



HISTORIC DISTRICT COMMISSION

REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

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

~~ MINUTES ~~

Tuesday, April 6, 2021

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 4:30 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, HDC Compliance Coordinator; Holly Backus, Preservation Planner
Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch, Thornewill
Absent Members: Dutra
Late Arrivals: None
Early Departures: None

Agenda adopted by unanimous consent.

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

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

I. PUBLIC COMMENT

None

II. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Artist Assn. of Nant 03-3303	24 Amelia Drive	Shed move on fm 8 Crestwood	67/437	Elizabeth Buccino
2.	Victor Haley 04-3369	94 Orange Street	Roof change	55.1.4/47	Richard Prunier
3.	Michael Holdgate 04-3347	26 Monomoy Road	Rmve 2 solar panels-roof	54/146	Self
4.	Willard Overlock 04-3345	29 Coffin Street	Deck/ODS	73.4.1/26.2	Bentley & Churchill
5.	Stephen Edward 04-3357	1 Doc Ryder Drive	Shed	68/209	Structures Unlimited
6.	5 Old Mill, LLC 04-3322	5 Old Mill Court	Rev. 3035: fenest/ODS	55/926	Brook Meerbergen
7.	Kathryn Geddes 04-3358	20 Gardner Street	Roof change	42.3.4/81.1	T & T Roofing
8.	MEB Revocable Trust 04-3320	1 Falmouth Avenue	Shed	82/411	Val Oliver Design
9.	Grey Lady, LLC 04-3319	5 Grey Lady Avenue	Rev. 2564: window chg	66/712	Val Oliver Design
10.	104 Miacomet Ave, LLC 04-3339	104 Miacomet Avenue	Cabana w/ pergola	81/3	Val Oliver Design
11.	Wianno Nantucket Fam. 04-3317	27 Brewster Road	Shed	54/173	NAG
12.	Wianno Nantucket Fam. 04-3316	27 Brewster Road	Garage	54/173	NAG
13.	Mark Cutone 04-3360	35 Chuck Hollow Road	2 nd Dwelling	75/105	Cutone Architecture
14.	Denese Allen 04-3359	6 Deer Run Road	Rev. 2638: move on part	57/14.5	Self
15.	George Rietof 04-3368	1 Boucher Way	320 sf garage addition	67/208	NAG
16.	Town of Nantucket 04-3366	4 Bathing Beach Road	Remove Awning	29/1	Erika Mooney
17.	Sankaty Head Golf Club 04-3349	100 Sankaty Road	Roof chg-Scott's Hall	49/163	Jesse Smith
18.	Sankaty Head Golf Club 04-3348	100 Sankaty Road	Roof chg- Mgr's cottage	49/163	Jesse Smith
19.	Angela Berry 04-3332	15 Pleasant Street	Door color change	42.3.2/123	Twig Perkins
20.	NHA Properties, Inc. 04-3421	46 Okorwaw Avenue	Move on fm 24 Woodbine	79/173	Self
21.	Ben Nomand 04-3333	11 1/2 Gray Avenue	Shed	67/910	Normand Residential
22.	Bunker Road, LLC 04-3343	8 Bunker Hill Road	Arbor w/ gate	73.42/37	JB Studio
23.	Nant. Boys & Girls Club 04-3338	69 Sparks Avenue	Rev. 2445: fenest	55/139.2	Emeritus
24.	44 Pocomo N.T. 04-3350	44 Pocomo Road	496 sf Addition	15/22	BPC
25.	NISDA 04-3346	55 Wauwinet Road	Rev. 2175: fenst, deck, wall	14/23	BPC
26.	Caroline Baltzer 04-3342	66 Hulbert Avenue	Rev. 2966: otdr shower	29/55	Twig Perkins
27.	Rebecca Becker 04-3337	35 Tashama Lane	Deck + fenestration	55/458	JB Studio
28.	MAG Ventures 04-3312	30 Devon Street	Shed	76.4.2/1	JB Studio
29.	Great Escape RT 04-3371	15 Ellen's Way	Hardscape	81/186	Linda Williams
30.	Carolyn Barg 04-3353	19A West Chester	Fence	42.43/7.1	Linda Williams
31.	John Kilmartin 04-3370	13 New Mill Street	Rev. 2502: porch roof	55.4.4/81.2	Topham Design
32.	Robert Braunohler 04-3364	3 Weymouth Street	Fence	55.4.1/84	Katie Hemingway
33.	Linda Roberts 04-3363	163 Orange Street	Roof change	55/176.5	Self

