



## HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://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 25, 2023**

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

Called to order at 4:02 pm. and announcements by Mr. Pohl

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

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

Remote Participants: Coombs

Absent Members: Camp

Late Arrivals: Dutra (4:05 pm) & Patten (4:11 pm)

Early Departures:

Adoption of Agenda.

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

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

### I. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 4 & 10 Broad St Pratt Tr. 03-8171	10a Broad St	Wall sign	42.4.2/62	Scott Kopp
Voting	Pohl, Welch, Coombs, Oliver, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	Locus map, site plan, photos, correspondence.			
Representing	Billy Saad- Land Use Specialist			
Public	None			
Concerns	None			
Motion	<b>Motion to approve with conditions with an added red or white border. (Oliver)</b>			
Roll-call Vote	Carried 5-0 // Carried unanimously		Certificate #	<b>HDC2023-03-8171</b>
2. 12 Straight Wharf	12 Straight Wharf	Master Sign	42.3.1/138	SHN
Voting	Pohl, Welch, Coombs, Oliver, Thornewill			
Alternates	Dutra, Patten			
Recused	None			
Documentation	Locus map, site plan, photos, correspondence.			
Representing	Billy Saad- Land Use Specialist			
Public	None			
Concerns	None			
Motion	<b>Motion to Hold for Revisions. (Welch)</b>			
Roll-call Vote	Carried 5-0 // Carried unanimously		Certificate #	<b>HDC2023-</b>
3. 12 Straight Wharf	12 Straight Wharf	Wall Sign	42.3.1/138	SHN
Voting	Pohl, Welch, Coombs, Oliver, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	Locus map, site plan, photos, correspondence.			
Representing	Billy Saad- Land Use Specialist			
Public	None			
Concerns	None			
Motion	<b>Motion to Hold for Revisions. (Welch)</b>			
Roll-call Vote	Carried 5-0 // Carried unanimously		Certificate #	<b>HDC2023-</b>

4.	Zero India St LLC	1 Cambridge St	Projecting Sign	42.3.1/130.2	Kit Noble
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Locus map, site plan, photos, correspondence.				
Representing	Billy Saad- Land Use Specialist				
Public	None				
Concerns	None				
Motion	<b>Motion to approve with conditions no lighting without prior approval. (Oliver)</b>				
Roll-call Vote	Carried 5-0 // Carried unanimously			Certificate #	<b>HDC2023-</b>
5.	PPX LLC	7a South Water St	Flag Sign	42.3.1/131.1	PPX Event
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Locus map, site plan, photos, correspondence.				
Representing	Billy Saad- Land Use Specialist				
Public	None				
Concerns	None				
Motion	<b>Motion to approve with conditions to move wording. (Oliver)</b>				
Roll-call Vote	Carried 5-0 // Carried unanimously			Certificate #	<b>HDC2023-</b>
6.	Egan Maritime Institute	158 Polpis St	Master Sign	27/28	Carlisle Jensen
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Locus map, site plan, photos, correspondence.				
Representing	Billy Saad- Land Use Specialist				
Public	None				
Concerns	None				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Roll-call Vote	Carried 5-0 // Carried unanimously			Certificate #	<b>HDC2023-</b>
7.	Egan Maritime Institute	158 Polpis St	Other Sign #1	27/28	Carlisle Jensen
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Locus map, site plan, photos, correspondence.				
Representing	Billy Saad- Land Use Specialist				
Public	None				
Concerns	None				
Motion	<b>Motion to approve with conditions Plexiglass finish to be matte. (Oliver)</b>				
Roll-call Vote	Carried 5-0 // Carried unanimously			Certificate #	<b>HDC2023-</b>
8.	Egan Maritime Institute	158 Polpis St	Other Sign #2	27/28	Carlisle Jensen
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Locus map, site plan, photos, correspondence.				
Representing	Billy Saad- Land Use Specialist				
Public	None				
Concerns	None				
Motion	<b>Motion to approve with conditions Plexiglass finish to be matte. (Oliver)</b>				
Roll-call Vote	Carried 5-0 // Carried unanimously			Certificate #	<b>HDC2023-</b>
9.	Egan Maritime Institute	158 Polpis St	Other Sign #3	27/28	Carlisle Jensen
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Locus map, site plan, photos, correspondence.				
Representing	Billy Saad- Land Use Specialist				
Public	None				
Concerns	None				
Motion	<b>Motion to approve with conditions Plexiglass finish to be matte. (Oliver)</b>				
Roll-call Vote	Carried 5-0 // Carried unanimously			Certificate #	<b>HDC2023-</b>
10.	Egan Maritime Institute	158 Polpis St	Other Sign #4	27/28	Carlisle Jensen
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	Dutra, Patten				
Recused	None				

