



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 11, 2023

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

Called meeting to order at 4:05 pm. (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, Patten

Remote Participants: None

Absent Members: Dutra

Late Arrivals: None

Early Departures: None

Adoption of Agenda.

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

Roll- Call Vote Carried unanimously

I. PUBLIC COMMENT

Hillary Rayport – Made a public comment concerning the discussions the board has been having regarding demolitions of historic structures. Is concerned about some of the recent remarks and votes indicating that some of the board thinks it's ok to demolish some structures considered contributing to our historic district. Earlier in the day she shared a guidebook for historic district commissions via email with Mr. Pohl and Mr. Welch which she hopes can be shared. The book would state that the whole point of having a local historic district is to protect the context, feelings, and associations of the district by preserving the historic structures. Including small outbuildings like barns and vernacular structures that seemed unremarkable at the time but are remarkable now because they're still with us and teach people through their presence about history. Each structure deserves careful consideration given the fact that demolition can't be undone. Asked that the board have public hearings when the demolition of a structure more than 50 years old is being considered. Couldn't and shouldn't these public hearings be similar to other notice public hearings including a notice period sufficient to allow stakeholders and the preservation community and not just the applicant time to study and understand the history of a building? Mrs. Rayport did not follow 9 Sherburne Wy but did a lot of research after the fact and would like to share it with the commission. She hopes there can be some adjustments made to the process around demolition hearings.

Ray Pohl – As far as he knows, all HDC meetings are public hearings. Thanks, Mrs. Rayport, for her comments.

II. COMMISSIONER'S COMMENTS

Coombs – Would like to make a motion to reconsider the vote on March 28th regarding 9 Sherburne Wy. Would like it to be put on for discussion during our next meeting agenda.

Pohl – Will talk to staff about how to move forward with Mrs. Coombs request.

Welch – Would like to thank the commissioners for their continued careful consideration of all the applications that come before them.

Camp – Suggest that the 60-day delay regarding demolitions should start after the commission has voted because demolition specially of a contributing structure is very important.

V. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Charles River Realty 04-8285	2 Broad St	Wall sign	42.4.2/66	Robert Blair
	Voting	Pohl, Welch, Camp, Coombs, Oliver			
	Alternates	Thornewill, Patten			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, photos, correspondence.			
	Representing	Billy Saad- Land Use Specialist			
	Public	None			
	Concerns	No concerns.			
	Motion	Motion to Hold items 1 – 6 for Revisions. (Coombs)			

Vote	Carried unanimously			Certificate #	HDC2023-01-(as noted)
2. Charles River Realty	04-8284	2 Broad St	projecting sign	42.4.2/66	Robert Blair
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence.				
Representing	Billy Saad- Land Use Specialist				
Public	None				
Concerns	No concerns.				
Motion	Motion to Hold items 1 – 6 for Revisions. (Coombs)				
Vote	Carried unanimously			Certificate #	HDC2023-01-(as noted)
3. Charles River Realty	04-8282	2 Broad St	Fence sign	42.4.2/66	Robert Blair
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence.				
Representing	Billy Saad- Land Use Specialist				
Public	None				
Concerns	No concerns.				
Motion	Motion to Hold items 1 – 6 for Revisions. (Coombs)				
Vote	Carried unanimously			Certificate #	HDC2023-01-(as noted)
4. 12 Straight Wharf	04-8281	12 Straight Wharf	Master Sign	42.3.1/138	SHN
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence.				
Representing	Billy Saad- Land Use Specialist				
Public	None				
Concerns	No concerns.				
Motion	Motion to Hold items 1 – 6 for Revisions. (Coombs)				
Vote	Carried unanimously			Certificate #	HDC2023-01-(as noted)
5. 12 Straight Wharf	04-8278	12 Straight Wharf	Wall Sign	42.3.1/138	SHN
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence.				
Representing	Billy Saad- Land Use Specialist				
Public	None				
Concerns	No concerns.				
Motion	Motion to Hold items 1 – 6 for Revisions. (Coombs)				
Vote	Carried unanimously			Certificate #	HDC2023-01-(as noted)
6. 12 Straight Wharf	04-8280	12 Straight Wharf	Temporary Sign	42.3.1/138	SHN
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence.				
Representing	Billy Saad- Land Use Specialist				
Public	None				
Concerns	No concerns.				
Motion	Motion to Hold items 1 – 6 for Revisions. (Coombs)				
Vote	Carried unanimously			Certificate #	HDC2023-01-(as noted)
7. The Brant LLC	03-8152	6 8 N. Beach St	Master Sign	42.4.1/65	Linda Williams
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence.				
Representing	Billy Saad- Land Use Specialist				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve item 7 through Staff with sign lighting to be down lit and the sign to be made of wood. (Coombs)				
Vote	Carried unanimously			Certificate #	HDC2023-03-8152

V. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. P & M Reis Trucking Inc.	10 Green Meadows	New duplex	62/362	Linda Williams
2. P & M Reis Trucking Inc.	10 Green Meadows	Hardscape	62/362	Linda Williams
3. J & M Realty Holdings	1 Bayberry Ln	Resite garage rev	67/57.1	Linda Williams
4. John Manera	4 Larrabee Lane	Hardscape	55/102.2	J. Martinez
5. Captains Quarters	5 Captains Lane	Shed window rev 03-6055	30/273	Structure Untld.
6. SS Road LLC	56 South Shore Rd	Color change	80/114	EMDA
7. SS Road LLC	56 South Shore Rd	Color change	80/114	EMDA
8. Joan O'Brien	20 Tashama Lane	Color change garage	55/450	Joan O'Brien
9. AF12 LLC	26 Naushon Way	Main house rev	80/190	Val Oliver
10. AF12 LLC	26 Naushon Way	Guest house rev0-7059	80/190	Val Oliver
11. Barbara Cohen	42 Vestal St	Roof replacement	41/51.1	James Lydon
12. Cabko Inc	18B Bartlett Rd	Raise roof rev.	67/113.1	NAG
13. Kems Corp	6 Beverly Court	Door & window change	68/186	EMDA
14. Steven & Carrie Phillip	1 Sheep Common Ln	New cabana	54/280	JB Studio
15. Peter Dupont	22 Burnt Swamp	Driveway rev	56/231.1	KMLD
16. Richard Ho-Shue	31a Beach Grass Rd	New shed	68/378	Richard Ho-Shue
17. T & C Cardew	7 Mayhew Road	Replace window & door	92.4/209	LINK
18. 41 WMR Tr	41 W Miacomet rd	Fenestration & railing rev	86/13.1	Emeritus LTD
19. 42 Easton St LLC	42 Easton St	Add gates	42.4.1/21	Emeritus LTD
20. Jennifer Dolins	15 Stone Post	Alteration equipment shed	72.3.2/73	Todd Burns
21. Jamie Foster	6 Williams Ln	Roof solar	55/140	SunWind
22. Nt Boys & Girls Inc	61 Sparks Ave	Roof solar	55/143	SunWind
23. Nt Boys & Girls Inc	71 Sparks Ave	Roof solar	55/139	SunWind
24. Nt Boys & Girls Inc	89 Sparks Ave	Roof solar	55/141	SunWind
25. 34 Cannonbury Ln LLC	34 Cannonbury Lane	New pool cabana	73/25	WAPD
26. 34 Cannonbury Ln LLC	34 Cannonbury Lane	New garage	73/25	WAPD
27. 7 Lauretta Ln LLC	7 Lauretta Lana	New garage/guest house	14/53	S. Metz
28. 7 Lauretta Ln LLC	7 Lauretta Lana	New cabana	14/53	S. Metz
29. Caleb Cressman	15 Margaret's Way	Demo part of shed	20/64	Thornewill Design
30. Keegan Hodges	163 Orange st	Garage rev 03-8065	55/176.5	Thornewill Design
31. Cohen Steven LTR	87 Cliff Rd	Hardscape	30/168.1	Jardin Intl.
32. Kristine Mortensen	4 Cherry st	New shed	55/387	Structures Unltd
Voting	Pohl, Welch, Camp, Coombs, Patten			
Alternates	None			
Recused	Oliver, Thornewill,			
Documentation	Architectural elevation plans, site plan, photos, correspondence.			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve all items except 19, 22, 23, and 24. (Coombs)			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-01-(as noted)
Motion	Motion to Approve item 19 as submitted. (Oliver)			
Roll-call Vote	Carried 3-2 // Welch, Coombs opposed		Certificate #	HDC2023-01-(as noted)
Motion	Motion to Hold items 22, 23, and 24 for Representation. (Welch)			
Roll-call Vote	Carried 4-1 // Oliver opposed		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. Nt Maria Mitchell Assoc.	4 Vestal St	Color change	42.3.3/166	Jascin Finger
<ul style="list-style-type: none"> • Include color chip. 				
2. Steven & Carrie Phillip	1 Sheep Common Ln	New pool & fence	54/280	JB Studio
<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. 				
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. (Welch)			
Roll-call Vote	Carried unanimously			Certificate # HDC2023-01-(as noted)