34. Craig Beni 04-3412	91 Somerset Road	Shed	66/135	Self
35. Michele Kolb 04-3336	25B Washington Street	L/K porch/dr clr chg	42.3.2/21.2	Self
36. Mark Canavan 04-3375	31 Woodbury Lane	Rev. 3161: rfwlk clr chg	41/276.3	Linda Williams
37. High Garden Hldgs 04-3314	49 Hulbert Avenue	Windows/door replacmnt	29/14	Mark Avery
38. David Decker 04-3356	41 Wigwam Road	Window/door revisions	77/7.1	Mark Avery
39. David Decker 04-3315	41 Wigwam Road	Shed	77/7.1	Mark Avery
40. Hans Dalgaard 04-3318	84 Millbrook Road	Addition	40/79.4	Thornewill Design
41. Eileen Harkness 04-3373	5 Gardner Perry Lane	Add shed dormer	55/32.1	Thornewill Design
42. Steven Garfinkel 04-3321	13 Starbuck Road	Deck/patio	60/113	Thornewill Design
43. Allie Scheffelin 04-3385	23 Starbuck Road	Rev. 2533: staircase chg	60/10	Thornewill Design
44. 5 Old Mill, LLC 04-3409	5 Old Mill Court	Rev. 3036: dormer/fenest	55/926	Brook Meerbergen
45. Tristrams Group 04-3422	80/82 Arkansas Avenue	Gable roof	59.3/17	NAG
46. Josh Ezrin 04-3423	243 Hummock Pond Rd	Shed	83/73	Studio PPark
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	None			
Recused	Oliver, Thornewill			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Welch, Coombs, and Pohl-aye		Certificate #	HDC2021- (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.	Susan McCarthy 04-3355	26 Goldfinch Drive	ODS- enclosure	68/609	Self
	<ul style="list-style-type: none"> Due to lack of visibility 				
2.	Meatball Martini Nantucket 04-3361	33 Pocomo Road	Garage doors	14/80	M. Humphrey Builders
	<ul style="list-style-type: none"> Due to lack of visibility 				
3.	Hugh Johnston 04-3331	76 Polpis Road	Solar ground array	43/177	ACK Smart
	<ul style="list-style-type: none"> Ground array must not be visible at time of inspection and in perpetuity 				
4.	Paul Vineis 04-3352	8 Maclean Lane	Pool/patio/firepit	55/443	Atlantic Landscaping
	<ul style="list-style-type: none"> Pool and firepit must not be visible at time of inspection and in perpetuity 				
5.	John Kennedy 04-3351	82 Polpis Road	Pool and hardscape	44/25.3	Atlantic Landscaping
	<ul style="list-style-type: none"> Pool must not be visible at time of inspection and in perpetuity 				
6.	Thomas Etheridge 04-3313	16 Lyons Lane	Pool and hardscape	76/15	Atlantic Landscaping
	<ul style="list-style-type: none"> Pool, outdoor kitchen and firepit must not be visible at time of inspection and in perpetuity 				
7.	Wesley Delcol 04-3311	10R Golfview Drive	Pool and hardscape	66/191	Atlantic Landscaping
	<ul style="list-style-type: none"> Pool must not be visible at time of inspection and in perpetuity 				
8.	Jason Cilo 04-3341	20 'Sconset Avenue	Spa and hardscape	49.3.2/21	JB Studio
	<ul style="list-style-type: none"> Spa must not be visible at time of inspection and in perpetuity 				
9.	David Berson 04-3340	6 Hedge Row	Pool and hardscape	73.3.2/87	SMRD
	<ul style="list-style-type: none"> Pool must not be visible at time of inspection and in perpetuity 				
10.	Skyline Road, LLC 04-3334	6 Woodland Drive	Rev. 3250: resite pool	79/209	Atlantic Landscaping
	<ul style="list-style-type: none"> Pool must not be visible at time of inspection and in perpetuity 				
11.	Paula McQuaid 04-3374	26 Pine Crest	Patio and firepit	68/426	Atlantic Landscaping
	<ul style="list-style-type: none"> Due to lack of visibility 				
12.	Arthur Levine Trust 04-3365	22 Milk Street	Outdoor shower	42.3.3/36	Linda Williams
	<ul style="list-style-type: none"> Due to lack of visibility 				
13.	2 Mayflower Cir, LLC 04-3335	2 Mayflower Circle	Pool and hardscape	68/728	Linda Williams
	<ul style="list-style-type: none"> Pool must not be visible at time of inspection and in perpetuity 				
14.	Michael Schulder 04-3372	33 Nonantum Avenue	Spa and hardscape	87/49	Jardins International
	<ul style="list-style-type: none"> Spa must not be visible at time of inspection and in perpetuity 				
15.	Sweet Meadow Sylvia 04-3344	74 West Chester Street	Rev. 1751: fenestration	41/472	NAG
	<ul style="list-style-type: none"> Due to lack of visibility 				
16.	David Gray 04-3354	17 Clarendon Street	Retaining wall	76.1.3/92	Self
	<ul style="list-style-type: none"> Due to lack of visibility 				
17.	Russell Simpson 03-3276	22 Bailey Road	Door change	55/504	Self
	<ul style="list-style-type: none"> Doors must not be visible at time of inspection and in perpetuity 				
18.	Sally Siebold 03-3254	16 Wannacommet Road	New pool/patio	40/25.3	LINK
	<ul style="list-style-type: none"> Pool must not be visible at time of inspection and in perpetuity. Subject to no change in grade beyond 47-48' elevation per topo plan 				

19.	Dana Volman 04-3389	51 Ridge Lane	Spa	38/60	NAG
	<ul style="list-style-type: none"> Spa must not be visible at time of inspection and in perpetuity. Must plant year-round vegetation or evergreen to screen spa and equipment to be screened with a natural to weather fence 				
20.	5 Old Mill, LLC 04-3407	5 Old Mill Court	Rev. 3034: pool/spa	55/926	Brook Meerbergen
	<ul style="list-style-type: none"> Pool and spa must not be visible at time of inspection and in perpetuity 				
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	Motion to Approve through staff per noted conditions. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye			Certificate #	HDC2021-(as noted)

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	NIR Retail	14 Federal Street	Master Sign Plan	42.3.1-126	Mike Duffy
Voting	Pohl, McLaughlin, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	Coombs signed for technical difficulties				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	Flynn – Held for revisions.				
Motion	Motion to Hold for revisions. (Oliver)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	
2.	NIR Retail 04-3434	18A Federal Street	Projecting sign	42.3.1/72	Giovanna DiRusso
Voting	Pohl, McLaughlin, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	Coombs signed for technical difficulties				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	Flynn – Held for information.				
Motion	Motion to Hold for more information. (Oliver)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	
3.	Gail Johnson 03-3122	21 South Water Street	Wall sign	42.4.2/28	Sean Durmin
4.	18 Broad St, LLC 03-3296	18 Broad Street	Wall sign	42.4.2/32	Lois Shapiro
Voting	Pohl, McLaughlin, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	Coombs signed for technical difficulties				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	Flynn – Items 3&4 are approvable.				
Motion	Motion to Approve Items 3&4 as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2021-03-(as noted)
5.	NIR Retail, LLC 04-3432	16 Straight Wharf Unit 5	Projecting sign	42.3.1/139	Margaret Carro
Voting	Pohl, McLaughlin, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	Coombs signed for technical difficulties				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	Flynn – Approvable per SAC comments.				
Motion	Motion to Approve through staff per SAC recommendation. (Oliver)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2021-