Documentation Locus map, site plan, photos, correspondence.  
 Representing Billy Saad- Land Use Specialist  
 Public None  
 Concerns None  
 Motion **Motion to approve with conditions Plexiglass finish to be matte. (Oliver)**  
 Roll-call Vote Carried 5-0 // Carried unanimously

Certificate # **HDC2023-****II. CONSENTS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Lindsey Torpey Cross <b>04-8240</b>	7 Green Lane	Shutter, color change	42.3.3/86	Nate Barber
2.	Charles Krueger <b>04-8251</b>	4 Weeweeder Ave	New shed	80/102	Structures Unltd
3.	NIR Retail LLC <b>04-8351</b>	15 S Water St.	Roof Replacement	42.3.1/12	T & T Roofing LLC
4.	Rebecca Moesinger <b>04-8322</b>	13 Bartlett Rd	Deck rebuilt	67/11	Rebecca Moesinger
5.	Gifford Whitney Trust <b>04-8330</b>	15 Mасаquet Ave	Sport court	80/141	Jardins Intl.
6.	Housing Nantucket <b>04-8317</b>	73a Old South Rd	Roof replacement	68/248	Stegra Corp
7.	Elizabeth Sibley <b>04-8316</b>	15 Teasdale Rd.	Roof replacement	69/69	Stegra Corp
8.	Sam Miller ETAL <b>04-8345</b>	37 Surfside Rd	Roof replacement	55/437	Assoc. Roofing
9.	NHA <b>04-8350</b>	89a Bartlett Rd	Roof replacement	60/410	Jim Lydon
10.	Island Living LLC <b>04-8365</b>	2b Longwood Dr	MH shingle rail, color change	71/3.4	Jb Studio
11.	Island Living LLC <b>04-8366</b>	2b Longwood Dr	GH shingle rail, color change	71/3.4	Jb Studio
12.	Island Living LLC <b>04-8367</b>	2b Longwood Dr	Garage shingle rail, color chng	71/3.4	Jb Studio
13.	5 Wauwinet Nom Trust	5 Wauwinet Rd	Roof replacement	20/74	Val Oliver
14.	Denise Spencer	1 White St	Deck & patio apron	79/29	KLMD
15.	Thomas Schwenke	14 Hummock Pond Rd	New Shed	56/17	Structure Unlimited
16.	Thomas Garrette	1 Spindrift Circle	New shed	66/313	Thomas Garrette
17.	Winn-Lees	24 Somerset Ln	Front rail chng Rev 07-4267	66/125	Val Oliver
18.	Galen Gardner	1 Rainbow's End	Color chng & window Rev08-4371	80/86	Val Oliver
19.	Ed Lemberg	54 Skyline Drive	3 <sup>rd</sup> dwelling	79/46	Ed Lemberg
20.	IAMADUMMY LLC	77 Eel Point Rd	Pent roof rev 08-4430	32/44	JB Studio
21.	1010 Wins LLC <b>04-8371</b>	10 Lincoln Ave	Reduce garage Rev to 10-7317	30/184	Emeritus LTD
22.	Doris Hanna <b>04-8307</b>	132R Main St.	Rooftop solar	42.3.3/44.1	Cotuit Solar
23.	Madaket Milk LLC <b>04-8276</b>	343 Madaket Rd	Change windows	60.24/63	Linda Williams
24.	17 Ranger Rd LLC <b>04-8302</b>	17 Ranger Rd	Addition to the main house	39/28	Sandcastle Const
25.	17 Ranger Rd LLC <b>04-8306</b>	17 Ranger Rd	New shed	39/28	Sandcastle Const

Voting Pohl, Welch, Coombs, Dutra, Thornewill  
 Alternates None  
 Recused Oliver  
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.  
 Representing None  
 Public None  
 Concerns None  
 Motion **Motion to Approve Consents. (Welch)**  
 Roll-call Vote Carried 5-0 // Dutra, Thornewill, Coombs, Welch and Pohl-aye