VI. RATIFY

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nantucket Land Bank 01-7730 APPROVED 04/04	65 Easton St	Public Park	42.4.1/115	Eleanor Antonietti
2. Nantucket Land Bank 01-773 APPROVED 04/04	67 Easton St	Public Park	42.4.1/115	Eleanor Antonietti
Voting	Welch, Coombs, Camp, Oliver			
Alternates	Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Matt			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call Vote	Carried unanimously			Certificate # HDC2023-01-(as noted)

VII. REMAND PER SELECT BOARD

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 450 Green Park LLC	2 Stone Alley	Determination	42.3.1/102	Emeritus LTD
<ul style="list-style-type: none"> • For a determination on the issue of the building being an individually significant structure and if it is found so, that the HDC apply the performance standards for individually significant structures to its review, including what historically significant features of the existing structure need to be preserved. 				
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Stephen Cohen- Attorney for 2 Stone Alley Arthur Reade- Attorney for Virginia Andrews Ginger Andrews- 1 Stoney Alley Nina King- 14R Orange St. Rita Carr- Deputy Director NPT			

Public

Stephen Cohen – Mr. Cohen addresses the board and asks for confirmation that they received his letter from last week. He expresses that he and everyone else hates the project that they are reviewing but hopes that they can put it to rest that night. He discusses the history of the application and how it was originally denied but then approved unanimously after undergoing multiple hearings and reviews. He references a finding from the select board that he believes was incorrect and explains that the board had previously determined that the structure was independently significant. He highlights the extensive review and changes made to the building plans to conform to the high standards applied by the board. He asks the board to affirm that they already determined the structure to be significant, that they applied that standard, and that they went through a rigorous review, and to issue a new certificate of appropriateness consistent with the previously approved certificate. He argues that the board had already thoroughly considered the historical significance of the structure and applied the correct standard, and that the only change being made is a rear addition, with the existing massing largely preserved. He again asks that the board reissue the certificate of appropriateness for the project.

Holly Backus – Mrs. Backus wanted to mention what the reman says for the record, which is also the same thing that was in the notice. She reads a statement into the record about the building's historical significance, highlighting that the HTC survey for the structure was created in 1988-1989 and used information from the 1970 HABS historic American Building survey documentation, which was incorrect. She provides some historical context for the building, including information about its previous owners and its conversion from a barn to a dwelling by Eliza Cod, a well-known architect on Nantucket. She emphasizes that the structure should be considered an individually significant structure and that the HTC applied the performance standards for such structures to its review, including what historically significant features of the existing structure need to be preserved. Suggest revisions of the proposed plan should be provided.