6.	Patrick Ridge 03-3297	147 Orange Street	Sign	55/312	Amanda Riley
Voting	Pohl, McLaughlin, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	Coombs signed for technical difficulties				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	Flynn – Approvable.				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2021-03-3297
7.	Karsten Reinemo 03-3298	45 Old South Road	Wall sign	68/982	Sheryl Ramos
Voting	Pohl, McLaughlin, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	Coombs signed for technical difficulties				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	Flynn – Held for revisions.				
Motion	Motion to Hold for revisions. (Oliver)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	
8.	Kenan Giguere 03-3301	7 Macy's Lane	Wall sign #2	68/40	Cara Marquis
9.	Paul Waine 04-3433	4 India Street	Projecting sign	42.3.1/68	Cara Marquis
Voting	Pohl, McLaughlin, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	Coombs signed for technical difficulties				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	Flynn – Approvable.				
Motion	Motion to Approve Items 8 & 9 as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2021-(as noted)
10.	VTT 48 Centre St. 04-3435	48 Centre Street	Projecting sign	42.3.1/1	Cara Marquis
11.	VTT 48 Centre St. 04-3436	48 Centre Street	Hanging door sign	42.3.1/1	Cara Marquis
Voting	Pohl, McLaughlin, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	Coombs signed for technical difficulties				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	Flynn – Held for revisions.				
Motion	Motion to Hold for revisions. (Oliver)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	
12.	Richard Kotalac 04-3431	32 Washington Street	Wall sign	42.2.3/1	Mike Allen
Voting	Pohl, McLaughlin, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	Coombs signed for technical difficulties				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	Flynn – Approvable.				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2021-04-

V. NEW BUSINESS (03/23/2021)				
<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Darrell Ferguson 03-3151	28 Main Street, Sias	Pool and hardscape	73.3.1/47	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns (4:41)	<p>Williams – Presented project; eliminating driveway gate for now.</p> <p>Backus – Read SAB comments: pools are not in historic context and change character; not small; question proposed gate location and not in character with Main Street; 3-foot wall is very modern. This is a historic structure.</p> <p>Oliver – Bluestone cap on the wall is undesirable. We’re looking at a plan that doesn’t exactly represent what’s being applied for. Don’t have prevue over what we can’t see. Would like the white driveway gate eliminated until we have more information on it. Natural to weather fencing is okay but the slats seem close together. The wall is called out at 28” but shown as 36”.</p> <p>Coombs – Asked them to consider reducing the size of the pool. Doesn’t see why the patio has to be set so high and the wall shouldn’t have a cap.</p> <p>McLaughlin – Nothing to add.</p> <p>Camp – Doesn’t want to set a precedent on Main Street ‘Sconset for pools and vegetative screening.</p> <p>Pohl – The elevation of the raised stone patio is 43.5” and top of the wall is 45.25” from grade; it’s a sitting wall. Agrees with Ms. Oliver; it’s regrettable someone wants a pool in this area; however, it’s not visible and screening is in keeping with ‘Sconset.</p>			
Motion	Motion to Approve through staff without the country gate and bluestone cap, and to be screened in perpetuity. (Oliver)			
Roll-call Vote	Carried 3-2//McLaughlin, Oliver, and Pohl-aye; Coombs & Camp-nay	Certificate #	HDC2021-03-3151	
2. Douglas Self 03-3267	3 Martins Lane	Fence and hardscape	42.3.2/133	Ahern
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Miroslava Ahern, Ahern Design, LLC			
Public	None			
Concerns (5:04)	<p>Ahern – Presented project; driveway currently Belgium block and cobble.</p> <p>Backus – Read HSAB comments: existing Belgium block paving with grass has a nice look; too much brick; asked about outdoor lighting; keep existing driveway material.</p> <p>Oliver – Appreciates the brick patio in the back. Likes the bluestone stepping stone to the back yard. Suggested keeping the front of the driveway as is and the strip going back can also be bluestone; okay with the brick but there’s a lot.</p> <p>Camp – The picket fence should remain white along the road. Okay with all else. The concrete sidewalk needs to change.</p> <p>Coombs – Okay with the driveway apron being brick. The low picket fence along the driveway should also be white.</p> <p>McLaughlin – This is compatible as submitted.</p> <p>Discussion about replacing the sidewalk with old-looking concrete.</p>			
Motion	Motion to Approve through staff with the picket fence painted white and the old concrete sidewalk to remain. (McLaughlin)			
Roll-call Vote	Carried 4-1//Coombs, Camp, McLaughlin, and Pohl-aye; Oliver-nay	Certificate #	HDC2021-03-3267	
3. Roberta Brown 03-3153	9 Beach Street, Sias	Studio	73.1.3/24	Topham Design
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (5:20)	<p>Topham – Presented project; will put a cedar cover over the electrical box and have approval to move the existing shed.</p> <p>Backus – Read SAB comments: simple form and refreshing; north elevation electrical box should be covered.</p> <p>Oliver – The south elevation gable window should be a double hung.</p> <p>Camp – Asked if the downspouts are on Beach Street (no). Would prefer the gable windows be 6-over-6 double hung. West elevation, the ganged windows don’t read as old and should be separated and 6-over-6 double hung. Door looks narrow.</p> <p>Coombs – Agrees with what’s been said about the windows. The door should be one panel wider.</p> <p>McLaughlin – The plans are scaled at 1/8” and should be scaled at 1/4” (looking at the reduced version).</p>			
Motion	Motion to Approve through staff with gable 9-lights to be 6-over-6; widen front door; and large casements windows to be separated 6-over-6 windows. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye	Certificate #	HDC2021-03-3153	

