existing height of the main ridge to be at 26 feet 4 inches and the existing addition ridge to be at 24 feet 4 inches it is on unclear whether the proposed plans remain at those heights the pixelated blurry plan.
Alger- changes have not been fully responsive to all the concerns that the commission has raised, doesn't think the project is quite there yet in terms of an approval.
Welch- Concerns are currently the faux chimney, suggests this come back as a rebuilt chimney reutilizing as much of the existing brick as possible. Laser imagery of the existing foundation is a meaningful tool, however a mock-up of actual materials and laid mortaring technique, on the site, is critical element to a final approval before the foundation rebuilding begins. A survey drawing that is stamped is required. The proposed shows that the finished floor shown at 54.9 the existing top of floor is shown at 54.2 and 54, so the highest difference the differential on that for the structure is proposed is 9" and the shortest change is 6", was appropriate is that the height of the finished floor doesn't change and clarity the abbreviations need to be the same, locations on the drawings makes them confusion; typically stacked over one another and listed as proposed and existing. The granite rubble should not be painted on the side of the structure, both sides.
Camp- Right hand mass should be shaved off a little bit more, the TDL window should be throughout even on the east side, the foundation should be painted around the corners uniformly gray.
Coombs- Chimney should not be faux. All windows in the house should be TDL's.
Oliver- The rehabilitation restoration or reconstruction is a demolition and completely new house with the disguise of an existing old house, the interior is completely gone, and it obliterates any of its former integrity keeping the four walls or corners of this original structure doesn't see it as being of preservation at all.
Pohl- Finished floor there is a discrepancy. Revise the notation on the floor level, so the door threshold matches similarly to the front stoop, and bottom staircase should match. Unless it was intentional for the additional step. West side foundation unpainted. TDL front and SDL on the back is ok.

Motion **Hold for Revisions to address the inappropriate items consensus voiced items at the meeting, mostly foundation to be corrected, clearer, paint on the foundation, finished floor elevations or finished door threshold and finished stoop elevations both, elevations both existing and proposed, and a survey drawing, the chimney as a rebuild. Largely approvable drawing set and additional information. (Welch)**

Roll-call Vote Carried 5-0// Welch, Coombs, Camp, Oliver, and Pohl-aye Certificate # **HDC2022-03-5944**

2. The Brant LLC 12-7612 6 & 8 N Beach/4 Dolphin New building 42.4.1/65.1 Linda Williams

Voting Pohl, Welch, Coombs, Camp, Oliver
 Alternates Thornewill, Dutra, Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing Linda Williams
 Public None
 Concerns None
 Motion **Motion to approved and pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application. (Oliver)**

Roll-call Vote Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye Certificate # **HDC2022-12-7612**

3. The Brant LLC 6 & 8 N Beach/4 Dolphin Hardscape 42.4.1/65.1 Linda Williams

Voting Pohl, Welch, Coombs, Camp, Oliver
 Alternates Thornewill, Dutra, Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing Linda Williams
 Public None
 Concerns None
 Motion **Motion to Approved through Staff gate vine boxes on the interior of the gate; 6'fence; eliminate picture frame' go to standard board, hiding rails & post, no gaps. (Welch)**

Roll-call Vote Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye Certificate # **HDC2023-0**

4. Doherty Ack LLC 08-6934 2 Mariner Way New Dwelling 55.1.4/72.4 Linda Williams

Voting Pohl, Welch, Coombs, Camp, Oliver
 Alternates Dutra, Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing Linda Williams
 Public Angus McCleod- HSAG
 Concerns **Backus-** appreciates the changes, Funky lines on drawings, hard to discern at some location, French doors should be 12 lights, landscape plan needed.

McCleod- windows in the rear addition should be taller on the south and east the main mass should have large chimney to fit in with surrounding architecture, the gable window shouldn't be horizontal six light, more like a vertical 4 light or another double hung, looks like an awning looking inappropriate.

Camp- too tall, roof pitch too shallow, needs a chimney, 1st floor windows on the south elevation 2nd mass should be the same size as the ones on the main mass. Drawings should be clearer.

Oliver- ok with it, a chimney would be nice make it look more traditional.

Welch- appreciates the changes, dwelling is too large, actually bigger than large, it's overlarge. Union side elevation looks the most appropriate with respect to height and massing, the chimney should return. Roof walk would be appropriate. On the Mariner side its over fenestrated too organized.