Arthur Reade – Mr. Reade represents Ginger Andrews, the owner of a property across from the subject property. He agrees with Holly's argument for preserving the subject property due to its age, nature, design, and historic association with Eliza Cod, an influential woman architect in Nantucket's history. He believes that allowing changes to the structure that would completely alter its original appearance would be sacrilegious. Therefore, he urges the board to overturn its earlier decision and reject the application that is currently before them.

Linda Williams – Mrs. Williams reads from the book called "Building with Nantucket in Mind" and discusses the demolition policy definitions for significant structures. The structure in question is a building located on Quantity Bluff which is believed to be historically, architecturally, and socially significant, as it is associated with an important person in Nantucket's history, Eliza Cod. Mrs. Williams emphasizes that any modifications or additions to the structure should be subordinate and sensitively done so that the main body of the structure remains intact. She argues that the modifications proposed by the applicant would significantly alter the original appearance of the structure and would be sacrilegious. She also notes that the Historic Structures Advisory Board (HSAB) has consistently recommended denying the application due to the concerns expressed by the community.

Ginger Andrews- Ginger begins by pointing out the irony in Mr. Cohens' comment about the length of the hearing, given that he was originally eloquent in his opposition to the demolition of the structure. She notes that the applicant did make one major change that the commission asked for, but that the comments made by the commission along the way were not fully addressed by the applicant. She suggests that if the commission had been satisfied with only one change, they could have approved the application earlier, but instead they sent it back for further revisions. She concludes by expressing their frustration with the length of the process, but also finding entertainment in it.

Nina King – Mrs. King expressed support for Arthur, Linda, and Ginger. She is a neighbor living in the Isaac Chase house right next door to them. She echoed her objection to the proposed expansion of the structure and urged the commission to consider the historical significance of the building. She also mentioned that after four and a half years, they are tired of the ongoing debate over the expansion.

Rita Carr – Mrs. Carr is the Deputy Director of Nantucket Preservation Trust. She expressed her agreement with Holly's argument against the large addition to the individually significant structure. She urged for the commission to reconsider the appropriateness of such an addition.

Concerns

Camp – Mrs. Camp states she is aware that the main mass of this historic building is significant, and that she made the motion to keep it when the architect renovated the building. She notes that the main mass is only about 575 square feet and that the architect retained the sunroom, which was a big part of the house. She is willing to reconsider the decision if necessary but believes that the renovation could be approved.

Oliver – Mrs. Oliver presents a statement to the commission in defense of their 2 Stone Alley determination which had undergone multiple reviews over a four-and-a-half-year period. She expresses bewilderment at the application being called "arbitrary and capricious" and defends the commission's decision as being thoughtful, thorough, and cautious. She highlights the significance of the building and the architect's willingness to listen to comments and suggestions. She argues that the additions are submissive and that the original character and features of the building have been retained. She concludes by stating that the decision was made by elected board members and moves to ratify it without further review or discussion.

Welch – Mr. Welch suggests that there is no question that the structure is significant and argues that even if the Historic Commission did not formally vote on it, their acknowledgement of its significance is enough to establish it was, in deliberations, considered as such. He also notes that the criteria for designation listed in Appendix C are specific to demolition and that this is not a demolition, but rather a partial demolition. He asserts that the processing of this application has gone through several iterations and has not been frivolous; this application came through a long review process after which it was approved, the requests of the commission having been incorporated by the applicant.

Coombs – Mrs. Coombs states that all questions have been asked and answered, although her personal preference would have been for the middle section to be dropped to follow the land going south. She acknowledges that not everyone had to agree about everything and that decisions were made based on studying and making up one's own mind. She believes that the commission has been dedicated to coming up with an answer to this and that the answer follows all the rules that they live by. She mentions that Holly's comments made an impression on the commission and that they were not arbitrary or capricious in their decision-making at all.