4. Karli Hagedorn 03-3263	34 West Chester Street	Replace windows/roof	41/31	Normand Residential
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Ben Normand, Residential Design			
Public	None			
Concerns (5:34)	Normand – Presented project, circa late 1940s-early 1950s. Backus – Read HSAB comments: appropriate and consistent; want true-divided light (TDL) windows, okay with Green Mountain. No concerns.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye	Certificate #	HDC2021-03-3263	
5. Erin Wilson 03-3208	8 East Dover Street	Hardscape	55.1.4/27	Alexandria Cashion
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Allia Bishop			
Public	None			
Concerns (5:37)	Bishop – Presented project. Backus – Read HSAB comments: brick more prevalent for aprons, no Belgium block; apron should be brick to match the sidewalk and be consistent with the neighborhood. Oliver – Agrees with HSAB about the apron being brick. McLaughlin – Everything as applied is appropriate to the area.			
Motion	Motion to Approve through staff with the apron to be brick. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Camp, McLaughlin, Pohl-aye	Certificate #	HDC2021-03-3208	
6. Erin Wilson 03-3179	8 East Dover Street	Deck	55.1.4/27	Alexandria Cashion
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Allia Bishop			
Public	None			
Concerns (5:42)	Bishop – Presented project. Backus – Read HSAB comments: keep railing at existing height, not 36". No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye	Certificate #	HDC2021-03-3179	
7. Jasper N.T. 03-3152	80 Millbrook Road	Pool, pave, and hardscape	40/79.1	Edgewater
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Thornewill			
Recused	Oliver on break			
Documentation	Landscape design plans, site plan, photos.			
Representing	Paul Cronin, Edgewater			
Public	None			
Concerns (5:45)	Cronin – Presented project; pool will have an autocover Camp – No concerns. Coombs – Where the pool is located, asked about visibility of the pool. The locus map is too small. The street labeled Unknown is publicly traveled. Welch – His only concern is potential visibility from across the pond. The area south of this is also conservation land. No visibility from Madaket or Millbrook roads. The approval should include screening of visibility from the conservation land in perpetuity. McLaughlin – Due to its remote location, he has no comments. Pohl – The property between the pool and Millbrook is conservation land.			
Motion	Motion to Approve with visibility of the pool to be screened from any public way, including conservation land, at time of inspection and in perpetuity. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Welch, Coombs, and Pohl-aye	Certificate #	HDC2021-03-3152	

8. NIR Retail, LLC 03-3212	Straight Wharf	Vinyl weather shades	42.2.1/1	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	Welch			
Recused	Oliver on break			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams			
Public	None			
Concerns (5:56)	Williams – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Coombs, and Pohl-aye	Certificate #	HDC2021-03-3212	
9. 17 Avenue RT 03-3260	17 Lincoln Avenue	New garage	30/118	Botticelli + Pohl
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill			
Alternates	Welch			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (5:59)	Botticelli – Presented project; Exhibit A incorporates HSAB comments. Backus – Read HSAB comments: many windows too wide or wrongly proportioned; garage lights need adjusting; south windows mixed up; adjust windows for vertical pane sizes and 1 st -floor south elevation window should be taller than 2 nd -floor windows. Camp – The 12-light windows should be 6-over-6 working double hung. Oliver – No concerns; it reflects the building being removed. The spider windows are on the main house Thornewill – South elevation will be visible from the street; it's cute and simple. McLaughlin – West elevation, the spider window is not appropriate; should be a 4-light window. Coombs – The west elevation spider window faces the house and won't be visible.			
Motion	Motion to Approve Exhibit A as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Thornewill, McLaughlin, Oliver, and Coombs-aye	Certificate #	HDC2021-03-3260	
10. Richard O'Leary 03-3253	7 Packet Drive	Pool house	74/18	EMDA
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Ethan McMorrow, Ethan McMorrow Design Associates			
Public	None			
Concerns (6:11)	McMorrow – Presented project. Backus – Read SAB comments: no concerns due to lack of visibility; asked where pool equipment will go. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye	Certificate #	HDC2021-03-3253	
11. EZIA Athletic Club 03-3258	117 Orange Street	Deck; remv minisplits	55/377	EMDA
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Ethan McMorrow, Ethan McMorrow Design Associates			
Public	None			
Concerns (6:15)	McMorrow – Presented project. Backus – Circa turn-of-the-century(ish). Read HSAB comments: remove French doors facing Orange Street; chimney should remain; screen air-conditioning units. Coombs – Asked for clarification on the handicapped entrance. Pohl – Questions the double French doors facing Orange Street. No concerns.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Camp, McLaughlin, and Pohl-aye	Certificate #	HDC2021-03-3258	

12. Tim & Jill Vieth 03-3196	3 Gladlands Avenue	Move/demo dwelling	80/234	Emeritus
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (6:23)	MacEachern – Presented project; circa 1980s. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-03-3196
13. Catherine Raphael 03-3210	26A Miacomet Road	Rooftop solar	67/336.5	ACK Smart
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Tim Carruthers, ACK Smart			
Public	None			
Concerns (6:24)	Carruthers – Presented project. No concerns due to lack of visibility			
Motion	Motion to Approve due to lack of visibility. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-03-3210
14. James Wilson 03-3211	1 Appleton Road	Rooftop solar	66/388	ACK Smart
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Tim Carruthers, ACK Smart			
Public	James Wilson, owner			
Concerns (6:26)	Wilson – Explained why he wants solar; doesn't want to lose the right skylight. Carruthers – Presented project, natural screening exists. Oliver – Thinks some will be visible but that's okay. SW side, asked if the left side panels could be moved to the right side. The left side is most visible to Bartlett Road. Another suggestion would be to move the left top panel down on the roof. Camp – Would like them all in a pattern that isn't so asymmetric; suggested putting them all on the right side and removing the skylight to make that possible. Coombs – Asked what the left empty roof is (it's the deck). Agrees with Ms. Camp. McLaughlin – Agrees with what's been said.			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye		Certificate #	
15. Margaret Owen 03-3209	16 Golfview Drive	Rooftop solar	66/188	ACK Smart
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Thornewill			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Tim Carruthers, ACK Smart			
Public	None			
Concerns (6:37)	Carruthers – Presented project; property is heavily screened and doesn't think it will be visible from the golf course; roof is grey asphalt. McLaughlin – There is a possibility to see it from the course, but he has no concerns due to its location. Welch – Agrees with Mr. McLaughlin, this is on the back of the home. Camp – She's a little concerned about visibility of the south and upper west elevation panels, especially the west elevation. If she could see a photo proving it isn't visible from the golf course, she'd support this. Coombs – Might want to have the roof color changed. Suggested viewing again.			
Motion	Motion to Approve based on the fact this meets our guidelines with the west elevation panels being on a secondary mass and other panels are on the rear and conditioned that when the roof is resingled, it be to black. (Welch)			
Roll-call Vote	Carried 3-0//McLaughlin, Welch, and Pohl-aye; Coombs & Camp abstain		Certificate #	HDC2021-03-3209

