



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 April 4, 2023

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

Called to order at 4:02 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: None

Absent Members: None

Late Arrivals: Thornewill, Dutra (4:08pm)

Early Departures: Pohl (8:19pm)

Adoption of Agenda.

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

Roll- Call Vote Carried unanimously

I. PUBLIC COMMENT

Holly Backus – Wanted to let the commission know that tomorrow night the select board will have the conversation about our independent review.

Val Oliver – Verified that commissioners can view that select board meeting online.

Ara Charder - Brings to the attention of the board that an engineer deemed the foundation of the 121 Orange Street property as failing due to parched concrete over chicken wire. The building is from 1850 and the speaker believes that the structure can be saved by lifting it up, adding new foundations, and putting it back down. The speaker disagrees with the court order that allows for the demolition and removal of the house and barn and asks the group to reconsider their decision, proposing to move or demolish the house instead. The speaker believes that the house and barn have withstood many abuses and storms and should not be demolished.

Welch – States the board cannot deliberate on the matter brought up regarding the 121 Orange Street property, this due to the topic not having been posted per Commonwealth's Open Meeting Law. Recommends Ara email Esmeralda Martinez so the email can be forwarded to the HDC chair for consideration.

II. COMMISSIONER'S COMMENTS

Coombs – Would like the commission to consider taking a road to undo the demo of 9 Sherburne. Thinks it would be better for the board to review that application again given the building's classic character and setting.

Pohl – Will take Mrs. Coombs suggestion under advisement.

Camp – Would like 60-day hold on structures approved for demolition, the 60-day clock to start on date of HDC demolition approval.

Welch – For clarification, the vote on 9 Sherburne was a partial demolition to retain the contributing structure and keep it on the property. Also, the demolition delay is not with respect to the HDC making a determination and then having 60 days to reconsider its determination and potentially reverse it but instead the demolition delay is for the property if it's a dwelling to be advertised in the local newspaper in the hopes that someone will take the structure and reutilize it for a variety of reasons all of which would serve the community good.

III. COMMISSIONER'S DISCUSSION

- "Discussion of procedures under BWNIM Appendix C."

Welch – Requested to put this topic on the agenda to clarify what constitutes a contributing structure and at what threshold a structure is considered significant and further, when and how it is determined to be a protected structure. Appendix C is our demolition related appendix, which emphasizes the criteria for contributing, significant and protected structure statuses, in line with the Massachusetts Historical Commission Statewide. Establishment significance is another level of protection for a structure if it meets specific criteria, such as having an architect of notoriety associated with it, meeting the minimum age requirement, and contributing to the character and setting of the neighborhood or landmark, or being associated with a significant cultural event or individual. Explains that a structure can be considered significant if it meets the criteria and is voted by the HDC. Once a structure is considered significant, it can advance to the next level, which is protected--providing strong restrictions on demolition. This information came up, or need for understanding, with respect to 9 Sherburne and 2 Stone Alley. His statement covers several points related to the definition of "significant" on a national and local level, the importance of deeds in memorializing and transferring reliable information to prospective buyers—and the perils of making status determinations without having established protocols, which could result later in the process in litigation due to state law and constitutional rights; the use of funding and tax credits to promote protection of historic structures, the limitations of Commissioners relying solely on labels like "protected" or "significant" (vs. actions to make them such) and the need for a clear training manual to help staff and members feel confident in their knowledge and ability to assert themselves in their roles.

Backus – Mentions that they regularly review HDC surveys to determine whether structures are contributing or individually significant, taking into consideration that some surveys may be outdated. They also refer to the NHL update and a new Form B survey to identify contributing structures. The speaker notes that they have been reviewing town records to identify individually significant structures, particularly on Main Street, and aim to provide this information to the commission. The commission will ultimately determine whether structures are individually significant or not.

V. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. George Balboa 03-8155	71R Cliff Rd	Revise COA 03-3087	30/160.1	Brook Meerbergen
2. Phil Allen 03-8191	6 Deer Run Rd	As built stoop	57/14.5	Val Oliver
3. ACK 86 QR LLC 03-812	86 Quidnet rd.	Hardscape-driveway	21/102	Linda Williams
4. Michelle Whelan 03-8120	13B Mary Ann Dr	Sunroom addition	68/222.2	Michelle Whelan
5. Margarette Andrews 03-8183	23 Sesapana Dr	Demo shed	68/91	Thornewill Design
6. Margarette Andrews 03-8184	23 Sesapana Dr	New shed	68/91	Thornewill Design
7. Rhodes Trust 03-8148	125 Main St	Cottage rev 03-5838	42.3.3/49	Gryphon Architects
8. Still Dock Nt LLC 03-8211	40 Tennessee Ave	Rev to 2022-02-5681	59.4/84	Botticelli + Pohl
9. 34 Cannonbury Ln LLC 03-8129	34 Cannonbury Lane	New main house	73/25	WAPD
10. 30 Pearl LLC 03-8161	30 India St	New shed	4.3.4/137	Botticelli + Pohl
11. 30 N Beach St LLC 03-8180	30 N Beach St BLD A	Fenestration & addition	29/130	Emeritus LTD
12. 30 N Beach St LLC 03-8181	30 N Beach St BLD C	Fenestration & Historic Deter	29/130	Emeritus LTD
13. Once Apon Atide 03-8169	59r Madaquecham	Main house addition	88/65	NAG
14. LB Nantucket LLC 03-8201	65 Old South Rd	Move off structure	68/158.1	Val Oliver
15. Gail & Richard Valero 03-8202	7 Waydale Rd	Move on Structure	55/84	Val Oliver
16. 308 Madaket Road LLC 03-8140	308 Madaket Rd	Roof replacement	60.2.1/67	LINK
17. Gary Stahl 03-8163	8 Austin Farm Rd	Window change revisions	56/367	Linda Williams
18. Ryan Murphy 03-8210	Maple Lane Lot4	Add breezeway	67/303	Emeritus LTD
19. Brucebridge Young 03-8179	7 Shawkemo rd.	Rvs to 2022-03-5905	43/5	Botticelli + Pohl
20. Martha Dragon 03-8186	8 Field Ave	Solar roof cottage	80/167	Ack Smart
21. Martha Dragon 03-8185	8 Field Ave	Solar roof main house	80/167	Ack Smart
22. Royal Mile LLC 03-8198	9A Pilgrim Rd	Move shed off	41/217.5	Brian Harris
23. High Cliff Trust 03-8213	11 E. Hallowell Ln	Rev to 2022-09-6986	30/17	Botticelli + Pohl

Voting: Welch, Camp, Coombs, Patten
 Alternates: None
 Recused: Pohl, Oliver, Thornewill
 Documentation: Architectural elevation plans, site plan, photos, correspondence.
 Representing: None
 Public: None
 Concerns: No concerns.
 Motion: **Motion to Approve (Welch)**
 Vote: Carried unanimously

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

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. John Barry 03-8153	22 Eel Point Rd	New shed	40/45	Emeritus LTD
• No pergola connector to garage.				
2. Rudy Valencia 03-8170	33 Daffodil Ln	New structure	68/743	NAG
• Conditions: North & South Elevations are reversed—correct thru staff for final set approval drawings; South Elevation (actual)—replace front door with 6-panel, and separate 2 nd floor double-set of double-hung windows to create a structural mull width between the windows (adding a couple of inches to what’s shown).				
3. 30 N Beach St LLC 03-8178	30 N Beach St BLD B	Fenestration & Historic Deter	29/130	Emeritus LTD
• Minor modifications limited to new post and bracket work shown; application lists fenestration changes however none are apparent/bubbled within submission.				

Voting: Pohl, Welch, Camp, Coombs, Oliver
 Alternates: Thornewill, Dutra, Patten
 Recused: None
 Documentation: Architectural elevation plans, site plan, photos, correspondence.
 Representing: None
 Public: None
 Concerns: No concerns.

Motion: **Motion to Approve through Staff per noted conditions. (Coombs)**
 Roll-call Vote: Carried unanimously

