



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Tuesday, April 12, 2022

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

Called to order at 5:00 pm. and announcements by Ms. Camp

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Thornewill
 Remote Participants: Pohl, Coombs, Welch
 Absent Members: Dutra
 Late Arrivals: Welch, 5:03; Pohl, 5:08; Thornewill, 5:52
 Early Departures: Pohl & Welch, 8:

Adoption of Agenda.

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

Roll-call vote Carried 4-0//Coombs, McLaughlin, Oliver, and Camp-aye

I. PUBLIC COMMENT

II. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Mass Audubon 04-6159	Polpis/Quidnet	Boundary signs		Sam Kefferstan
2. Blue Flag Dev 04-6157	10 Hussey Street	Projecting sign (Blue Iris)	42.3.4/105	Plymouth Sign
3. Charlie Locke (held)	30/32 Sparks Avenue	Wall sign	55/234.6	Sign Here
4. Dreamland Theater (held)	17 South Water Street	Banner	42.3.1/11.1	Joshua Gray
Voting	Camp, McLaughlin, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Sign design plan, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	Martinez – Held: Items 3&4 for revisions Approvable: Items 1&2			
Motion	Motion to Approve Items 1 & 2 and Hold 3&4 per SAC recommendations. (Oliver)			
Roll-call Vote	Carried 5-0//Welch, McLaughlin, Oliver, Coombs, and Camp-aye		Certificate #	HDC2022-04-(as noted)

III. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Nicholas Vita 03-6033	9 Woodbury Lane	Demo house	41/551	Linda Williams
2. Nicholas Vita 03-6032	9 Woodbury Lane	Demo garage	41/551	Linda Williams
3. Daniel O'Keefe 03-6031	3 Burnt Swamp	Change roof to metal	56/218	Linda Williams
4. JDB 34 Liberty, LLC 03-6030	34 Liberty Street	Re-roof garage	42.3.4/82	Linda Williams
5. Caprys Island Hold 03-6029	60 Madaket Road	Change color/windows	41/200.1	Linda Williams
6. Martin McGowan 03-6036	25 Millbrook Road	Move on grge 39 Monomoy	56/67.2	Linda Williams
7. Tyler Dewing 03-6035	74 Milk Street	Revs. window and door	56/6.1	Linda Williams
8. Tyler Dewing 03-6034	74 Milk Street	Revs. not demo barn/alter	56/6.1	Linda Williams
9. Greg and Mary Ferguson 04-6077	50 Hulbert Avenue	Renew 62395: move/demo	29/62	Normand Residential
10. Chris Loftus 03-5842	8 1/2 Evergreen	Revisions to cottage	68/703.1	Linda Williams
11. Tim Greene 03-6056	6 Macy Road	Alter/repair bulkhead	60/144	Thornewill Design
12. 38 Monohansett, LLC 04-6079	38 Monohansett Road	Rev. 07-4182: MH roof	79/60	Val Oliver
13. 38 Monohansett, LLC 04-6080	38 Monohansett Road	Rev. 02-5663: cabana roof	79/60	Val Oliver
14. Kristen Williams 04-6087	36 1/2 Union Street	Roof change red cedar	42.3.2/87	Stegra Corp
15. Williams and Forsyth 03-6041	127 Main Street	Roof change to red cedar	42.3.3/48	T & T Roofing
16. 45 Shawkemo Rd, LLC 03-6047	45 Shawkemo Road	Rev. 10-4849: MH	27/18	Workshop APD

HDC Minutes for April 12, 2022, adopted Apr. 26

17. Island Living, LLC 04-6103	4A Wamasquid Place	New shed	56/113.9	JB Studio
18. Michael & Kristina Jemison 04-6108	195C Hummock Pnd Rd	Rev. 11-5780: cabana	65/23.2	Botticelli + Pohl
19. Robert Calnen 04-6114	291 Madaket Road	Alterations	60.1.2/67	JB Studio
20. Robert Calnen 04-6115	291 Madaket Road	Fence	60.1.2/67	JB Studio
21. Walbang Nom Trust 04-6126	8 Walbang Avenue	Hardscape and gate	82/146	Ahern
22. David Gray 03-6061	17 Clarendon	Roof awning	76.1.3/92	David Gray
23. Dayton Thell 03-6063	24 Nanina Drive	Hardscape	67/513.5	Dayton Theall
24. Madeline Hayes 03-6069	5 Fairfield Street	Fence	76.4.1/370	Madeline Hayes
25. AF12, LLC 04-6131	26 Naushon Way	Additions	80/190	Val Oliver
26. Will Lucas 04-6116	20 Gray Avenue	Addition and alterations	67/186	Thornewill Design
27. Chris Kling 04-6073	80 Goldfinch Drive	New shed	68/689	Permits Plus
28. Sally Horchow Trust 04-6125	27 East Tristram Avenue	Rev. 09-4698: garage	31/2	Emeritus
29. Cedarview Point, LLC 04-6107	40 Shawkemo Road	New shed	27/4	Botticelli + Pohl
30. Bank of America 04-6097	15 Sparks Avenue	Roof replacement	55/177	Bisbano & Associates
31. Eric Tanenblatt 03-5953	16 Gardner Road	Shutters and house	43/93	EMDA
32. Eric Tanenblatt 03-5950	16 Gardner Road	New shed	43/93	EMDA
33. Juraj Bencat 03-5965	15 Wappossett Circle	Shed solar roof array	67/571	Ack Smart
34. Ack Livin II, LLC 03-5981	2 Hedgebury Lane	Driveway change	41/593	Atlantic Landscaping
Voting	Camp, McLaughlin, Coombs, Welch			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 4-0//Welch, McLaughlin, Camp, and Coombs-aye		Certificate #	HDC2022-(as noted)