16. Philip Bloom 03-3247	9 Lily Street	Fenst/drmr shngl/shuttrs	42.3.4/49	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Oliver, Thornewill			
Alternates	Welch			
Recused	Camp on break			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns (6:47)	<p>Williams – Presented project; windows in the rear are not original; front to go to Essex green to match the shutters; wants to replace the two windows in the rear with a single smaller window.</p> <p>Backus – Circa 1870; dormer added later. Read HSAB comments: dormer would look plain without shutters; asked if rear windows are original; keep the shutters and rear windows if old.</p> <p>Oliver – Okay with the dormer going to natural to weather but agrees with HSAB about keeping the shutters. The windows to replace those in rear should match the existing pane size; wants a window survey on the two windows being removed and the exact size of the replacement window.</p> <p>Coombs – Noted that the middle windows only have one shutter; there’s room for two. Okay with changing the rear addition windows with a window the same size as those in the front dormer.</p> <p>McLaughlin – Okay with removing the shutters or replacing the missing shutter.</p> <p>Thornewill – Okay with the changes on the front but agrees the shutters should remain. Okay with the rear change.</p> <p>Pohl – The rear window would be the size and type of dormer windows. The shutters should remain.</p>			
Motion	Motion to Approve through staff with no change to the rear addition side windows and keeping the dormer shutters and replacing the two missing shutters. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye	Certificate #	HDC2021-03-3247	
17. Luis Daniel Xavier 03-3275	5 Black Fish Lane	Pool and patio	73/126	CWA
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Chip Webster, Chip Webster Associates			
Public	None			
Concerns (7:05)	<p>Webster – Presented project; could pull the east side of the patio 4 feet from the property line to allow more plantings; don’t know the landscaping plan at this time.</p> <p>Backus – Read SAB comments: recommend reducing the east side of the patio; there is a lot of hardscaping.</p> <p>Oliver – Agrees with SAB about reducing the patio.</p> <p>Coombs – The paving around the pool should be changed so that it doesn’t fill up the lot. Asked about plantings.</p> <p>McLaughlin – No comments at this time.</p> <p>Camp – Pulling it off the east line would be beneficial. It would be a shame to have rows of Leland Cyprus to screen this.</p> <p>Pohl – He’s satisfied that removing 4 feet of east side of the patio would be good.</p>			
Motion	Motion to Approve through staff with removal of 4 feet of hardscaping from the east side of the patio. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye	Certificate #	HDC2021-03-3275	
18. Randy Sharp 03-3236	49 Meadow View Drive	New dwelling	56/390	Thornewill Design
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Carrie Thornewill, Thornewill Design			
Public	None			
Concerns (7:12)	<p>Thornewill – Presented project; 26.5’ tall; south is not visible.</p> <p>Camp – No windows line up on the south elevation.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Camp, McLaughlin, and Pohl-aye	Certificate #	HDC2021-03-3236	

19. Nathan Cressman 03-3280	7 Weetamo Road	Addition/alteration	15/48	BPC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Joe Paul, BPC			
Public	None			
Concerns (7:16)	<p>Paul – Presented project; rear railing details are existing; visibility from the harbor is a long way; there are cupola details in the area; the rear deck can't be seen unless you're in the yard or from a great distance.</p> <p>McLaughlin – It's compatible to the neighborhood; the only thing is the cupola, which isn't appropriate for a house; front door should be a more typical design.</p> <p>Camp – Okay with the cupola if the window panes are more vertical; doesn't want the cupola to look too skinny and should have shingles rather than corner boards.</p> <p>Oliver – The changes are positive but has concern about the rear deck being extended 20 feet; if it's approved, it should be with a caveat.</p> <p>Coombs – That rear deck has to come in to at least the second porch post. Front elevation right, the ganged window shutters couldn't work so either remove the shutters or make them work. West elevation, asked why the 2nd-floor window is being removed (it's a fake window). The cupola should be more acceptable.</p> <p>Pohl – Suggested making the cupola narrower to make the panes more vertical. The rear deck is way too large and needs to be pared back.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Camp, Coombs, and Pohl-aye		Certificate #	
20. MAG Ventures 03-3168	30 Devon Street	MH new dwelling	76.4.2/1	JB Studio
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	Welch			
Recused	Oliver on break			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (7:32)	<p>Bencat – Presented project; Southwest faces conservation land; not visible; upside-down house; 29' from grade; trim Nantucket grey, sashes white, roof natural to weather cedar.</p> <p>Coombs – North elevation right gable, the triple-ganged windows should be separated to fill the space; same with the left gable and dropped so header level with other. West elevation the south staircase should turn back. South elevation, could reduce the left 2nd-floor deck. East elevation, stairs are too long.</p> <p>Thornewill – Asked the length (91'). Out there, it's wide open with scrub brush and will stand out at 29' tall and 91' long. The design is good. If one of the masses is turned, it won't read as long. Fenestration is good and it's simple. Agrees the stairs are too long.</p> <p>Camp – This looks like a hotel; too tall and massing too massive with no additive massing; the staircase is too grand for Tom Nevers. This has to be scaled down. The roof lines are too "continuous."</p> <p>McLaughlin – No comments.</p> <p>Pohl – Agrees this is very large: it's all 2 stories; west elevation has a 46-foot long roof at 29'; it needs to be reduced.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried aye//McLaughlin, Camp, Thornewill, Coombs, and Pohl-aye		Certificate #	
21. MAG Ventures 03-3252	30 Devon Street	GH new dwelling	76.4.2/1	JB Studio
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	Welch			
Recused	Oliver on break			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (7:46)	<p>Bencat – Presented project, about 1100 sf and 25'6" tall and 49X35.</p> <p>Coombs – As a guesthouse it should be no more than 24' tall. There is no additive massing and has all the same issues as the main house; it has more decking than the main house. There is room for it to come down with 1-story elements. There are too many ganged windows.</p> <p>Thornewill – This looks like a main house. Suggested bringing down the 2nd-floor top plate; the gable massing is very wide. West elevation, the 2nd-floor doors look very tall. Its size needs to be reduced.</p> <p>Camp – Nothing to add.</p> <p>McLaughlin – The 2nd floor will be visible.</p> <p>Pohl – As a guesthouse, this is too big.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Thornewill, Coombs, and Pohl-aye		Certificate #	