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

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. 1010 Wins LLC 10-7136	10 Lincoln Ave	Demo/ move of garage	30/184	Emeritus LTD
Voting	Welch, Coombs, Camp, Oliver, Dutra			
Alternates	Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Matt MacEachern- Emeritus LTD			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve as submitted. (Dutra)			
Roll-call Vote	Carried 4-1 // Coombs, Camp, Oliver, Dutra-aye// Welch opposed		Certificate #	HDC2022-10-7136
2. 1010 Wins LLC 10-7317	10 Lincoln Ave	New garage	30/184	Emeritus LTD
Voting	Welch, Coombs, Camp, Oliver, Dutra			
Alternates	Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Matt MacEachern- Emeritus LTD			
Public	Peter Ernst – 4 th time this garage has come before the HDC commission. The HDC commission requested the sighting of the garage to be moved back away from Lincoln av. Mickey Rowland – The proposed garage doors seem taller and bigger than usual.			
Concerns	Backus – Gable off the rear to be more subordinate. Oliver – I would prefer the garage doors to be smaller. I do recall the board suggesting the garage be moved further back on the property. Coombs – Agrees with the garage doors being too tall. Welch - With respect to retaining the contributing structure, the garage, on site without partial or full demolition and this new garage taking its place, what’s proposed does not comport with prior approvals.			
Motion	Motion to Approve through Staff with moving the garage back to the edge of the bunker with the front face no further forward than the rear edge of the jog. (Coombs)			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-10-7317

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. Stark Point LLC	16 Easton St	fenestration Rev22-04-6121	42.1.4/11	Botticelli + Pohl
Voting	Welch, Camp, Coombs, Oliver, Patten			
Alternates	Thornewill, Dutra			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Lisa Botticelli- Botticelli + Pohl			
Public	None			
Concerns	No concerns.			
Motion	Motion to Hold for more information. (Welch)			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-01-(as noted)
2. Kimberly Walin 02-7913	56 Eel point rd.	Fenestration revision	32/27	CWA
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Chip Webster -CWA			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve through Staff with triple windows in the second dormer on the south elevation to be separated, the door on the north elevation to be six panel or some other proper type of solid door with trim around it, the middle window on the secondary mass on the North Elevation to be eliminated leaving two separated windows. (Oliver)			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-02-7913

IX. OLD BUSINESS 03/07/23

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Nicole Tirapelli 01-7714	18 Center St- Sconset	Driveway	73.1.6/105	Nicole Tirapelli
Voting	Welch, Camp, Coombs, Oliver, Thornewill			
Alternates	Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Nicole Tirapelli			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve through Staff noting that privet must be put back. (Camp)			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-01-7714
2. Bob Risika 01-7714	18 Maclean Lane	Pool & hardscape	55/448	Atlantic Landscape
Voting	Welch, Camp, Coombs, Oliver, Thornewill			
Alternates	Pohl, Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Lindsay Congleton & Alyssa Corry			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve through Staff with 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. (Coombs)			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-01-7714
3. 8 Maple Lane LLC 01-7795	Maple Lane Lot 8	New dwelling	67/303	Emeritus LTD
Voting	Welch, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Hold for Representation. (Pohl)			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-01-7795
4. 8 Maple Lane LLC 01-7799	Maple Lane Lot 8	Garage	67/303	Emeritus LTD
Voting	Welch, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Hold for Representation. (Pohl)			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-01-7799
5. Dave Yeager 01-7886	2 Howard Ct	Addition	42.3.4/36	Brook Meerbergen
Voting	Pohl, Welch, Camp, Coombs, Dutra			
Alternates	Oliver, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns	No concerns.			

Motion **Motion to Approve the shed roof option presented by applicant's agent, through Staff with no shingle space between the eave and the window casing. (Dutra)**

Roll-call Vote Carried 3-2 // Coombs, Dutra, Pohl-aye//Welch, Camp opposed Certificate # **HDC2023-01-7886**

IX. NEW BUSINESS 03/14/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Sweet Meadow Sylvia Ln 03-8078	74 West Chester	New shed	41/478	NAG
Voting	Pohl, Camp, Coombs, Oliver, Patten			
Alternates	Welch, Thornewill, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Stephen			
Public	None			
Concerns	No concerns.			
Motion	Motion to Hold for Revisions. (Camp)			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-03-8078

2. Karsten Reinemo 03-8086	14 Roberts Lane	Rooftop solar	56/24	Cotuit Solar
Voting	Pohl, Welch, Camp, Coombs, Thornewill			
Alternates	Dutra, Patten			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Karen Alence- Cotuit Solar			
Public	Karsten Reinemo			
Concerns	No concerns.			
Motion	Motion to Approve through Staff relocating the solar that is on the main house's main roof to either the rear dormer of the main house or to the garage dormer at the applicant's option. If at the main house, plant a tree somewhere in the front yard to help screen the front of the house from the street. (Welch)			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-03-8086