Certificate # **HDC2023-(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.	Rhett Dupont <b>04-8353</b>	18 Nobadeer Ave	Main house rooftop solar	80/22	Ack Smart
			• Not to be visible at the time of inspection or in perpetuity.		
2.	Rhett Dupont <b>04-8352</b>	18 Nobadeer Ave	cottage rooftop solar	80/22	Ack Smart
			• Not to be visible at the time of inspection or in perpetuity.		
3.	Eugene Shubin <b>04-8274</b>	8 Gray Ave	Main house rooftop solar	67/772	Cotuit Solar
			• Not to be visible at the time of inspection or in perpetuity.		
4.	Eugene Shubin <b>04-8272</b>	8 Gray Ave	Cottage rooftop solar	67/772	Cotuit Solar
			• Not to be visible at the time of inspection or in perpetuity.		
5.	17 Ranger Rd LLC <b>04-8304</b>	17 Ranger Rd	New pool	39/28	Sandcastle Const
			• Pool not to be visible at the time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.		
6.	Chris Oberg <b>04-8327</b>	35 Gloucester St.	Pool & hardscape	76.4.2/97	Waterscapes
			• Pool not to be visible at the time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.		
7.	Margaret Andrews <b>04-8328</b>	23 Sesapana Rd.	Pool & hardscape	68/91	Thornewill Design

- Pool not to be visible at the time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.
- |    |            |               |          |       |            |
|----|------------|---------------|----------|-------|------------|
| 8. | Ed Lemberg | 54 Skyline Dr | New pool | 79/46 | Ed Lemberg |
|----|------------|---------------|----------|-------|------------|
- Pool not to be visible at the time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application. & pool equipment to be screened with AFT board fencing (NTW)
- |    |                               |                   |                         |       |                   |
|----|-------------------------------|-------------------|-------------------------|-------|-------------------|
| 9. | Caleb Cressman <b>04-8332</b> | 15 Margaret's Way | Shift house rev 02-7981 | 20/64 | Thornewill Design |
|----|-------------------------------|-------------------|-------------------------|-------|-------------------|
- Move the structure further from the road.
- |     |                                      |                 |                  |        |               |
|-----|--------------------------------------|-----------------|------------------|--------|---------------|
| 10. | Gifford Whitney Trust <b>04-8331</b> | 15 Masaquet Ave | Pool & hardscape | 80/141 | Jardins Intl. |
|-----|--------------------------------------|-----------------|------------------|--------|---------------|
- Pool not to be visible at the time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.
- |                |  |  |  |               |                           |
|----------------|--|--|--|---------------|---------------------------|
| Voting         | Pohl, Welch, Coombs, Oliver  |  |  |               |                           |
| Alternates     | None   |  |  |               |                           |
| Recused        | Thornewill, Dutra  |  |  |               |                           |
| Documentation  | Architectural elevation plans, site plan, photos, correspondence, advisory comments. |  |  |               |                           |
| Representing   | None   |  |  |               |                           |
| Public         | None   |  |  |               |                           |
| Concerns       | None   |  |  |               |                           |
| Motion         | <b>Motion to Approve. (Oliver)</b>   |  |  |               |                           |
| Roll-call Vote | Carried 5-0 // Welch, Oliver, Coombs, and Pohl-aye.                                  |  |  | Certificate # | <b>HDC2022-(as noted)</b> |

**IV. 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.	450 Green Park LLC <b>01-7772</b>	2 Stone Alley	Hardscape	39/24.1	Ahern
Voting	Coombs, Oliver, Thornewill, Dutra, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Mirka Ahern- Ahern				
Public	None				
Concerns	None				
Motion	<b>Motion to Approve through staff with Goshen stone patio &amp; steps &amp; gate removal, to be submitted with updated drawing/plans of previously approved structure. (Dutra)</b>				
Roll-call Vote	Carried 5-0// Oliver, Thornewill, Dutra, Patten, and Coombs-aye			Certificate #	<b>HDC2023-01-7772</b>
2.	Marianne Hanley TR	86 Main St	As-built color sash	42.3.3/66	LINK
Voting	Pohl, Welch, Coombs, Oliver, Patten				
Alternates	Patten, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Tori Ewing- LINK				
Public	None				
Concerns	None				
Motion	<b>Motion to Approve as submitted due to prior Historic Determination by previously sitting Commission. (Welch)</b>				
Roll-call Vote	Carried 5-0 // Welch, Coombs, Oliver, Patten, and Pohl-aye.			Certificate #	<b>HDC2023-</b>