IV. CONSENTS WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Skyline Dr., LLC 03-6062	6 Woodland Drive	Rev. 04-3334: spa	79/209	Atlantic Landscape
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application.				
2. Yvonne Archer Trust 03-6058	41 Monomoy Road	Pool & hardscape	54/79.1	Atlantic Landscape
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application.				
3. AF12, LLC 04-6081	26 Naushon Way	Pool & hardscape	80/190	Val Oliver
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application.				
4. Eel Point Holdings, LLC 04-6098	55 Eel Point Road	Pool & hardscape	Ahern	
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application.				
Voting	Camp, McLaughlin, Coombs, Welch			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Coombs)			
Roll-call Vote	Carried 4-0//Welch, McLaughlin, Camp, and Coombs-aye		Certificate #	HDC2022-(as noted)

V. NEW BUSINESS 03/15/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 3 Beaver St, LLC 02-5785	3 Beaver Street	Landscape/Hardscape	55.1.4/97	Polly Waldorf
Voting	Camp, McLaughlin, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:0-6)	Williams – Asked to hold for more info Not opened at this time.			
Motion	Motion to Hold at applicant's request. (Coombs)			
Roll-call Vote	Carried 5-0//Welch, McLaughlin, Oliver, Camp, and Coombs-aye		Certificate #	

VI. OLD BUSINESS 03/22/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 34B Walsh St 01-5568	34B Walsh Street	Addition	29/104	Studio Ppark

Voting Pohl, Camp, McLaughlin, Coombs, Oliver
 Alternates Welch
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments, and Resilient Nantucket.
 Representing Linda Williams
 James Krapp, Studio Ppark
 David Sloan, owner
 Public Eileen Murphy, 40 Walsh Street
 Allen Nunally, 38 Walsh Street
 Concerns (5:07) **Williams** – Reviewed her packet establishing context and visibility.
Krapp – Reviewed changes made per previous concerns; roof walk and skirt would be natural to weather.
Backus – Read HSAB comments 4/4th: This house will be very visible from Walsh Street between 38 and 40. There are existing 2-story buildings nearby, however, the proposed additions create a 42’ long 2-story mass that is not characteristic of the neighborhood. The north elevation ridge line should be reduced by about 12’ to keep it in scale with the neighboring houses. The 3rd-floor dormers facing Walsh and the roof walk create too much apparent height and should be removed. The front needs to be a more conventional appearing façade with a traditional front door and windows. The existing east windows no longer work with this style house and should be separated. It may be worth considering moving the house back on the lot to create more separation from the neighbors on Walsh Street. HSAB would like to see revisions. Contributing lot within the old historic district (OHD) with non-contributing structure. This is being elevated for flooding concerns and must follow our Resilient Nantucket guidelines.
Murphy – This is already visible from Walsh Street; the roof walk is visible from Hulbert Avenue; that visibility will increase as it is raised. The modifications have to be in context with the neighborhood. This is a 3-story house being raised. The minutes regarding the roof walk application established the visibility.
Nunally – Our primary concern is the visibility, and the proposed structure would tower behind ours causing a “bleacher” effect. Noted that the long axis for 34 is perpendicular to Walsh Street, and the long axis for this is parallel.
Sloan – We are at the end of a private shared driveway. We’ve provided additional screening between us and the Murphy’s. The Oldakowskis at 34A provided a letter of support for our project. There is no change to east-west parameters. The bulk of our changes are not visible from the South.
Oliver – The back being dropped to 1.5 stories adds to additive massing; it seems more simplified. Thinks the roof walk should not have a skirt. The area has evolved and, due to resiliency, this has to be raised. The rear is over fenestrated but might not be visible.
Coombs – The north elevation shed dormers are too heavy; they should be single-windows and dropped even lower. Agrees the roof walk should not have a skirt if it stays. There is a lot of north elevation roof.
Camp – This seems squeezed into the lot in a dense neighborhood. It appears as a 3-story building; the dormers feel like they are floating in the roof. The roof walk looks odd from the east. Agrees with HSAB about pushing it back on the lot, if possible. The design in general is generic and lacks character.
McLaughlin – Asked where the air-conditioning units (A/C) are. West elevation, the roof walk isn’t designed correctly.
Pohl – North elevation, expanding on the existing footprint creates a very long, onerous 2-story ridge; the dormers should be eliminated. The skirt on the roof walk adds to heaviness and verticality of the building; roof walk should be smaller.
Motion to Hold for revisions and to go back to HSAB. (Camp)
 Motion Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye Certificate #
 Roll-call Vote