3. Gray Dinghy LLC 03-8055	25 Willard St	Alterations/ raise structure	29/33	Emeritus LTD
Voting	None			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	Application not opened.			
Motion	Motion to Hold for Representation			
Roll-call Vote	Carried 4-0 // Coombs, Welch, Oliver, Pohl-aye; Camp-Abstained		Certificate #	HDC2023-03-8055

4. Janice Burke 03-8003	36 N liberty St	Downsize add rev 68662	41/265	Val Oliver
Voting	Pohl, Welch, Camp, Coombs, Dutra			
Alternates	Thornewill, Patten			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Val Oliver			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-03-8003

5. Robert Sarkisian 03-8052	8 North Mill St	New dwelling	55.4/78.2	Topham Design
Voting	Pohl, Welch, Camp, Coombs, Oliver, Thornewill			
Alternates	Dutra, Patten			

Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing Joe Topham
 Public None
 Concerns No concerns.
 Motion **Motion to Hold for Revisions. (Coombs)**
 Roll-call Vote Carried unanimously Certificate # **HDC2023-03-8052**

6. Beach Nut LLC 03-8010 16 Cannonbury Lane Pool & hardscape 74/12 Adam Davis
 Voting Pohl, Camp, Coombs, Dutra, Patten
 Alternates Welch, Oliver, Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing Adam Davis
 Public None
 Concerns No concerns.
 Motion **Motion to Approve through Staff with reproducing the palette of materials that were approved previously for this application. (Coombs)**
 Roll-call Vote Carried Unanimously Certificate # **HDC2023-03-8010**

7. Denise Schwed 03-8061 32 Vestal St Post fire alterations 41/46 Val Oliver
 Voting Pohl, Camp, Coombs, Thornewill, Patten
 Alternates Dutra
 Recused Oliver
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing Val Oliver
 Public None
 Concerns No concerns.
 Motion **Motion to Approve as submitted. (Thornewill)**
 Roll-call Vote Carried unanimously Certificate # **HDC2023-03-8061**

8. Kelly Burke 03-8075 11 Spring St Addition 55.1.4/108 BPC
 Voting Pohl, Welch, Coombs, Thornewill, Dutra
 Alternates Camp, Oliver, Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing Joe Paul- BPC
 Public None
 Concerns No concerns.
 Motion **Motion to Hold for minor Revisions. (Welch)**
 Roll-call Vote Carried unanimously Certificate # **HDC2023-03-8075**

9. Naïve Melody LLC 03-8092 3 Tetawkimmo Drive New dwelling 53/30 BPC
 Voting Welch, Coombs, Oliver, Dutra, Patten
 Alternates Pohl, Camp, Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing Joe Paul- BPC
 Public None
 Concerns No concerns.
 Motion **Motion to Approve through Staff with the option to change the garage doors. (Oliver)**
 Roll-call Vote Carried unanimously Certificate # **HDC2023-03-8092**

10. Naïve Melody LLC 03-8113 3 Tetawkimmo Drive Pool 53/30 BPC
 Voting Welch, Coombs, Oliver, Dutra, Patten
 Alternates Pohl, Camp, Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing Joe Paul- BPC

Public None
 Concerns No concerns.
 Motion **Motion to Approve through Staff with 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 unanimously Certificate # **HDC2023-03-8113**

11. Amy & Ian Flinn 03-8098 35 Morey Lane Color chng, door & window 73.3.2/37.1 Sanne Payne
 Voting Pohl, Welch, Coombs, Dutra, Patten
 Alternates Oliver, Camp, Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing Sanne Payne
 Public None
 Concerns No concerns.
 Motion **Motion to Hold for Revisions to determine a color that palette, and to change the balustrade on the second floor to a parapet. (Welch)**
 Roll-call Vote Carried unanimously Certificate # **HDC2023-03-8098**

12. David Butler 03-8084 50 Walsh St Renovation 29/100 CWA
 Voting Pohl, Welch, Coombs, Oliver, Thornewill
 Alternates Camp, Dutra, Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing Chip Webster- CWA
 Public None
 Concerns No concerns.
 Motion **Motion to Approve through Staff to change the 4 lite windows to the 6 lite ease, single transom garage doors to be groove doors, ax the exterior showers, make the double stacked porch 12 feet versus 14 feet, and eliminate the exterior stair. (Welch)**
 Roll-call Vote Failed 2 – 3 // Pohl, Coombs, Oliver opposed Certificate # **HDC2023-03-8084**
 Motion **Motion to Hold for Revisions. (Coombs)**
 Roll-call Vote Carried unanimously Certificate # **HDC2023-03-8084**