**V. OLD BUSINESS 04/04/23**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Edward Gilberth TR <b>10-7346</b>	51 Walsh St	Roof walk revisions	29/61	Linda Williams
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	<b>Motion to Approve through Staff, roof walk @ 8' by 14' vertical board spaced ½", no external stairs (without prejudice. (Welch)</b>				
Roll-call Vote	Carried 5-0 // Coombs, Oliver, Thornewill, Welch, and Pohl-aye.			Certificate #	<b>HDC2022-10-7346</b>

<b>2. Sachem Corner LLC 11-7426</b>	<b>1 E. Hallowell Ln</b>	<b>Demo Garage</b>	<b>30/100</b>	<b>Linda Williams</b>
Voting	Pohl, Welch, Coombs, Thornewill, Patten			
Alternates	Oliver, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns	None			
Motion	<b>Motion to hold for revisions. (Welch)</b>			
Roll-call Vote	Carried 5-0 // Welch, Coombs, Thornewill, Patten and Pohl-aye		Certificate #	<b>HDC2022-11-7426</b>
<b>3. David Brownlee 03-8101</b>	<b>81 Main St</b>	<b>Dormer</b>	<b>42.3.4/11</b>	<b>Linda Williams</b>
Voting	Welch, Coombs, Oliver, Thornewill, Patten			
Alternates	Dutra			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Linda Williams			
Public	Hillary Rayport- 89 Main St- The speaker expresses their desire to maintain the beauty and simplicity of Nantucket's architecture, which they consider a big part of the area's appeal. They acknowledge the desire for more light in upper spaces but argue that dormers and additional lines detract from the simplicity of the architecture. They suggest using small skylights instead. They echo Holly Backus's comments and argue that while the addition may be desirable for the person living in the building, it may not be desirable for those enjoying historic Main Street.			
Concerns	<b>Backus-</b> Circa 1760 typical Nantucket within the OHD.			
Motion	<b>Motion to Approve through staff east dormer disconnected from main roof to form traditional dormer &amp; change to single window. (Coombs)</b>			
Roll-call Vote	Carried 3-2 // Coombs, Patten, Welch-aye and Oliver, Thornewill-nay		Certificate #	<b>HDC2023-03-8101</b>
<b>4. Ashkan Vaziri 01-7692</b>	<b>9 Woodbury Lane</b>	<b>New Dwelling</b>	<b>41/551</b>	<b>Studio Ppark</b>
Voting	Pohl, Welch, Oliver, Thornewill, Dutra			
Alternates	Coombs, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	James Krapp- Studio PPark			
Public	None			
Concerns	None			
Motion	<b>Motion to Approve through Staff- Per Exhibit A. Traditional details, chimney on main mass, 6/6 windows, portico + front door traditional details, East- all French doors to be 12 light w/ kick panel. 2<sup>nd</sup> floor single door w/ flanking windows. West- eliminate one window on main mass single shed dormer instead of 3 separate. S Separate ganged windows on 1<sup>st</sup> floor. (Oliver)</b>			
Roll-call Vote	Carried 5-0 // Welch, Oliver, Thornewill, Dutra and Pohl-aye		Certificate #	<b>HDC2023-01-7692</b>
<b>5. Ashkan Vaziri 04-8243</b>	<b>9 Woodbury Lane</b>	<b>New garage</b>	<b>41/551</b>	<b>Studio Ppark</b>
Voting	Pohl, Welch, Oliver, Thornewill, Dutra			
Alternates	Coombs, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	James Krapp- Studio PPark			
Public	None			
Concerns	None			
Motion	<b>Motion to hold for revisions. (Oliver)</b>			
Roll-call Vote	Carried 5-0 // Welch, Oliver, Thornewill, Dutra and Pohl-aye		Certificate #	<b>HDC2023-04-8243</b>
<b>6. Ashkan Vaziri 01-7699</b>	<b>9 Woodbury Lane</b>	<b>Pool &amp; hardscape</b>	<b>41/551</b>	<b>Atlantic Landscaping</b>
Voting	Pohl, Welch, Oliver, Thornewill, Dutra			
Alternates	Coombs, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	James Krapp- Studio PPark			
Public	None			
Concerns	None			
Motion	<b>Motion to hold for revisions and to track with the garage. (Oliver)</b>			
Roll-call Vote	Carried 5-0 // Welch, Oliver, Thornewill, Dutra and Pohl-aye		Certificate #	<b>HDC2023-01-7699</b>