2. Bolthole, LLC 02-5701	10 Quince Street	Color Revision	42.3.4/103	NAG
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Bill McGuire, Nantucket Architectural Group			
Public	None			
Concerns (6:01)	<p>McGuire – Recommendation was to go to Platinum grey; the owner is okay with that. He thought the board wanted trim, sash, and clapboard to be Platinum grey, but the back trim and sash is already painted white; that was approved last year.</p> <p>Backus – She was under the impression trim and sash would be white with clapboard platinum grey; Having half white and half platinum trim would do this historic structure a disservice. Both front and back are visible. The removed stoop will be reattached; asked if it will remain natural to weather or be painted.</p> <p>Coombs – It shouldn't have been approved white; it would be ridiculous to have the back painted white with the front grey. Okay with the stoop painted Platinum grey.</p> <p>Thornewill – Shouldn't be 2 different colors; White trim on Quince Street is too tailored and crisp for this old house.</p> <p>Camp – Okay with Platinum grey for trim, sash, clapboard, fence, and stoop.</p> <p>McLaughlin – No concerns.</p> <p>Pohl – If the client can accept Platinum grey trim and clapboard, we're good to go.</p>			
Motion	Motion to Approve with everything to be Platinum Grey. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Coombs, and Pohl-aye	Certificate #	HDC2022-02-5701	
3. Anthony Noto 11-5270	10 Lincoln Avenue	Addition & Reno	30/184	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP			
Concerns (6:13)	<p>MacEachern – Reviewed changes made per previous concerns. Offered to fix the shed dormer roofs and withdraw the move at this time. The chimney could stay or go. There is no plan to embellish the trim and no increase in height. Received letters of support. Read letters of support.</p> <p>Backus – Read HSAB comments 3/28: This house should remain where it is keeping it in alignment with the other adjacent buildings. The dormers need to drop down off the upper roof and become a little shorter. The 5-ganged door is too modern; it should be broken up into one set of French doors with flanking windows. The existing east-side, 1st-floor, multi-pane window is an important vestige of an older era and should remain. HSAB would like to see revisions. This is Barnacle circa 1902 Queen Anne. Read into the record comments from Brook Meerbergen. The re location of the house and drive changes the streetscape. Appreciates the shed dormers with wide windows and the chimneys. The French doors are inappropriate. Queen Anne normally doesn't have those pitches off shed dormers.</p> <p>Coombs – Not in favor of moving this structure at all, especially for a pool. Agrees with HSAB about the south-elevation French-doors being changed to one set of doors with windows. South elevation shed dormer fits in. Glad they are putting the chimney back. Okay with the north elevation.</p> <p>Camp – Doesn't support moving it forward. The 3rd-floor dormers don't read as quiet as the existing; the trim board below should be reduced. East elevation west of the steps, the existing window should be retained in place.</p> <p>Welch – He agrees about the shed dormers; they should be a continuation of the upper gambrel roof plain. Moving this structure isn't appropriate in this location. Okay with the fenestration and other changes.</p> <p>Oliver – She sees this as 2 parts: move and alteration. Appreciates the changes but concurs about the shed dormers. South elevation, agrees the 5 French doors should be reduced; could have 4 in 2 separated sets. West elevation, the doors should match. Looking at the locus map, this is on the same plane as the flanking structures; these 3 buildings were all one once; because of that it shouldn't be proud of those two. Doesn't support the driveway coming off Lincoln.</p> <p>Pohl – The drawings look like the trim package is being stepped up; existing trim is quite simple. The break point of the 3rd-floor dormers should happen at the breakpoint of the gambrel roof plain. He's okay with moving this forward 9.5'. Discussion on Mr. MacEachern's proposal to get an approval through staff.</p>			
Motion	Motion to Hold for Thursday for drawing showing the discussed dormer changes. (Camp)			
Roll-call Vote	Carried 5-0//Thornewill, Coombs, Oliver, Camp, and Pohl-aye	Certificate #	HDC2021-11-5270	

4. Olsen Family 12-5425	28 Prospect Street	New Dwelling	55.4.4/77	Val Oliver
Voting	Camp (acting chair), McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (6:48)	Oliver – Asked this be held for Thursday. Not opened at this time.			
Motion	Motion to Hold for Thursday at applicant’s request. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, Coombs, McLaughlin, and Camp-aye		Certificate #	

5. Ali & Zach Smith 12-5312	232 Madaket Road	Garage/apartment	59.4/120.1	JN Design
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Josiah Newman, JN Design			
Public	None			
Concerns (6:48)	Newman – Reviewed changes made per previous concerns; now 24’6”. Backus – MAB has not reviewed the revisions. Thornewill – The side stairs shouldn’t come toward the road. North and west are visible, and the porticos are not in keeping with the simple shape of the building. North elevation fenestration is chaotic, and the door’s roof should be a shed. Coombs – North elevation, eliminate the middle window of the 2 nd -floor triple-ganged. Agrees about the west elevation stairs; it should run down along the south elevation. At 32’, this is long for a garage. Camp – North elevation will be visible, and the window configuration is odd; the gable window shouldn’t be an “A”; the roofs over the front and side doors are too ornate. West elevation, the stairs shouldn’t be so wide and should be tucked closer to the wall. McLaughlin – West elevation, the doors have too much glass. Pohl – Nothing to add. He agrees with Ms. Thornewill about the pent roofs and stairs.			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye		Certificate #	