22. MAG Ventures 03-3169	30 Devon Street	Pool	76.4.2/1	JB Studio
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	Welch			
Recused	Oliver on break			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (7:54)	No discussion at this time.			
Motion	Motion to Hold to track with the new dwellings. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Thornewill, Coombs, and Pohl-aye		Certificate #	
23. Peter Kaizer 03-3278	6 Nobadeer Avenue	New dwelling	80/37.2	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Thornewill			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Pete Kaizer, owner			
Public	Val Oliver, Oliver Design			
Concerns (7:55)	<p>Kaizer – Presented project; not visible from Nobadeer Avenue or Surfside Road; will be coming back for landscaping; ridge is 42' long and 27' from grade; white sashes and trim with pewterwood architectural roof.</p> <p>Oliver – This is on a continuation of a paper road that cuts through to Surfside Road, it is not the section going to the beach.</p> <p>Camp – The front doesn't look like an Nantucket house; lacks additive massing; it's a box with two "rocketships." The massing should be broken up.</p> <p>Coombs – Front elevation is not suitable for this area; this area is rural, and this is too formal. All the 2nd-floor windows are ganged. The white sills and trim is not appropriate for the area. Needs additive massing.</p> <p>McLaughlin – No comments.</p> <p>Welch – Given its location and lack of visibility, he's surprised by the discussion. There is a similar property and design out toward Tom Nevers. Appreciates it's less than 28' tall.</p> <p>Pohl – Visibility will be limited at best and the design is benign.</p>			
Motion	Motion to Approve through staff with the front door and sidelights to be a standard configuration. (McLaughlin)			
Roll-call Vote	Carried 3-2//Welch, McLaughlin, and Pohl-aye; Coombs & Camp-nay		Certificate #	HDC2021-03-3278
24. Peter Kaizer 03-3238	5 Weweeder Avenue	New dwelling	80/37.1	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	Welch			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Oliver Design			
Public	None			
Concerns (8:07)	<p>Oliver – Presented project; 27'4 tall; 27'5"X45' gambrel; rear faces the rear of 6 Nobadeer Avenue; white trim and sash, charcoal grey roof, and Hamilton blue door; north is front, south is rear, right is east, and left is west.</p> <p>McLaughlin – This is a compatible looking house.</p> <p>Coombs – The front door two bottom sidelights should be a bottom panel.</p> <p>Camp – No concerns.</p> <p>Thornewill – Okay with this. The side elevations have a 1st-floor roof overhang that aren't reflected on the front and rear.</p> <p>Pohl – The 1st-floor overhang not showing on the front and rear implies the 2nd and 1st floors aren't in the same plain. The side roof of the gambrel should be eliminated but have the eave run across.</p>			
Motion	Motion to Approve through staff with eliminating the little roofs shown on the left and right elevations in favor of just the eave running across; add the beam under the front entry roof; and the half sidelights to the lock rail. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, McLaughlin, and Pohl-aye		Certificate #	HDC2021-03-3238

25.	3 Pleasant St Trust	03-3203	3 Pleasant Street	Rev. 2583: hardscape	42.3.3/155	Scosnet Gardner
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver					
Alternates	Welch, Thornewill					
Recused	None					
Documentation	Landscape design plans, site plan, photos, and advisory comments.					
Representing	Marty McGowan, 'Scosnet Gardner					
Public	None					
Concerns (8:17)	<p>McGowan – Presented project; terraced lawn is raise 6.5”; the 6’ hedge is evergreen; fire marshal required a bit of curbing to protect the propane tank.</p> <p>Backus – Read HSAB comments: concerns on visibility of the raised terrace yard; the yard should drop down more or be less visible from the road.</p> <p>McLaughlin – This won’t be visible from the road.</p> <p>Coombs – Agrees with won’t be visible.</p> <p>Oliver – When this was reviewed before, we determined most of this won’t be visible; no concerns.</p> <p>Camp – No concerns.</p>					
Motion	Motion to Approve as submitted. (Camp)					
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye				Certificate #	HDC2021-03-3203
26.	Dyson Brendon C Trst	03-3187	10 North Water Street	Demo existing chimney	42.4.2/23	Emeritus
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver					
Alternates	Welch, Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.					
Representing	Matt MacEachern, Emeritus Development					
Public	None					
Concerns (8:27)	<p>MacEachern – Presented project; HSAB member noticed that the chimney was already demolished; he contacted the contractor who said it was a safety risk and will submit a letter to that effect.</p> <p>Backus – Contributing structure circa 1846. Read HSAB comments: chimney already removed; it should be built back. She recommends that to retain the historic the chimney should be rebuilt.</p> <p>Camp – She supports HSAB’s recommendation to rebuild the chimney. There are other chimneys like this and it should be restored.</p> <p>Coombs – Supports replacing the chimney.</p> <p>Oliver – Agrees. We spent a lot of time on the rehab of this structure and the chimney was discussed then.</p> <p>McLaughlin – Also agrees.</p> <p>Pohl – It could be rebuilt as a faux chimney.</p>					
Motion	Motion to Approve through staff with the chimney reestablished. (Coombs)					
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye				Certificate #	HDC2021-03-3187
27.	Patricia Patterson	03-3205	3 First Way	New garage/apartment	55/236	Val Oliver Design
Voting	Pohl, Coombs, McLaughlin, Camp, Welch					
Alternates	Thornewill					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Val Oliver, Val Oliver Design					
Public	None					
Concerns (8:33)	<p>Oliver – Presented project; doors and sash are white; 24’8” tall; open to discussion on color of garage doors.</p> <p>Coombs – Doesn’t see anything objectionable; the garage doors could be a soft grey.</p> <p>McLaughlin – No comments.</p> <p>Camp – Agrees about soft grey garage doors.</p> <p>Welch – This is appropriate as submitted for the location.</p>					
Motion	Motion to Approve through staff with the garage doors to be platinum grey. (Camp)					
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Welch, Camp, and Pohl-aye				Certificate #	HDC2021-03-3205