7.	Robert Meyer	<b>04-8123</b>	307 Polpis rd.	Demolition garage	25/39	Link
Voting	Pohl, Welch, Coombs, Oliver.					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.					
Representing	Tori Ewing- LINK					
Public	None					
Concerns	None					
Motion	<b>Motion to Approve as a demo or move off (Oliver)</b>					
Roll-call Vote	Carried 5-0 // Welch, Coombs, Oliver, Pohl-aye				Certificate #	<b>HDC2023-04-8123</b>
8.	Jason Meldelson	<b>04-7896</b>	69 Monomoy Rd	New Dwelling	43/102	Studio Ppark
Voting	Pohl, Coombs, Oliver, Patten					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.					
Representing	James Krapp- Studio PPark					
Public	None					
Concerns	None					
Motion	<b>Motion to Approve through Staff, North- Eliminate gable, triple doors on 2nd-floor deck to be single door w/ flanking windows enlarge the small window to B's on 2nd-floor main mass; raise porch roof slop a bit to reduce wall on 2<sup>nd</sup>. More significant trim at the front door. Roof walk- 2 bay and traditional post top roof through. (Oliver)</b>					
Roll-call Vote	Carried 4-0 // Coombs, Oliver, Patten, and Pohl-aye				Certificate #	<b>HDC2023-04-7896</b>
9.	Vanessa Halpert	<b>2021-12-5448</b>	73 Burnell St	New pool	49.3.28/1.2	Topham Design
Voting	Pohl, Welch, Coombs, Thornewill, Dutra					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.					
Representing	Joe Topham- Topham Design					
Public	None					
Concerns	None					
Motion	<b>Motion to Approve pool not to be visible at time of inspection and in perpetuity &amp; pool to have no grade change from existing or as noted on the original application. (Thornewill)</b>					
Roll-call Vote	Carried 5-0 // Welch, Coombs, Thornewill, Dutra, and Pohl-aye				Certificate #	<b>HDC2021-12-5448</b>
10.	256 Polpis LLC	<b>02-7967</b>	256 Polpis Rd	Move/reno renovation	25/25	Botticelli + Pohl
Voting	Welch, Coombs, Oliver, Thornewill, Patten					
Alternates	None					
Recused	Pohl					
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.					
Representing	Lisa Botticelli- Botticelli + Pohl					
Public	None					
Concerns	None					
Motion	<b>Motion to Approve through staff- see exhibit A, add chimney back, trim detail on the front door, south- 4 windows on left mass, no shutters. Dormers-reduce in width- no shutters. (Oliver)</b>					
Roll-call Vote	Carried 4-1 // Oliver, Thornewill, Patten and Welch-aye// Coombs-nay				Certificate #	<b>HDC2023-02-7967</b>
11.	Holly Coburn	<b>01-7695</b>	5 North Beach	New Dwelling	42.4.1/92	Normand Design
Voting	Pohl, Camp, Coombs, Patten					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.					
Representing	Ben Normand					
Public	None					
Concerns	Application not opened					
Motion	<b>No Action</b>					
Roll-call Vote					Certificate #	<b>HDC2023-01-7695</b>

12. Joshua Malitsky <b>01-7857</b>	253 Madaket Rd	Rooftop solar array	59.4/210	AckSmart
Voting	Pohl, Camp, Coombs, Oliver, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	N/A			
Public	None			
Concerns	Application not opened			
Motion	<b>No action</b>			
Roll-call Vote			Certificate #	<b>HDC2023-01-7857</b>

13. SheepPond Prop LLC <b>04-7969</b>	14-16 Sheep Pond Rd	Add breezeway	63/29	Emeritus LTD
Voting	Pohl, Coombs, Oliver, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Matthew MacEachern- Emeritus			
Public	None			
Concerns	None			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Roll-call Vote	Carried 4-0// Coombs, Oliver, Patten, and Pohl-aye		Certificate #	<b>HDC2023-04-7969</b>