VII. NEW BUSINESS 03/29/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Steven Bush 03-5888	8 Grand Avenue	New Foundation/ Reno	73.3.1/118	NAG
Voting	Camp, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch (Pohl-break)			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Steve Theroux, Nantucket Architectural Group			
Public	None			
Concerns (6:59)	Theroux – Presented project; circa 1949 non-contributing; no change in height or grade. Backus – Read SAB comments 3/28: foundation minimal amount exposed, suggest ‘Sconset trench and no more than 4” height change. Shed roof on south elevation should align. This is Yawl, circa 1949 and is now considered contributing. There is a discrepancy on the age; Preservation Institute and Preservation Trust date this to 1890. Okay with going to cedar. Retain the green. Not all elevations are provided. Oliver – Appreciates lifting this a minimal amount. South left-most wing, the shed-roof eave line is higher than the main house; it should come down; you might need to step down on the inside. McLaughlin – Finds this compatible. Coombs – Agrees with Ms. Oliver about the south-elevation shed-roof eave coming down. Thornewill – Appreciates preserving this. Agrees the south elevation addition plate should be brought down to meet the existing. Camp – Wants the window at the shower saved.			
Motion	Motion to Approve through staff with the south elevation far-left shed eave dropped so its eave line matches the front door eave line. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Oliver-aye		Certificate #	HDC2022-03-5888

2. Patama Thairatana Tst **03-5945** 108.5 Old South Road New Dwelling 68/491 Brook Meerbergen
 Voting Pohl, Camp, McLaughlin, Coombs, Welch
 Alternates Thornewill
 Recused Oliver
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing Brook Meerbergen
 Public None
 Concerns (7:14) **Meerbergen** – Presented project.
McLaughlin – The doors on the north, south and west should have more wood than glass; they should be replaced.
 No others have concerns.
 Motion **Motion to Approve. (Camp)**
 Roll-call Vote Carried 5-0//Welch, Coombs, McLaughlin, Camp, and Pohl-aye Certificate # **HDC2022-03-5945**

3. Joseph Hegenbart **03-5969** 6 Walsh Street Hardscape – Renew COA 42.4.1/84 Atlantic Landscaping

Voting Pohl, Camp, McLaughlin, Coombs, Thornewill
 Alternates Welch (Oliver-break)
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.
 Representing Lindsay Congleton, Atlantic Landscaping,
 Public None
 Concerns (7:21) **Congleton** – The 2014 COA has lapsed; no change.
Backus – Read HSAB comments 3/28: Belgian block is ok for an apron but too formal a material for a driveway and walkway; the driveway should be all shell; try brick or boardwalk for the walkways. Belgian block edging for driveway is too formal. Stone pavers surrounding the back building is inappropriate for drainage and resiliency reasons; change to lawn. AC units and outdoor lighting not shown. The application notes that the grade is being raised 8”; this is not appropriate for many reasons. The plan notes to “rework curb”; the existing curb appears to be concrete and should not be disturbed; it can’t be reworked without destroying it.
 Circa 1915 bungalow within the OHD. The curbing is raised; any displaced material must go to DPW. Read comments from absent HSAB member. Agrees the renewal should be approved then come back for revisions. Brick would be more typical for a bungalow of this age.
Coombs – She agrees with HSAB about the paving and the curb cut not being as proposed.
Camp – That’s a lot of Belgium block for this little bungalow. Thinks the drive should be half the size and remain shell. The walkway should be steppingstones with grass between.
Thornewill – The apron shouldn’t be extended and agrees about using steppingstones.
McLaughlin – Agrees there’s too much Belgium block.
Pohl – He agrees with HSAB about the brick walkway instead of Belgium block.
 Motion **Motion to Hold for revisions. (Coombs)**
 Roll-call Vote Carried 5-0//Camp, Thornewill, McLaughlin, Coombs, and Pohl-aye Certificate #

4. Tom Kershaw **03-5924** 121 Washington Street Decks 55.1.4/14 Val Oliver

Voting Pohl, Camp, McLaughlin, Coombs, Welch
 Alternates Thornewill
 Recused Oliver
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing Val Oliver
 Public None
 Concerns (7:30) **Oliver** – Presented project; built in 2010 by Kenny Aguiar.
Backus – Read HSAB comments 3/28: This deck will be very visible from Union Street, the bike path, and even Mariner Way. A 2nd-floor projecting deck is not appropriate in the OHD when visible; it should be removed or reduced to a small balcony. Ok with 1st-floor deck, but sliders should change to French doors. Drawings should more accurately reflect existing east-elevation conditions.
 Infill in the OHD. The deck meets the 8’ deep requirement but a small balcony might be more appropriate.
Camp – Agrees that the proposed deck is excessive and should be brought in; okay with the 1st-floor deck.
Coombs – The 2nd-floor deck should be a 4’-wide balcony; as proposed it’s too heavy.
Welch – Agrees about rebating the deck; suggested wrapping the south elevation porch to encompass the deck in roof.
McLaughlin – There decking on the structure meets the guidelines.
Pohl – There have been some good suggestions.
 Motion **Motion to Hold for revisions. (Coombs)**
 Roll-call Vote Carried 5-0//Camp, Welch, McLaughlin, Coombs, and Pohl-aye Certificate #