Pohl – Mr. Pohl is expressing his thoughts on the building's addition. He mentions that although most of his thoughts have already been shared by other board members, he believes that using square footage as a metric for what is subordinate or not is not ideal. He suggests that the visual dominance of the original building and the fact that the new design cascades down the hill make it subordinate. He also points out that the applicant followed the board's requests and created a sympathetic addition onto the historic building. Finally, he clarifies that they voted to approve the design not because they were worn down, but because they felt that the applicant had met their requirements.

Motion

Motion to Reissue an Approval based upon statements of the last few minutes to be distilled into written form and ratified at the next meeting. (Oliver)

Roll-call Vote

Carried unanimously

Certificate #

HDC2023-01-(as noted)

IX. OLD BUSINESS 03/07/23

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Stark point LLC 02-7988	16 Easton St	Fenestration rev 04-6121	42.1.1/11	Botticelli + Pohl

Voting Welch, Camp, Coombs, Oliver, Thornewill

Alternates Patten

Recused Ray Pohl

Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.

Representing Lisa Botticelli

Public None

Concerns No concerns.

Motion **Motion to Hold for Revisions. (Camp)**

Roll-call Vote Carried unanimously

Certificate #

HDC2023-02-7988

2. 8 Maple Lane LLC 01-7795	Maple Lane Lot 8	New dwelling	67/303	Emeritus LTD
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Voting Welch, Camp, Coombs, Oliver, Thornewill

Alternates Patten

Recused None

Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.

Representing Matt

Public None

Concerns No concerns.

Motion **Motion to Approve through staff with the west end cross gable going away. (Coombs)**

Roll-call Vote Carried unanimously

Certificate #

HDC2023-01-7795

3. 8 Maple Lane LLC 01-7799	Maple Lane Lot 8	Garage	67/303	Emeritus LTD
Voting	Welch, Camp, Coombs, Oliver, Thornewill			
Alternates	Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Matt			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-01-7799

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. Old Gray Barn Trust	12 West York st	House fire demolition	55/9.1	Kevin Sampson
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Kevin Green			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-01-(as noted)

2. Gray Dinghy LLC 03-8055	25 Willard St	Alterations/ raise structure	29/33	Emeritus LTD
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Matt			
Public	None			
Concerns	No concerns.			
Motion	Motion to Hold for Revisions. (Camp)			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-03-8055

3. C Barg Tr. 03-8102	19 W Chester st	Hardscape	42.4.3/7.2	Ahern
Voting	Welch, Camp, Coombs, Oliver, Patten			
Alternates	Thornewill			
Recused	Ray Pohl			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Miroslava Ahern			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve through Staff leaving the cement block as the apron. (Camp)			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-03-8102

4. Tyler Albright 03-8106	11 Cannonbury Ln	Pool & hardscape	74/22	Ahern
Voting	Pohl, Camp, Coombs, Thornewill, Patten			
Alternates	Welch			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Miroslava Ahern			
Public	None			
Concerns	No concerns.			
Motion	Motion to Hold for more information. (Coombs)			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-03-8106

5. Tyler Albright 03-8166	11 Cannonbury Lane	Pergola	74/22	Ahern
Voting	Pohl, Camp, Coombs, Thornewill, Patten			
Alternates	Welch			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Miroslava Ahern			
Public	None			
Concerns	No concerns.			
Motion	Motion to Track. (Coombs)			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-03-8166

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. Mark Wilmot 01-7752	35 Monomoy rd.	Add shutters	54/74	Gryphon Architects	
Voting	Welch, Camp, Coombs, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Ethan Griffin- Gryphon Architects				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve through Staff with AC145 Van Court Blue. (Coombs)				
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-01-7752	
2. Laura Bench 01-7798	17 Pleasant St	New garage studio	42.3.3/17	Gryphon Architects	
Voting	Camp, Coombs, Oliver, Thornewill, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Ethan Griffin- Gryphon Architects				
Public	None				
Concerns	No concerns.				
Motion	Motion to Hold until next Tuesday. (Camp)				
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-01-7798	
3. Bent Shimmo Nominee 01-7759	4 South Valley Rd	New Dwelling	43/165 165.1	EMDA	
Voting	Camp, Coombs, Oliver, Thornewill, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Ethan McMorrow				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve as submitted.				
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-01-7759	
4. Robert Leaf 11-5037	43 Kendrick Rd	New guest house	76.4.3/31	CWA	
Voting	Pohl, Camp, Coombs, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Chip Webster				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve through Staff bringing the chimney interior to the building and changing the dormer on the right hand side of the east elevation to a single window dormer. (Camp)				
Roll-call Vote	Carried 3-1// Coombs opposed		Certificate #	HDC2022-11-5037	