**VI. NEW BUSINESS 04/11/23**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Warrens Landing NT <b>04-8222</b>	40 Warrens Landing Rd	Move off/ demo	38/45	Normand Residential
Voting	Pohl, Coombs, Oliver, Dutra, Patten			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Ben Normand- Normand Residential			
Public	None			
Concerns	None			
Motion	<b>Motion to hold for revisions. (Coombs)</b>			
Roll-call Vote	Carried 5-0 // Coombs, Oliver, Patten, Dutra and Pohl-aye		Certificate #	<b>HDC2023-01-7699</b>
2. Warrens Landing NT <b>04-8220</b>	40 Warrens Landing Rd	New dwelling	38/45	Normand Residential
Voting	Pohl, Coombs, Oliver, Dutra, Patten			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Ben Normand- Normand Residential			
Public	None			
Concerns	None			
Motion	<b>Motion to hold for revisions. (Coombs)</b>			
Roll-call Vote	Carried 5-0 // Coombs, Oliver, Patten, Dutra and Pohl-aye		Certificate #	<b>HDC2023-01-7699</b>
3. Warrens Landing NT <b>04-8219</b>	40 Warrens Landing Rd	New guest house	38/45	Normand Residential
Voting	Pohl, Coombs, Oliver, Dutra, Patten			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Ben Normand- Normand Residential			
Public	None			
Concerns	None			
Motion	<b>Motion to track. (Coombs)</b>			
Roll-call Vote	Carried 5-0 // Coombs, Oliver, Patten, Dutra and Pohl-aye		Certificate #	<b>HDC2023-01-7699</b>
4. Warrens Landing NT <b>04-8218</b>	40 Warrens Landing Rd	New gazebo	38/45	Normand Residential
Voting	Pohl, Coombs, Oliver, Dutra, Patten			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Ben Normand- Normand Residential			
Public	None			
Concerns	None			

Motion	<b>Motion to track. (Coombs)</b>			Certificate #	<b>HDC2023-01-7699</b>
Roll-call Vote	Carried 5-0 // Coombs, Oliver, Patten, Dutra and Pohl-aye				
5. Warrens Landing NT <b>04-8217</b>	40 Warrens Landing Rd	New shed		38/45	Normand Residential
Voting	Pohl, Coombs, Oliver, Dutra, Patten				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Ben Normand- Normand Residential				
Public	None				
Concerns	None				
Motion	<b>Motion to track. (Coombs)</b>			Certificate #	<b>HDC2023-01-7699</b>
Roll-call Vote	Carried 5-0 // Coombs, Oliver, Patten, Dutra and Pohl-aye				
6. Warrens Landing NT <b>04-8221</b>	40 Warrens Landing Rd	Grading & hardscape		38/45	Normand Residential
Voting	Pohl, Coombs, Oliver, Dutra, Patten				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Ben Normand- Normand Residential				
Public	None				
Concerns	None				
Motion	<b>Motion to track. (Coombs)</b>			Certificate #	<b>HDC2023-01-7699</b>
Roll-call Vote	Carried 5-0 // Coombs, Oliver, Patten, Dutra and Pohl-aye				
7. Sleeping Indian LLC <b>04-8259</b>	80 Cliff rd.	Fence & gate		30/607	Topham Design
Voting	Pohl, Welch, Coombs Thornewill, Dutra				
Alternates	Oliver, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Joe Topham- Topham Design				
Public	None				
Concerns	None				
Motion	<b>Motion to approve as submitted. (Coombs)</b>			Certificate #	<b>HDC2023-01-7699</b>
Roll-call Vote	Carried 5-0 // Welch, Oliver, Thornewill, Dutra and Pohl-aye				
8. Ack Hang 10 LLC <b>04-8270</b>	21 Meader St	New dwelling		42.2.3/44	Val Oliver
Voting	Pohl, Welch, Thornewill, Dutra, Patten				
Alternates	None				
Recused	Coombs, Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Val Oliver				
Public	None				
Concerns	None				
Motion	<b>Motion to approve through staff, per Exhibit A- Grey windows, remove gable end 4-light, sash not black, align windows on the front door. 2<sup>nd</sup>-floor with window + front door-carry table around the whole house. Reduce the east dormer secondary mass to match the west dormer. reduce windows to match but can be casement to look like DBH. (Welch)</b>				
Roll-call Vote	Carried 5-0 // Welch, Patten, Thornewill, Dutra and Pohl-aye			Certificate #	<b>HDC2023-04-8270</b>
9. Ack Hang 10 LLC <b>04-8271</b>	21 Meader St	New garage		42.2.3/44	Val Oliver
Voting	Pohl, Welch, Thornewill, Dutra, Patten				
Alternates	None				
Recused	Coombs, Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Val Oliver				
Public	None				
Concerns	None				
Motion	<b>Motion to approve through staff- grey trim- 8 light; sash in garage door to be vertical panes. (Welch)</b>				
Roll-call Vote	Carried 5-0 // Welch, Patten, Thornewill, Dutra and Pohl-aye			Certificate #	<b>HDC2023-04-8271</b>