5.	Richard Rosenbaum	12-5293	16 Cliff Road	Fence/Apron/Gate Relocate	42.4.4/69	Thornewill Design
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Welch					
Recused	Thornewill					
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.					
Representing	Carrie Thornewill, Thornewill Design					
Public	None					
Concerns (7:38)	<p>Thornewill – Presented project.</p> <p>Backus – Read HSAB comments 4/4: This is essentially the same as the last version only a little shorter; concerns remain the same. It is creating a parking space right on the street and sidewalk; there is plenty of room within the property for parking.</p> <p>Property is associated with a circa 1757 typical 4-bay. Agrees there's plenty of room but there's precedent. The apron must be grandfathered as it doesn't meet zoning bylaw 139-21.1 – minimum 10'.</p> <p>No concerns.</p>					
Motion	Motion to Approve as submitted. (Coombs)					
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2021-12-5293	
6.	Eric Tanenblatt	03-5952	16 Gardner Road	New Building	43/93	EMDA
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Thornewill					
Recused	Welch					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Ethan McMorrow, Ethan McMorrow Design Associates					
Public	None					
Concerns (7:46)	<p>McMorrow – Presented project.</p> <p>No concerns.</p>					
Motion	Motion to Approve as submitted. (Coombs)					
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2022-03-5952	
7.	Soren Sorensen	03-5929	51 Fair Street	Changing Paint Color	42.3.2/40	Soren Sorensen
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Welch, Thornewill					
Recused	None					
Documentation	None					
Representing	None					
Public	None					
Concerns (7:53)	Not opened at this time.					
Motion	Motion to Hold for representation. (Oliver)					
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #		
8.	One Chester Smiley, LLC	03-5949	1 Chester Street	Rev. 10-4000:fenst, adtn, deck	42.4.3/18	Normand Residential
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Welch, Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Ben Normand, Normand Residential					
Public	None					
Concerns (7:55)	<p>Normand – Presented project; reviewed HSAB suggestions he's willing to comply with.</p> <p>Backus – Read HSAB comments 3/28: Prefer to see the roof separated from the existing shed by dropping it below the fascia and doors natural to weather.</p> <p>Circa 1794, built for Capt. Jonathan Barney. Read into the record concerns from Mr. Meerbergen. Ell bumpout more appropriate; position bumpout so as to screen A/C; would have been better coming off the rear next to outdoor shower.</p> <p>Oliver – Drop the rear bumpout roof and no concerns.</p> <p>Consensus agrees.</p> <p>McLaughlin – Concerned that the shingles are rendered as green on the drawings.</p>					
Motion	Motion to Approve through staff with a break in the eave line. (Oliver)					
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2022-03-5949	

9. JK Baxter, LLC 03-5916	114 Baxter Road	Addition	48/35	Thornewill Design
Voting	Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Carrie Thornewill, Thornewill Design			
Public	None			
Concerns (8:05)	<p>Thornewill – Presented project, no grade change; the cantilevered deck extension faces the golf course.</p> <p>Backus – Circa 1984, Windswept.</p> <p>Oliver – The existing grade is steep; the 1-story addition will ground this and provide additive massing. The rear of this existing structure isn't visible.</p> <p>McLaughlin – The cantilevered extension of the 2nd-floor deck is inappropriate. South elevation, the addition pitch is too shallow; should be 7/12.</p> <p>Coombs – She will trust Ms. Oliver's assessment. The only revision we could ask for is to bring in the deck to 8'.</p> <p>Camp – Doesn't support extending the 2nd-floor deck. The west elevation should have some vegetative screening. The rear is visible from Polpis Road and the golf course.</p>			
Motion	Motion to Approve as submitted. (Oliver) Not carried 2-2			
	Motion to Approve through staff with bringing in the deck 2'. (Coombs)			
Roll-call Vote	Carried 4-0//Oliver, McLaughlin, Camp, and Coombs-aye		Certificate #	HDC2022-03-59156
10. Maury and Associates 03-5933	81 Polpis Road	Demo or Move Off	44/23.4	Val Oliver
11. Maury and Associates 03-5932	81 Polpis Road	New Dwelling	44/23.4	Val Oliver
Voting	Camp (acting chair), McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:19)	<p>Oliver – Asked to hold for Thursday.</p> <p>Noe opened at this time.</p>			
Motion	Motion to Hold at applicant's request. (Coombs)			
Roll-call Vote	Carried 4-0//McLaughlin, Thornewill, Coombs, and Camp-aye		Certificate #	
12. Maffeo Vincent A Tst 03-5925	28 Liberty Street	Chg Roof (3-Tab to Arc-4)	42.3.4/117	T and T Roofing
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:20)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Camp-aye		Certificate #	
13. Ken Musi 03-5926	20 Willard Street	Add Mini Split AC	29/78	George Wing
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	George Wing			
Public	None			
Concerns (8:21)	<p>Wing – Presented project.</p> <p>Backus – Both elevations will be visible; cedar enclosure of the line sets is good but concerned it's not going along the trim.</p> <p>McLaughlin – It's customary as proposed within a cedar enclosure; there are a lot in that area.</p> <p>Coombs – This is totally inappropriate as proposed; it should go up along the trim.</p> <p>Oliver – Appreciates the natural to weather cedar enclosure. She's okay with the north but on the south, it should go along the rear corner board, up the rake, and over because that side has the front door.</p> <p>Thornewill – Agrees with Ms. Oliver.</p> <p>Camp – Would prefer both south and north follow the trim.</p> <p>Discussion how to place the left side line set so it isn't in the middle of the wall.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Camp-aye		Certificate #	