5.	Chris Tofalli	122 Main St	Fence replacement	42.3.3/100	Frank Daily
Voting	Welch, Coombs, Camp, Oliver, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Frank Daily				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve through Staff with fence no taller than 5 feet measured from the inside yard, natural to weather, and vegetation largely as shown in the imagery for screening. (Camp)				
Roll-call Vote	Carried unanimously			Certificate #	HDC2023-01-(as noted)
6.	Little Nauti LLC 09-7134	1 Smooth Hummock	New dwelling & Fenestration	66/177	JB Studio
Voting	Coombs, Oliver, Patten, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Juraj / Frank				
Public	None				
Concerns	No concerns.				
Motion	Motion to Hold for Revisions. (Welch)				
Roll-call Vote	Carried unanimously			Certificate #	HDC2022-09-7134
7.	Little Nauti LLC 09-7130	1 Smooth Hummock	Pool & hardscape	66/177	JB Studio
Voting	Pohl, Coombs, Oliver, Patten, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Juraj				
Public	None				
Concerns	No concerns.				
Motion	Motion to Track. (Welch)				
Roll-call Vote	Carried unanimously			Certificate #	HDC2022-09-7130
8.	Dafoe Carleton 01-7788	102 Quidnet Rd	Fenestration & outdoor stairs	21/74	JB Studio
Voting	Camp, Coombs, Oliver, Thornewill, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Juraj Bencat				
Public	None				
Concerns	No concerns.				
Motion	Motion to Hold for Revisions to stairs. (Oliver)				
Roll-call Vote	Carried unanimously			Certificate #	HDC2023-01-7788
9.	Brett Fodiman 10-7279	111 Surfside Rd	Asbuilt MH shingles	80/70	Slacktide
10.	Brett Fodiman 10-7281	111 Surfside Rd	Asbuilt GH shingles	80/70	Slacktide
11.	Brett Fodiman 10-7280	111 Surfside Rd	Asbuilt garage shingles	80/70	Slacktide
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill, Patten				
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 5-0 // Carried unanimously			Certificate #	HDC2023-01-(as noted)

12. 63 Hulbert LLC	63 Hulbert Ave	Foundation, siding, windows	29/9	Emeritus LTD
Voting	Pohl, Camp, Coombs, Oliver, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Matt			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve through Staff with south elevation right hand second floor area to go back to one window, the dormers on the north to be pushed back and return to the original size windows and to have the middle dormer window match that. Staff submission to also include elevation certificate, and window survey. (Oliver)			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-01-(as-noted)

13. 450 Green Park LLC 01-7772	2 Stone Alley	Hardscape	39/24.1	Ahern
Voting	Camp, 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	Application not opened.			
Motion	Motion to hold for representation.			
Roll-call Vote	Carried 5-0 // Carried unanimously		Certificate #	HDC2023-01-7772

XI. NEW BUSINESS 03/28/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Marianne Hanley TR	86 Main St	As built shutter color chng	42.3.3/66	LINK
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Victoria Ewing				
Public	None				
Concerns	Application not opened.				
Motion	No Action				
Roll-call Vote	Carried unanimously			Certificate #	HDC2023-01-(as-noted)
2.	Brian Potter	32 Essex rd	Rooftop solar	67/628	Mass Renewables
Voting	Pohl, Welch, Camp, Coombs, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Brian Potter				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve through Staff only rear of the structure and to include the shed at applicant's option. (Welch)				
Roll-call Vote	Carried unanimously			Certificate #	HDC2023-01-(as-noted)
3.	Mark Barber	11 S. Valley	Revise existing door	43/137	Mark Barber
Voting	Pohl, Welch, Camp, Coombs, Oliver				
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	No action				
Roll-call Vote	Carried unanimously			Certificate #	HDC2023-01-(as-noted)