10. 39 Monomoy LLC                      39 Monomoy Rd                      Replace windows                      54/79                      Emeritus LTD  
 Voting                      N/A  
 Alternates                      N/A  
 Recused                      None  
 Documentation                      Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing                      N/A  
 Public                      None  
 Concerns                      Application not opened.  
 Motion                      **No Action**  
 Roll-call Vote                      Certificate #                      **HDC2023-**

**11. Christopher Hurd                      25 E Lincoln St                      Renovate/move house on site                      42.4.1/2                      EMDA**  
 Voting                      N/A  
 Alternates                      N/A  
 Recused                      None  
 Documentation                      Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing                      N/A  
 Public                      None  
 Concerns                      Application not opened.  
 Motion                      **No Action**  
 Roll-call Vote                      Certificate #                      **HDC2023-**

12. Charles Pastore **04-8288**                      35 Sankaty Rd                      Pool & hardscape                      49/46.2.3                      Atlantic Landscaping  
 Voting                      Pohl, Welch, Coombs, Oliver, Dutra  
 Alternates                      Patten, Thornewill  
 Recused                      None  
 Documentation                      Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing                      William Congleton- Atlantic Landscaping  
 Public                      None  
 Concerns                      None  
 Motion                      **Motion to hold for revisions. (Dutra)**  
 Roll-call Vote                      Carried 5-0 // Welch, Oliver, Thornewill, Dutra and Pohl-aye                      Certificate #                      **HDC2023-04-8288**

13. AF15CHR LLC **04-8312**                      8 Chuck Hollow Rd                      New Cabana                      72/31                      Val Oliver  
 Voting                      Pohl, Welch, Coombs, Thornewill, Patten  
 Alternates                      Dutra  
 Recused                      Oliver  
 Documentation                      Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing                      Val Oliver  
 Public                      None  
 Concerns                      None  
 Motion                      **Motion to approve as submitted. (Welch)**  
 Roll-call Vote                      Carried 5-0 // Welch, Coombs, Thornewill, Patten and Pohl-aye                      Certificate #                      **HDC2023-04-8312**

14. Kevin Carroll **04-8262**                      4 Shimmo Pond Rd                      Addition                      54/256                      Thornewill Design  
 Voting                      Pohl, Welch, Coombs, Oliver, Dutra  
 Alternates                      Patten  
 Recused                      Thornewill  
 Documentation                      Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing                      Luke Thornewill-Thornewill Design  
 Public                      None  
 Concerns                      None  
 Motion                      **Motion to approve as submitted. (Welch)**  
 Roll-call Vote                      Carried 5-0 // Welch, Oliver, Coombs, Dutra, and Pohl-aye                      Certificate #                      **HDC2023-04-8262**

15. Jennifer & Dalton Frazier **04-8241**      5 Maple Ln lot 9      Rooftop solar array      67/303      AckSmart  
 Voting      N/A  
 Alternates      N/A  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing      N/A  
 Public      None  
 Concerns      Application not opened.  
 Motion      **No Action**  
 Roll-call Vote      Certificate #      **HDC2023-04-8241**