14. Haley Victor 03-5943	94 Orange Street	Addition	55.4.1/47	Paul Dreher
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:31)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Camp-aye		Certificate #	
15. Lindsey Matthews 03-5955	37 West Chester Street	Addition	41/150	NAG
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Bill			
Public	Robert Atlee, 4 Sunset Hill			
Concerns (8:32)	McGuire – Presented project. Backus – Read HSAB comments 4/4: This site is entirely visible and elevated a full floor above the street. The proposed additions do not relate to the architecture of the existing building or the immediate neighborhood. The new 2-story massing is awkward and overwhelms this simple building. Roof pitches, plate heights, and fenestration all need to be rethought. Any vertical expansion needs to be reconsidered as a 1.5-story structure with dormers rather than a full 2-story addition. HSAB would like to see revisions. Circa 1953 Cape with garage; HDC survey on file. Agrees completely with HSAB. Atlee – This doesn't fit the integrity of historic West Chester Street and the Oldest House. From West Chester Street, it presents as a 3-story structure. Oliver – Agrees with HSAB; it's very awkward and oddly sited near the front door. This lot abuts 3 streets. Suggested looking into other options. Two sets of casements face south. Coombs – Agrees this proposal is inappropriate. This is a classical building on one of our busiest streets. McLaughlin – The 2 nd -floor addition is appropriate for the area. Thornewill – East elevation is 22' from grade. This takes a simple house and makes it awkward. Height can be added but it should be no more than 1.5 stories. The gable shouldn't turn. Camp – Agrees that the 2 nd -story element with the gable forward takes away from the simplicity of a rambling cape.			
Motion	Motion to Hold for revisions and to go back to HSAB. (Oliver)			
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Oliver, and Camp-aye		Certificate #	
16. Joseph Minella 03-5939	9 Giny Lane	New Dwelling	41/851	Sandcastle Const.
17. Joseph Minella 03-5937	9 Giny Lane	New Pool and Hardscape	41/851	Sandcastle Const.
18. Joseph Minella 03-5938	9 Giny Lane	New Garage/ Studio	41/851	Sandcastle Const.
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:44)	Martinez – The applicant asked these be held. Not opened at this time.			
Motion	Motion to Hold. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Thornewill, Oliver, Coombs, and Camp-aye		Certificate #	

19. Juraj Bencat **03-5957** 15 Wappossett Circle M.H. Solar Roof Array 67/571 Ack Smart
 Voting Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
 Representing Juraj Bencat, owner
 Tim Carruthers, Ack Smart
 Public None
 Concerns (8:45) **Bencat** – Presented project; feels due to its location and limited visibility it should be approved as proposed.
Oliver – This is okay if all the panels are “landscape”, add 2 to the dormer, and eliminate the 2 closest to the front.
Thornewill – Suggested 1 more in portrait on the dormer and 3 at the rear in landscape.
Coombs – Likes Ms. Oliver’s suggestion of turning and moving to the rear.
Carruthers – We can do that; this is on a 1-way street so anyone on the road would be driving away from the panels. The Sachem Path Homeowners Association has approved this project.
 Motion **Motion to View. (Oliver)**
 Roll-call Vote Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Camp-aye Certificate #

Rest held for Thursday.