13. First Congregation 03-8079 62 Centre st Door replacement & trim repairs 42.4.3/16 JH Stover
 Voting Pohl, Welch, Coombs, Oliver, Dutra
 Alternates Camp, Thornewill, Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing None
 Public None
 Concerns No concerns.
 Motion **Motion to Approve as submitted. (Oliver)**
 Roll-call Vote Carried unanimously Certificate # **HDC2023-03-8079**

14. C Barg Tr. 03-8102 19 W Chester st Hardscape 42.4.3/7.2 Ahern
 Voting None
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing None
 Public None
 Concerns Application not opened.
 Motion **Motion to Hold for Representation. (Pohl)**
 Roll-call Vote Carried unanimously Certificate # **HDC2023-03-8102**

15. Tyler Albright 03-8106 11 Cannonbury Ln Pool & hardscape 74/22 Ahern
 Voting None

Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing None
 Public None
 Concerns Application not opened.
 Motion **Motion to Hold for Representation. (Pohl)**
 Roll-call Vote Carried unanimously Certificate # **HDC2023-03-8106**

16. Tyler Albright 03-8166 11 Cannonbury Lane Pergola 74/22 Ahern
 Voting None
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing None
 Public None
 Concerns Application not opened.
 Motion **Motion to Hold for Representation. (Pohl)**
 Roll-call Vote Carried 4-0 // Coombs, Welch, Oliver, Pohl-aye; Camp-Abstained Certificate # **HDC2023-03-8166**

17. Nantucket Land Bank 01-7730 65 Easton St Public Park 42.4.1/115 Eleanor Antonietti
 Voting Welch, Coombs, Oliver, Thornewill, Dutra
 Alternates Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing Jesse Bell
 Public None
 Concerns No concerns.
 Motion **Motion to Approve as submitted. (Oliver)**
 Roll-call Vote Carried unanimously Certificate # **HDC2023-01-7730**

18. Nantucket Land Bank 01-7730 67 Easton St Public Park 42.4.1/115 Eleanor Antonietti
 Voting Welch, Coombs, Oliver, Thornewill, Dutra
 Alternates Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing None
 Public None
 Concerns No concerns.
 Motion **Motion to Approve as submitted. (Oliver)**
 Roll-call Vote Carried unanimously Certificate # **HDC2023-01-7730**

Rest held -

X. OLD BUSINESS 03/21/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Laura Bench 01-7798	17 Pleasant St	New garage studio	42.3.3/17	Gryphon Architects
2.	Bent Shimmo Nominee 01-7759	4 South Valley Rd	New Dwelling	43/165 165.1	EMDA
3.	Robert Leaf 11-5037	43 Kendrick Rd	New guest house	76.4.3/31	CWA
4.	Chris Tofalli	122 Main St	Fence replacement	42.3.3/100	Frank Daily
5.	Little Nauti LLC 09-7134	1 Smooth Hummock	New dwelling & Fenestration	66/177	JB Studio
6.	Little Nauti LLC 09-7130	1 Smooth Hummock	Pool & hardscape	66/177	JB Studio
7.	Dafoe Carleton 01-7788	102 Quidnet Rd	Fenestration & outdoor stairs	21/74	JB Studio
8.	Brett Fodiman 10-7279	111 Surfside Rd	Asbuilt MH shingles	80/70	Slacktide
9.	Brett Fodiman 10-7281	111 Surfside Rd	Asbuilt GH shingles	80/70	Slacktide
10.	Brett Fodiman 10-7280	111 Surfside Rd	Asbuilt garage shingles	80/70	Slacktide

X. OTHER BUSINESS	
Approved Minutes Motion Vote	March 7, 14, 16, & 21, 2023. Motion to Approve. (Coombs) Carried 4-1 // Welch abstained
Review Minutes	February 23, & March 9, 28, 30 2023.
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting- APRIL 11TH at 4pm *HYBRID & IN-PERSON @ 2 FAIRGROUNDS 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 8:30pm. (Oliver)**

Vote Carried unanimously

Submitted by:

Esmeralda Martinez

YouTube link: <https://www.youtube.com/watch?v=PSpNxNGyoD8>

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village