16. Justin Geagan **04-8292**      13A Pine Tree Rd      2<sup>nd</sup> addition dormer, roof      68/102      JB Studio  
 Voting      Pohl, Welch, Coombs, Oliver, Patten  
 Alternates      Dutra, Thornewill  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing      Jurai Bencat- JB Studio  
 Public      None  
 Concerns      None  
 Motion      **Motion to hold for revisions. (Welch)**  
 Roll-call Vote      Carried 5-0 // Welch, Oliver, Coombs, Patten and Pohl-aye      Certificate #      **HDC2023-04-8292**  
 Rest held for Thursday-

17. Nicole & Phillip Hadley	4 Underhill Lane	Demo main house	73.3.2/86	WAPD
18. Nicole & Phillip Hadley	4 Underhill Lane	Demo guest house	73.3.2/86	WAPD
19. Nicole & Phillip Hadley	4 Underhill Lane	Demo shed	73.3.2/86	WAPD
20. Nicole & Phillip Hadley	4 Underhill Lane	New main house	73.3.2/86	WAPD
21. Nicole & Phillip Hadley	4 Underhill Lane	New Garage	73.3.2/86	WAPD
22. Nicole & Phillip Hadley	4 Underhill Lane	New shed	73.3.2/86	WAPD
23. 111 Cliff Rd Tr	111 Cliff Rd	Move demo structure	41/10	Emeritus LTD
24. 7 White LLC	7 White St	New dwelling	80/9	Emeritus LTD
25. 7 White LLC	7 White St	New garage	80/9	Emeritus LTD
26. 7 White LLC	7 White St	Chng doors, windows add covered porch	80/9	Emeritus LTD
27. Caroline Fernandez	13 Academy Lane	Fence	42.4.3/112	Gryphon Architects
28. Caroline Fernandez	13 Academy Lane	Hardscape	42.4.3/112	Gryphon Architects
29. Timothy Moran	5 Lily St.	Addition	42.3.4/89	Linda Williams

**VII. OLD BUSINESS 04/18/23**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	4 The Kids Realty <b>2022-07-6708</b>	79 Pocomo Rd	Roof walk revision	15/5	CWA
2.	Sweet Meadow <b>03-8078</b>	74 W Chester St.	New shed	41/478	NAG
3.	Balaji Gandhi <b>01-7686</b>	9 New Jersey Ave	MH addition	60.3.1/408	Shelter 7
4.	Balaji Gandhi <b>01-7691</b>	9 New Jersey Ave	Garage fenestration chng	60.3.1/408	Shelter 7
5.	Kathryn Cook <b>10-7746</b>	85 Low Beach Rd	New pool house	75/31.3	Rich Gammons
6.	Kathryn Cook <b>10- 7217</b>	85 Low Beach Rd	New Garage	75/31.3	Rich Gammons
7.	Harold Brothers <b>01-7685</b>	2 4 Highland Ave	New dwelling	30/ 187	Emeritus LTD
8.	Harold Brothers <b>01-7684</b>	6 Highland Ave	New dwelling	30/ 187	Emeritus LTD
9.	NT Property Owner LLC	6 Beach Grass	Rev parking plan	38/860	Linda Williams
10.	Doherty ACK LLC <b>08-6941</b>	4 Mariner Way	Garage	55.1.4/72	Linda Williams
11.	Laura Bench <b>01-7798</b>	17 Pleasant St	New garage studio	42.3.3/17	Gryphon Architects

**VIII. PUBLIC COMMENT**

**IX. COMMISSIONER'S COMMENTS**

X. OTHER BUSINESS	
Approved Minutes Motion Vote	March 28, 30, & April 4, 11, and 13, 2023.
Review Minutes	February 23, & March 9 & April 18, 2023.
Other Business	<ul style="list-style-type: none"> <li>• <b>Next HDC Meeting- April 27 at 1pm *HYBRID &amp; IN-PERSON @ 2 FAIRGROUNDS RD. - CONFERENCE RM.</b></li> <li>• Classification of street trees &amp; vegetating mapping</li> <li>• Discussion of Wind Turbines</li> <li>• Section 106 – Sunrise Wind Farm Project, intro (update as needed)</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demolitions</li> <li>• Discussion of options for house moves</li> </ul>

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion           **Motion to Adjourn at 8:30pm. (Coombs)**

Vote               Carried unanimously

Submitted by:

Esmeralda Martinez

YouTube link: <https://www.youtube.com/watch?v=aHk28VpKtLc>

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village