20. Tanya Peterson 03-5980	6 King Street (Sconset)	New Patio	73.1.3/86	Atlantic Landscaping
21. Waterfront Pocomo, LLC 03-5977	17 Lauretta Lane	New Dwelling	14/10.2	Brook Meerbergen
22. Waterfront Pocomo, LLC 03-5978	17 Lauretta Lane	New Garage/ Studio	14/10.2	Brook Meerbergen
23. Steven Cohen Trust 03-6013	12 Codfish Park Road	Fenestration Changes	73.2.4/9	Shelter 7
24. Kathleen T. Paradelis 03-6017	7 Dooley Court	New Dwelling	68/153	David Nagys
25. Nantucket Land Bank	321 Polpis Road	Move off or demo dwelling	25/8	John Kuszpa
26. HMSW, LLC 03-6007	25 Sankaty Head	Demo/Addtn/Fenes. chg	48/3	Emeritus
27. 6 Old Westmoor Farm, LLC 03-6024	6 Old Westmoor Farm	Add Cupola and Siding	41/82.1	Emeritus
28. Jennifer Fraizer 03-6025	Maple Lane (Lot 9)	Front Porch	67/303	Emeritus
29. OHOM, LLC 03-6026	28 Main Street (Sconset)	Gate	73.3.1/47	Emeritus
30. 31 Western Ave, LLC 03-5991	31 Western Avenue	Fenestration/ Hostel	87/94	Emeritus
31. 31 Western Ave, LLC 03-6006	31 Western Avenue	Cabin	87/94	Emeritus
32. 31 Western Ave, LLC 03-5988	31 Western Avenue	Dorm and Stairs	87/94	Emeritus
33. Bartlett Farm, LLC 03-5970	19 Bartlett Farm Road	Move to 19 Golfview	65/16.1	SMRD
34. Bartlett Farm, LLC 03-5971	22 Bartlett Farm Road	Move off to BFR (19)	65/76.1	SMRD
35. Bartlett Farm, LLC 03-5972	19 Bartlett Farm Road	Move on from BFR (22)	65/16.1	SMRD
36. Boyers Way, LLC 03-6020	1 Boyers Alley Way	Add A.C Conditioning	55.4.1/211	Philip Cox

VIII. OLD BUSINESS 04/05/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jeffrey Greenberg 10-4940	30A Orange Street	Garage Reno	42.3.3/200	Emeritus
2. Elizabeth Powell 12-5445	71 Cliff Road	Hardscape	30/160	Atlantic Landscaping
3. Family Ties Ack, LLC, 11-5159	11 Alliance Lane	New Dwelling	39/24.1	Studio Ppark
4. Taco Taco 1, LLC 01-5567	22 Bartlett Farm Road	New Dwelling	65/76.1	BPC
5. Ocean Dojo, LLC 01-5569	20 Bartlett Farm Rpad	New Dwelling	65/76	BPC
6. Brett Fodiman 10-4968	27 Cato Lane	Guest House dwelling	55/118	CWA
7. 450 Green Park LLC, 11-5272	2 Stone Alley Way	Adtn, Alter & foundation	42.3.1/103	Emeritus
8. Zero India, LLC 01-5514	1 Cambridge Street	Reduce footprint & chng roof	42.3.1/130.2	Emeritus

IX. NEW BUSINESS 04/12/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Eric Gersten	25 India Street	Skylight	42.3.4/106	Linda Williams
2. Our House Nantucket	5 Wherowhero Lane	Roof replacement	67/469	Richard Prunier
3. Ack 11 Pleasant, LLC	11 Pleasant Street	Revisions to dwelling	42.3.3/121	Linda Williams
4. Joan Bonting	3 Pine Tree Street	Pool and hardscape	68/228	Linda Williams
5. Hayden Hurley	11 Hulbert Avenue	Turn stairs on house	29.2.3/2	Val Oliver
6. Thairatana (Lucky’s)	13 West Creek Road	Addition for food pantry	55/165	Val Oliver
7. Marcus Mignone	10 Angola Street	Color and window changes	55/4.4/79	Val Oliver
8. Shooting Star Invest.	54 Starbuck Road	Change red cedar to arch	593/55	T & T Roofing
9. Nantucket G & S, LLC	81 Vestal Street	Rev. add roof to deck	56/254	MCA+
10. Steven Busch	8 Grand Avenue	Demo chimney	73.3.1/118	Zoran Milovski
11. Captains Quarters, LLC	5 The Captains Lane	New shed	30/273	Structures Unlimited
12. God Bless Dad, LLC	76 Baxter Road	New pool	49/42	Atlantic Landscaping
13. Jeffrey and Patricia Haines	23 Stone Post Way	New garage/ studio	73.3.2/71	Topham Design
14. Marc Knight	60 Nobadeer Avenue	Roof walk	88/10	Permit Plus
15. Mariocha Krishnamurti	17 Milk Street	Front door color change	42.3.3/86.1	Mariocha Krishnamurti
16. John Strachan	45 Pleasant Street	Change 3 tab to arch	55.4.1/152	T & T Roofing
17. 6 Clara Drive, LLC	6 Clara Drive	Fencing and driveway	66/283	Elaine Johnson
18. Daniel and Susan Balling	66 Fairgrounds Road	Driveway/apron	67/491	Daniel and Susan B.