28. Gary Winn 03-3206	25 North Water Street	Fence/gate	42.4.2/2.1	BPC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Joe Paul, BPC			
Public	None			
Concerns (8:40)	<p>Paul – Presented project; will match existing in design and height.</p> <p>Backus – This is typical Nantucket circa 1750. Read HSAB comments: the gate is too tall; it should match the height of the boards in the gate; suggestion the fence be a 4-and-1.</p> <p>Oliver – She’s okay with the fence; the gate is a concern because it is so atypical.</p> <p>McLaughlin – Okay with the proposed as it matches existing.</p> <p>Camp – Agrees about the gate; suggested a diamond in the peak to break up the solid board.</p> <p>Coombs – Likes Mr. Pohl’s suggestion.</p> <p>Pohl – The gate looks ostentatious; it should look like a narrow section of the fence with lattice.</p>			
Motion	Motion to Approve through staff with the gate to look like a narrow section of the fence. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Oliver, Camp, and Pohl-aye		Certificate #	HDC2021-03-3206
29. Karen Urban 03-3216	33 Main Street, Sias	Pool	73.4.2/34	David Troast
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	Welch			
Recused	Oliver			
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.			
Representing	David Troast			
Public	None			
Concerns (8:48)	<p>Troast – Presented project; outside the ‘Sconset no-pool zone; 18X35 with tall hedges enhanced with trees; the whole fence is embedded in privet.</p> <p>Backus – Read SAB comments: pool will not be visible from Main Street; asked where the pool equipment will go and where existing A/C is located; conversation about the proliferation of pools within the ‘Sconset old historic district (OHD) and compromising the OHD. National Historic Landmark data is incorrect, but it is a historic structure.</p> <p>McLaughlin – Wants to hold for a view. Asked the type of fence (4’ wire meshed fence in privet).</p> <p>Camp – She doesn’t support pools on Main Street in ‘Sconset; this is a historic street and a pool is inappropriate on a historic house. Suggested having just the spa.</p> <p>Coombs – The pool isn’t a good idea on Main Street in ‘Sconset.</p> <p>Thornewill – Regrets pools going into ‘Sconset but this isn’t visible, and others exist. Suggested reducing the pool size and increasing screening on all sides.</p>			
Motion	Motion to View and hold for revisions. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, McLaughlin, and Pohl-aye		Certificate #	
Following Items held for April 13				
30. 53 Vestal St ACK, LLC 03-3255	53 Vestal Street	Add covered porch	41/185.3	Shelter 7 LLC
31. 53 Vestal St ACK, LLC 03-3257	53 Vestal Street	New cabana/porch	41/185.3	Shelter 7 LLC
32. 53 Vestal St ACK, LLC 03-3259	53 Vestal Street	Retaining walls	41/185.3	Shelter 7 LLC
33. Chris Skehel 03-3239	61A Cato Lane	New garage w/ apartment	56/49	LINK
34. 2A Evergreen Way Trst 03-3237	2A Evergreen Way	Rev.2347:rfwlk/wn/drms	68/700.1	LINK
35. Walter J. Glowacki 03-3191	5 Meader Street	Move on frm 44 Wash. St	42.2.3/40	Structures Unlimited
36. Hulbert ACK LLC 03-3261	2 Hulbert Avenue	Add granite curbing	42.1.4/2.1	Atlantic Landscaping
37. Eric Needleman 03-3276	6 Macy Road	Pool and hardscape	60/144	Atlantic Landscaping
38. Michael A Bass Trst 03-3245	154 Cliff Road	Hardscape revisions	41/73	Atlantic Landscaping
39. Gary Creem 03-3265	6 + 8 Hydrangea Lane	Pool and hardscape	73/87 + 88	Atlantic Landscaping
40. 11 India St LLC 03-3266	11 India Street	Deck/patio	42.3.1/122.2	Ahern
41. Horchow Fam Trst 03-3190	27 East Tristram Avenue	Addition	31/2	Emeritus
42. Andrew Reger 03-3241	7 East Lincoln Avenue	Garage	42.4.1/8	Emeritus
43. Curren Huyser 03-3193	69 Surfside Road	Rev 09-1800; stor fsc	67/230	Emeritus
44. 11 India St, LLC 03-3240	29 Centre Street	Rev 10-2061 fenestration	42.3.1/122.2	Emeritus
45. Zero India St LLC 03-3268	1 Cambridge Street	Addition	42.3.1/130.2	Emeritus
46. Isaac Ro 03-3270	40 Cannonbury Lane	New dwelling	73/28	Workshop APD
47. Isaac Ro 03-3271	40 Cannonbury Lane	Garage	73/28	Workshop APD
48. Isaac Ro 03-3272	40 Cannonbury Lane	Pool	73/28	Ahern
49. 7 New Street LLC 03-3290	7 New Street	MH + garage connector	55.4.1/37	Workshop APD
50. 7 New Street LLC 03-3288	7 New Street	Rev39513;2 nd DU fenest	55.4.1/37	Workshop APD
51. 7 New Street LLC 03-3286	7 New Street	New studio	55.4.1/37	Workshop APD

VI. OLD BUSINESS (03/30/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	14 Lowell Place, LLC 10-2188	14 Lowell Place	New dwelling	41/164	Emeritus

HDC Minutes for April 6, 2021, adopted Apr. 29

2.	Alex Karis 02-2862	11 Mill Hill Lane	New 2 nd Dwelling	55/924	Brook Meerbergen
3.	Alex Karis 02-2962	11 Mill Hill Lane	Pool and hardscape	55/924	Brook Meerbergen
4.	George Balboa 03-3087	71R Cliff Road	New dwelling	30/160.1	Brook Meerbergen
5.	George Balboa 03-3100	71R Cliff Road	Studio	30/160.1	Brook Meerbergen
6.	George Balboa 03-3102	71R Cliff Road	Pool	30/160.1	Brook Meerbergen
7.	4 Ahab Rd LLC 03-3072	41 Wauwinet Road	New dwelling	20/7	Thornewill Design
8.	Paul Gray 02-3060	9 Coffin Street, Sias	Addition	73.4.1/15	SMRD
9.	Derek Till 02-2944	86 Quidnet St	Reno and addition	21/102	L. Williams/NAG
10.	3 Mary Ann Dr, LLC 01-2772	3 Mary Ann Drive	Rev 71596; garage door	68/214	M. Cutone Architecture
11.	7 Starbuck Crt, LLC 01-2818	7 Starbuck Court	Rev 1451: raise/new fndtn	42.3.3/80	M. Cutone Arcitecture
12.	EBWC, LLC	4 Lincoln Avenue	Garage	30/151	Botticelli + Pohl
13.	4EW, LLC	4 Ellen's Way	New dwelling	81/171	Brook Meerbergen
14.	4EW, LLC	4 Ellen's Way	Garage/studio	81/171	Brook Meerbergen
15.	4EW, LLC	4 Ellen's Way	Pool and hardscape	81/171	Brook Meerbergen
16.	Paul Piccirillo 10-2053	6 Baltimore Road	New dwelling	60/106	Val Oliver Design