4. Robert Mayer	307 Polpis Rd	Demo garage	25/39	LINK
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Victoria Ewing			
Public	None			
Concerns	No concerns.			
Motion	Motion to Hold for more information. (Coombs)			
Roll-call Vote	Carried unanimously	Certificate #	HDC2023-01-(as-noted)	

5. Jennifer Pincini	4 Bloom St	Window revisions	42.3.3/143	Thornewill Design
Voting	Pohl, Welch, Coombs, Oliver, Patten			
Alternates	None			
Recused	Carrie Thornewill			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Carrie Thornewill			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve through Staff with 5-foot-wide aperture instead of 5/4, plant with evergreen screening to mitigate view from Bloom St. (Oliver)			
Roll-call Vote	Carried unanimously	Certificate #	HDC2023-01-(as-noted)	

6. 36 Lily St LLC	36 Lily St	Revs to main house	42.4.3/94	Botticelli + Pohl
Voting	Welch, Coombs, Oliver, Thornewill, Patten			
Alternates	None			
Recused	Ray Pohl			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Lisa Botticelli			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve through Staff with exterior proposed chimney interior, and front door to revert to original door that was salvaged with transom. (Thornewill)			
Roll-call Vote	Carried unanimously	Certificate #	HDC2023-01-(as-noted)	

Rest held -

7. 21A Pleasant St LLC	21 Pleasant St	As built foundation work	55.4.1/1	LINK
8. Pour LaTable LLC	2a White Whale	New studio	66/538	Ed Lemberg
9. Pour LaTable LLC	54 Skyline Dr.	New Dwelling	79/46	Ed Lemberg
10. Pour LaTable LLC	54 Skyline Dr.	New 3 rd dwelling	79/46	Ed Lemberg
11. Pour LaTable LLC	54 Skyline Dr.	New studio	79/46	Ed Lemberg
12. Pour LaTable LLC	54 Skyline Dr.	Pool & hardscape	79/46	Ed Lemberg
13. Conway Family	4 Canonicus St	New dwelling	87/116	Val Oliver
14. Conway Family	4 Canonicus St	New garage	87/116	Val Oliver
15. Bartlett Farm LLC	53 Bartlett Farm Rd	Move on garage	65/16.1	SMRD
16. David Baily	83 Sankaty Rd	New Dwelling	48/42	Design Associates
17. David Baily	100 Baxter Rd	Move building	48/42	Design Associates
18. David Baily	100 Baxter Rd	Addition	48/42	Design Associates
19. Boathouse Realty	52 Warren's Landing	Historic Determination	38/29	Design Associates
20. Boathouse Realty	52 Warren's Landing	Move structure	38/29	Design Associates
21. Ready RE LLC	17 Cannonbury Lane	New dwelling	73/45	Val Oliver
22. Ready RE LLC	17 Cannonbury Lane	New garage	73/45	Val Oliver
23. Ready RE LLC	17 Cannonbury Lane	New cabana	73/45	Val Oliver
24. Laura Ianetta	7 Paul Jones	Fenestration & chimney	30/68.1	Emeritus LTD

X. OTHER BUSINESS	
Approved Minutes Motion Vote	
Review Minutes	February 23, & March 9, 28, 30 2023.
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting- APRIL 13TH at 1pm *HYBRID & IN-PERSON @ 2 FAIRGROUNDS RD. - CONFERENCE 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 8:35pm. (Welch)**

Vote Carried unanimously

Submitted by:

Esmeralda Martinez

YouTube link: <https://www.youtube.com/watch?v=H216AnH3Qnk>

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village