Motion **Motion to approved through Staff prior widows walk to be brought back, add "typical chimney" to the right side, lose gable windows on south and east elevations 3rd floor, "typical trim package" Traditional door casings on the front door. FEMA package (Welch)**

Vote Carried 3-2// Welch, Camp, Pohl-aye / Oliver & Coombs-nay Certificate # **HDC2022-08-6934**

5. Doherty Ack LLC 08-6939 4 Mariner Way New Dwelling 55.1.4/72 Linda Williams

Voting Pohl, Welch, Coombs, Camp, Oliver
 Alternates Dutra, Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing Linda Williams
 Public Angus McCleod- HSAG

Concerns	<p>Backus- infill structure within the OHD. The front door is atypical. McCleod. - the ridge in the perpendicular rear addition should drop below the secondary mass that it intersects, the two adjacent second floor decks are excessive, one should be removed, same issue as #2 with the gable windows. Camp- right hand mass is still bit too large, the north elevation is too cumbersome, agrees with McCleod, additive massing is needed. Remove the balcony. Oliver- Massing is a concern, specifically the east and the west. The peak is unusual. Coombs- Would like to see additive massing. The houses need chimneys. Less windows, less decks. Welch- Drawings are an issue, structure is still too wide, secondary addition is too wide, it has a funky trim package. East elevation is over fenestrated and poopy decks, needs to be cleaned up.</p>			
Motion	Hold for Revisions. (Camp)			
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye		Certificate #	HDC2022-08-6939
6. Doherty Ack LLC 08-6941	4 Mariner Way	New Garage/Apt	55.1.4/72	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns	Application not opened.			
Motion	Motion to track (Camp)			
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye		Certificate #	HDC2022-08-6941
7. Doherty Ack LLC 08-6930	6 Mariner Way	New Dwelling	55.1.4/72.2	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Linda Williams			
Public	Angus McCleod- HSAG			
Concerns	<p>Backus- Infill in OHD, appreciated the changes, unsure about front eve, it still matches up with the right-hand mass, plans need to be tweaked, roof walk should be removed, based on the approval of 2 Mariner Way. McCleod- the scale of the development should be dropped down as it gets further away from Union St. The proportions of the right mass are too tall and vertically it needs shortening or lowering or both. Camp- remove roof walk and add a chimney, the right-hand mass would like to be shorten, would like to see more additive massing. Coombs- should be smaller. Right hand addition two windows not three. Does not fit streetscape. Less wide less tall, needs a chimney. Oliver- less is more. Welch- Right addition on the right side is one bay too wide, south elevation with concept of wider corner boards to mask misalignment left to right of the windows was unsuccessful. Width needs to be reduced and windows spaced properly. West elevation is the least visible. North elevation left is atypical, the width is atypical. East elevation is tower like. Suggests all structures should be a sort of muted gray color to tone down the massing. Pohl- right hand mass is too long; remove roof walk, add chimney.</p>			
Motion	Hold for Revisions, remove the roof walk, and cleaning the drawings; and 12 light kick panels, remove gable windows. (Welch)			
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye		Certificate #	HDC2022-08-6941
8. Doherty Ack LLC 08-6937	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns	Application not opened.			
Motion	Motion to track (Welch)			
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye		Certificate #	HDC2022-08-6937
9. Doherty Ack LLC 08-6943	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns	Application not opened.			
Motion	Motion to track (Camp)			

Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye	Certificate #	HDC2022-08-6943
10. Doherty Ack LLC	08-6931 6 Mariner Way	Hardscape	55.1.4/72.2 Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver		
Alternates	Dutra, Patten		
Recused	None		
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.		
Representing	Linda Williams		
Public	None		
Concerns	Application not opened.		
Motion	Motion to track (Camp)		
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye	Certificate #	HDC2022-08-6931
11. Mike Romano	01-7815 55 Easton St	Rev 05-6245 Windows	42.4.1/86 Shelter 7
Voting	Welch, Coombs, Camp		
Alternates	None		
Recused	Dutra		
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.		
Representing	Jason Olbres- Shelter 7		
Public	Angus McCleod- HSAG		
Concerns	<p>Backus- Windward Circa 1912 structure Radford Bungalow Kit House, recently approved addition. Contributing structure. Windows should be TDL's if not restored. Would like clarification which windows are being restored or replaced it's not clear to her.</p> <p>McCleod- on the survey and documentation done it appears all windows have been modified; we believe windows could be restored.</p> <p>Camp- Would like the windows to be restored in the front and sides.</p> <p>Coombs- Would like windows to be restored.</p> <p>Welch- TDL's in the front and side and rear can have double glass for energy efficiency glass.</p>		
Motion	Motion to Hold for Additional Information and included elevations to be presented on Tuesday March 28th meeting. (Coombs)		
Vote	Carried 3-0// Camp, Coombs, and Welch-aye	Certificate #	HDC2023-01-7815
12. 13 Commercial LLC	09-6996 13 Commercial Wharf	Rev- Shorten Structure	42.2.4/10 NAG
Voting	Welch, Coombs, Camp, Oliver, Dutra		
Alternates	Pohl, Patten		
Recused	None		
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments and 3-D model.		
Representing	Bill McGuire- NAG		
Public	Angus McCleod- HSAG		
Concerns	<p>Backus- Circa 2008 Non-Contributing structure within the OHD. Revision due to ConCom's requirements. On south the shed dormer runs into the main mass should be shorten. Proposal is reduced.</p> <p>McCleod- the height of the porch beam should drop to the top of the window head and remove the brackets on the north elevation; the 2nd floor wall to the right of the main gable should be pushed back several feet to isolate the main front door gable; and avoid a flush wall in the upper area. The front door could align with the window above.</p> <p>Camp- Agrees about the North elevation.</p> <p>Oliver- Shingle the front porch like formally.</p> <p>Dutra- Shift the porch to the left, make it a bit smaller try to align window or the door.</p>		
Motion	Motion to Approve through Staff with the porch roof dropping mixing the crossbucks. (Oliver)		
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Dutra and Welch-aye	Certificate #	HDC2022-09-6996
13. Kathryn Cook	10-7257 85 Low Beach Rd	New dwelling MH	75/31.3 Michael Bard
Voting	Welch, Coombs, Camp, Oliver, Thornewill		
Alternates	Dutra, Patten		
Recused	None		
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.		
Representing	Michael Bard		
Public	None		
Concerns	<p>Oliver- Front door has too many doors.</p> <p>Camp- Agrees</p>		
Motion	Motion to Approve through Staff front door to be 6 light double front and one 2/2 double hung windows one each side. (Thornewill)		
Vote	Carried 5-0// Thornewill, Camp, Coombs, Oliver, and Welch-aye	Certificate #	HDC2022-10-7257

14. Kathryn Cook	10-7217	85 Low Beach Rd	New Garage	75/31.3	Michael Bard
Voting	Welch, Coombs, Camp, Oliver, Thornewill				
Alternates	Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Michael Bard				
Public	None				
Concerns (3:52:	Thornewill- Odd massing on every side. Massing issue. Welch- Convert the hip on the shower side to make a shed roof dying into the plane away from the stair.				
Motion	Hold for Minor Revisions. (Thornewill)				
Roll-Call Vote	Carried 5-0// Thornewill, Camp, Coombs, Oliver, and Welch-aye			Certificate #	HDC2022-10-7746
15. Kathryn Cook	10-7746	85 Low Beach Rd	Pool house	75/31.3	Michael Bard
Voting	Welch, Coombs, Camp, Oliver, Thornewill				
Alternates	Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Michael Bard				
Public	None				
Concerns	Thornewill- 2 nd floor deck elevation needs fixing. Camp- The two gables need to be simplified. Welch- Connected and flushed, less artistic.				
Motion	Hold for minor Revisions for simpler form. (Camp)				
Roll-Call Vote	Carried 5-0// Thornewill, Camp, Coombs, Oliver, and Welch-aye			Certificate #	HDC2022-10-7746
16. 4 The Kids Realty	07-6708	79 Pocomo Rd	Widows walk rev	15/5	CWA
Voting	Camp, Coombs, Welch, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence.				
Representing	Chip Webster- CWA				
Public	None				
Concerns	Welch- Roof walk should be thinner left to right by one foot on each side; chimneys could also come in. The roof walk would benefit from being skirt less, and having brackets—much less of a hat-effect that way. Thornewill- Skirt is too long, double chimneys butting in is awkward.				
Motion	Motion to Hold for minor revision to chimneys and the widows walk to be natural to be heard on March 28th meeting. (Coombs)				
Roll-Call Vote	Carried 4-1// Thornewill, Coombs, Oliver, and Camp-Aye // Welch-Nay			Certificate #	HDC2022-07-6708
17. 41 Hulbert LLC	11-7516	41 Hulbert Ave	MH. Raise/ mass/ fenestration	29/18	Botticelli + Pohl
Voting	Welch, Camp, Oliver, Dutra, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Lisa Botticelli- Botticelli + Pohl				
Public	None				
Concerns	Backus- Circa 2005 within the Brant Point Neighborhood.				
Motion	Motion to Approve through Staff Option 1 @ table existing house 1ft w/ batten to match porch and scaled full size plans required. (Oliver)				
Roll-Call Vote	Carried unanimously			Certificate #	HDC2022-11-7516