VII. NEW BUSINESS (04/06/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Philip Nowak	32 New Street, Sias	Chimney/metal roof	73.4.2/30	Self
2.	Thomas Montgomery	33 North Liberty Street	Roof/window	41/157	Self
3.	JE Heron Trustee 04-3325	56 Washington Street	As-built A/C units	42.2.3/11	Self
4.	Willard Overlock	29 Coffin Street	Addition	73.4.1/26.2	Bentley & Churchill
5.	David Lazowski 04-3410	18 Parson Lane	New dwelling	75/102	Cutone Architecture
6.	David Lazowski 04-3411	18 Parson Lane	Hardscaping	75/102	Cutone Architecture
7.	Barbara Maier 04-3406	24 Union Street	Driveway/apron/fence	42.3.2/177	NAG
8.	Kim Wentworth 04-3408	14 Lincoln Avenue	Pool-hardscape	30/182	Cutone Architecture
9.	Cannonbury Hldgs, LLC 04-3380	18 Cannonbury Lane	New dwelling	71/13	CWA
10.	EBWC, LLC 04-3395	4 Lincoln Avenue	New studio	30/151	Botticelli & Pohl
11.	Richard Hohlt 04-3384	121 Madaket Road	Pool-spa	40/60.1	Botticelli & Pohl
12.	Chris Yates 04-3383	21B Vestal Street	Spa and hardscape	41/36.1	Mark Lombardi
13.	Daniel Wight	15 Milestone Crossing	Fence	68/457	Sanne Payne
14.	Jennifer Silver 04-3326	202 Eel Point Road	Rfwlk/fenest/color chg	38/2.3	Sanne Payne
15.	John Confalone Trst 04-3414	30 Cliff Road	Driveway and hardscape	42.4.4/36	Val Oliver Design
16.	Mary Claus Trustee 04-3405	31 Low Beach Road	New dwelling	74/36	Botticelli & Pohl
17.	36 Lily Street, LLC 04-3401	36 Lily Street	Relocate studio on lot	42.4.3/94	Botticelli & Pohl
18.	36 Lily Street, LLC 04-3416	36 Lily Street	New dwelling	42.4.3/94	Botticelli & Pohl
19.	Anehialine Prop, LLC 04-3327	19 East Creek Road	Addition	55/60	BPC
20.	William Scannell 04-3396	119R Eel Point Road	Rev.2760:fnst + omit deck	33/17.1	BPC
21.	William Scannell 04-3400	119R Eel Point Road	Cabana/gazebo	33/17.1	BPC
22.	ACK Mimi, LLC 04-3413	58 Wauwinet Road	Garage	14/65	NAG
23.	Eugene Clapp 04-3388	42 Cliff Road	Addition + fenestration	42.4.4/40	Normand Residential
24.	Karli Hagedorn 04-3403	34 West Chester Street	Rev 02-2969 fenest + roof	41/31	Normand Residential
25.	Karli Hagedorn 04-3404	34 West Chester Street	Fence	41/31	Julie Jordin
26.	Tonya Capaldo 04-3392	19 Union Street	Rev 12-2411 add + fenest	42.3.2/136	Topham Design
27.	Beach Vibes, LLC 04-3393	9 Cannonbury Lane	New dwelling	74/28	Workshop APD
28.	Beach Vibes, LLC 04-3397	9 Cannonbury Lane	Garage	74/28	Workshop APD
29.	Beach Vibes, LLC 04-3398	9 Cannonbury Lane	Shed	74/28	Workshop APD
30.	Nelson Eldridge 04-3402	2 Eldridge Lane	Roof top solar	49/77	Freedom Forever, LLC
31.	Rufio ACK Hldgs, LLC 04-3324	93 Main Street	As built sash replacemnt	42.3.3/17	JB Studio
32.	MAG Ventures 04-3419	30 Devon Street	Garage	76.4.2/1	JB Studio
33.	MAG Ventures 04-3418	30 Devon Street	Cabana/otdr shr/pergola	76.4.2/1	JB Studio
34.	Eliza Silva 04-3391	16 Helen's Drive	Rooftop solar	66/53	ACK Smart
35.	Jennifer Silva 04-3381	14 Harbor View Way	Addition	42.4.1/26	Thornewill Design
36.	Daniel Omstead 04-3378	9 Quaise Pasture - MH	Rev.2441: cupola/brzwy	26/20.1	Williams/SMRD
37.	Daniel Omstead 04-3377	9 Quaise Pasture - Cottage	Rev 12-2439 porch chng	26/20.1	Williams/SMRD
38.	Thomas Keegan 04-3330	41B Cliff Road	Addition	29/40	Williams/JB Studio
39.	Thomas Keegan 04-3329	41B Cliff Road	Cabana	29/40	Williams/JB Studio
40.	Thomas Keegan 04-3328	41B Cliff Road	Pool and hardscape	29/40	Williams/JB Studio
41.	Mark Norris 04-3415	14A Lowell Place	Cottage-resite/additions	41/164	Williams/Emeritus
42.	Peter Taylor 04-3394	98 Main Street	A/C units and fence	42.3.3/111	Linda Williams
43.	14 MVR, LLC	14 Madequecham Valley Rd	New dwelling	89/13	Emeritus
44.	Tim Demasi	3 Gladlands Avenue	New dwelling	80/234	Emeritus
45.	Deidre Hamling	8 Lowell Place	Demo building	41/508	Topham Design
46.	David Berson 04-3382	6 Hedge Row	Dormer + shed addition	73.3.2/87	SMRD

VIII. OTHER BUSINESS	
Approved Minutes	March 23, 2021: no action at this time.
Review Minutes	March 18, 25, 30 & April 01, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Thursday 4/15/21 01:00-2:30 pm hard stop • Old Business Tuesday 04/20/21 at 04:30 pm • Discussion of Resilient Nantucket meeting • Grey shingles in the OHD/SOHD • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:03 p.m. (McLaughlin)**

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council