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19. Cliff Lane 81, LLC	81 Cliff Road	White picket fence	30/165	Garden Group
20. Eileen Harkness	5 Gardner Perry Lane	Add porch,skylight,rme shutt.	55/32.1	Thornewill Design
21. James Chapman	10 Angola Street	Driveway/apron	55.4.4/79	Viktoriya Keltz
22. Greg Glowacki	11 Millers Lane (Lot A)	New dwelling	66/124	Val Oliver
23. Nick and Kacie Pappas	7 Beaver Street	Alterations/additions	55.1.4/82	Val Oliver
24. Alex Woodley	1 Newtown Court	New dwelling	55/210.1	Val Oliver
25. Alex Woodley	1 Newtown Court	New garage apartment	55/210.1	Val Oliver
26. Helen Dubois	5 Stone Post	New pool/spa/fencing	14/80	KM Designs
27. Maryann Jones	6 East Lincoln Avenue	Revisions to studio	42.4.1/49.1	Structures Unlimited
28. Farrell Francis	4 Westmoor Lane	New cottage	41/12	Farrell Francis
29. Greg and Mary Ferguson	50 Hulbert Avenue	Renew: garage/studio+ mods	29/62	Normand Residential
30. Joseph Minella	9 Giny Lane	New 2 nd dwelling	41/851	Sandcastle Const.
31. Taylor Hughes	20 Newtown Road	Addition	55/72	Val Oliver
32. Richard Wolfe	68 Washington Street	Replace wndws w/ French dr	42.2.3/15	Christopher
33. Tucker Haddon	21 Milk Street	Window revision	42.3.3/87	Twig Perkins
34. Wendy Perkins	11 Stone Barn	Roof replacement to 3-tab	29/907	Stegra Corp
35. Caroline Baltzer	66 Hulbert Avenue	Driveway/apron	29/55	Edward Coffin
36. James Houghton	12 Upper Tawpawshaw	Pool and hardscape	53/58	Atlantic Landscaping
37. Stephen Hunter	19 Golfview Drive	Rev. 11-5029: main house	66/173	JGGA
38. Graves	23 Appleton Road	Driveway mat chng- concrete	66/399	Sanne Payne
39. Elin Hildebrand	60 Crooked Lane	Alterations	41/198	Emeritus
40. 88 Pocomo, LLC	88 Pocomo Road	New guest house	15/42	Emeritus
41. Jerry Miller	63 Boulevarde	New garage	79/212	Emeritus
42. 2 Chestnut, LLC	2 Chestnut Street	Color change	42.3.1/69	Emeritus
43. Nashaquisset Coop Inc.	25 Autopscot Circle	Addition & alterations	55/515.8	Emeritus
44. Housing Nantucket	31 Fairgrounds Road	Solar and carport	67/149	Jardins Intl.
45. Candlewick Corner Vtt Ack, LLC	120 Old South Road	New commercial bld	68/969	CWA
46. Candlewick Corner Vtt Ack, LLC	122 Old South Road	New commercial bld	68/969.1	CWA
47. Candlewick Corner Vtt Ack, LLC	124 Old South Road	New commercial bld	68/969.2	CWA
48. 55 Eel Point Holdings, LLC	55 Eel Point Rd	New garage apartment	32/47	Botticelli + Pohl
49. Stark Point, LLC	16 Easton Street	Move off/ demo mh	42.1.4/11	Botticelli + Pohl
50. Stark Point, LLC	16 Easton Street	Move off/demo garage	42.1.4/11	Botticelli + Pohl
51. Stark Point, LLC	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
52. Stark Point, LLC	16 Easton Street	New garage	42.1.4/11	Botticelli + Pohl
53. Stark Point, LLC	16 Easton Street	New cottage	42.1.4/11	Botticelli + Pohl
54. Stark Point, LLC	16 Easton Street	New gym	42.1.4/11	Botticelli + Pohl
55. Island Living, LLC	2B Longwood Drive	New main house	71/13.4	JB Studio
56. Island Living, LLC	2B Longwood Drive	New guest house	71/13.4	JB Studio
57. Island Living, LLC	2B Longwood Drive	New pool	71/13.4	JB Studio
58. Jean Moran 01-5621	4 Washington Avenue	New pool	60.2.4/65	Jon Paul Couture
59. Jean Moran 01-5620	4 Washington Avenue	Window well	60.2.4/65	Jon Paul Couture
60. Jean Moran 01-5199	4 Washington Avenue	New garage	60.2.4/65	Jon Paul Couture
61. Nantucket Shire, LLC	30 Dukes Road	New dwelling	56/189	Linda Williams
62. Nantucket Shire, LLC	30 Dukes Road	Move shed and addition	56/189	Linda Williams
63. N.T. Historical Assoc. 02-5779	7 Fair Street	Replace windows	42.3.1/50	Linda Williams

X. OTHER BUSINESS

Approved Minutes	March 29 & 31, 2022
Motion	No action at this time.
Roll-call vote	N/A
Review Minutes	April 5 & 7, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Thursday, 14th @ 1:00 pm Hybrid – Zoom & 2 Fairgrounds Rd, Conference Room • 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

Special discussion	Discussion of Articles 54 & 55 relating to hot tubs/spas; Anne Dewez Camp – Asked this be discussed at the beginning of the Thursday, April 14 meeting when Mr. Pohl and Mr. Welch are present.
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed
2. Town Warrant Articles 54 & 55

Adjournment:

Motion **Motion to Adjourn at 8:53 pm. (McLaughlin)**

Roll-call vote Carried 5-0//Oliver, Thornewill, Coombs, McLaughlin, and Camp-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council