REST HELD NEXT MEETING-

18. 32 Hulbert Trust	32 Hulbert Ave	Fenestration revisions	29/72	Botticelli + Pohl	
19. 1010 Wins LLC	10-7136	10 Lincoln Ave	Demo/ move of garage	30/184	Emeritus LTD
20. 1010 Wins LLC	10-7317	10 Lincoln Ave	New garage	30/184	Emeritus LTD
21. Harold Brothers Realty, LLC	01-7685	2,4,6 Highland Ave	New dwelling 1	30/189	Emeritus LTD
22. Harold Brothers Realty, LLC	01-7684	2,4,6 Highland Ave	New dwelling 2	30/189	Emeritus LTD
23. Tigerlily Nom Tr.	107289	7 Barnabas Lane	New dwelling	30/132	Studio PPark
24. Tigerlily Nom Tr.	01-7689	7 Barnabas Lane	New garage	30/132	Studio PPark

25. Tigerlily Nom Tr. 01-7671	7 Barnabas Lane	Hardscape & pool	30/132	Ahern
26. Lions Foot 02-7909	9 Sherburne Way	Demo/ move off to Millbrook	30/37	Topham Designs
27. Marty McGowan 01-7822	25 Millbrook Rd	move on from 9 Sherburne	56/67.2	Topham Designs

VIII. NEW BUSINESS 02/21/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Michael Kane	38 Vestal St	Alterations to Main house	41/50	Val Oliver
2. Greg Ferguson	50 Hulbert Ave	Add window revision	29/62	Normand Residential
3. Stilson 27 LLC	2a Copper Lane	Windows, new porch	42.3.3/191	Normand Residential
4. Bob Constable	3 Barrett Farm Rd	New garage	40/80.1	Thornewill Design
5. Mark Hubbard	45 Milk St	New studio	56/20	Mark Hubbard
6. Stark Point LLC	16 Easton St	fenestration Rev22-04-6121	42.1.4/11	Botticelli + Pohl
7. 4 Bailey Rd LLC	4 Bailey Rd	Add egress window & door	55/106.6	Sanne Payne
8. *5 Surfside LLC	5 Surfside Rd	Revise window well	55/253	LINK
9. Kimberly Walin	56 Eel point rd.	Fenestration revision	32/27	CWA

IX. OLD BUSINESS 03/07/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Salisbury Cottage LLC 01-7737	13 Academy Ln	House renovations	42.4.3/112	Gryphon Architects
2. Salisbury Cottage LLC 01-7734	13 Academy Ln	New shed	42.4.3/112	Gryphon Architects
3. Nicole Tirapelli 01-7714	18 Center St- Sconset	Driveway	73.1.6/105	Nicole Tirapelli
4. Cynthia Nelson 01-7808	30 King St Sconset	New studio	73.42/113	Gryphon Architects
5. *Bob Risika 01-7714	18 Maclean Lane	Pool & hardscape	55/448	Atlantic Landscape
6. 8 Maple Lane LLC 01-7795	Maple Lane Lot 8	New dwelling	67/303	Emeritus LTD
7. 8 Maple Lane LLC 01-7799	Maple Lane Lot 8	Garage	67/303	Emeritus LTD
8. Dave Yeager 01-7886	2 Howard Ct	Addition	42.3.4/36	Brook Meerbergen

X. OTHER BUSINESS

Approved Minutes Motion Vote	March 7, 2023
Review Minutes	February 23, & March 9, 2023
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting- March 28th at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUND RD. - COMMUNITY RM. • Classification of street trees & vegetating mapping • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:40pm. (Patten)**

Vote Carried unanimously

Submitted by:

Esmeralda Martinez

YouTube link: <https://www.youtube.com/watch?v=Q5ZU3mQ-qGw>

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village