



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

**Thursday, April 29, 2021**

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

Called to order at 1:00 p.m. and announcements by Mr. Pohl.

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

Agenda adopted by unanimous consent.

Motion **Motion to Adopt. (Coombs)**

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

## I. PUBLIC COMMENT

None

## II. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Peter Taylor <b>04-3394</b>	98 Main Street	A/C units and fence	42.3.3/111	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns			
Motion	<b>Motion to Approve. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, Camp, Coombs, McLaughlin, and Pohl-aye	Certificate #	<b>HDC2021-04-3394</b>	

## III. CONSENT WITH CONDITIONS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Matthew Dwyer <b>04-3592</b>	11 Mississippi Avenue	Shed	59.4/233	LINK
•	Window and door schedule to be added to the submission			
2. Rufio ACK Hldgs, LLC <b>04-3591</b>	93 Main Street	Outdoor shower	42.3.3/17	JB Studio
•	Due to limited visibility; design and colors to be understated while blending seamlessly with existing architectural elements			
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve through staff per noted conditions. (Coombs)</b>			
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Camp, Coombs and Pohl-aye	Certificate #	<b>HDC2021-04-(as noted)</b>	

**IV. OLD BUSINESS (03/30/21)**

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Walter J. Glowacki <b>03-3191</b>	5 Meader Street	Mve on fm 44 Washington	42.2.3/40	Structures Unlimited
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (1:05)	No concerns.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Oliver, and Pohl-aye		Certificate #	<b>HDC2021-03-3191</b>
2. Walter J. Glowacki <b>04-3593</b>	5 Meader Street	Alterations	42.2.3/40	Structures Unlimited
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (1:05)	<p><b>Meerbergen</b> – Reviewed letter from Don Bracken, Bracken Engineering; will be 10” lower than originally presented; reviewed context photos; reviewed changes made per previous concerns.</p> <p><b>Backus</b> – HSAB did not look at these revisions; their overall concern was the elevation facing Washington Street.</p> <p><b>Oliver</b> – This looks good; he did as we asked, and the east elevation now looks like the front.</p> <p><b>Camp</b> – Agrees with Ms. Oliver.</p> <p><b>Coombs</b> – Having looked up and down Washington Street, there are some 2<sup>nd</sup>-floor decks facing the water.</p> <p><b>Thornewill</b> – The changes are what we were looking for.</p>			
Motion	<b>Motion to Approve. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Oliver, and Pohl-aye		Certificate #	<b>HDC2021-04-3593</b>

**V. NEW BUSINESS (04/06/21)**

1. Daniel Omstead <b>04-3378</b>	9 Quaise Pasture - MH	Rev. 2441: cupola/brzwy	26/20.1	SMRD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Steve Roethke, Steve M. Roethke Design			
Public	Linda Williams			
Concerns (1:11)	<p><b>Williams</b> – This is for the cupola and the connector breezeway; reviewed context photos; cupola visible only from a single location and willing to plant trees to screen that view; existing driveway will be moved to the right and the vacated area planted out in front of the house; would like to use dark bronze standing seam roofs. Asked for an approval through staff since we have waited a month already.</p> <p><b>Roethke</b> – The standing-seam metal is on all 1<sup>st</sup>-floor roofs and the cupola; willing to take 1’ out of the cupola and reduce its pitch.</p> <p><b>Camp</b> – No concerns.</p> <p><b>Coombs</b> – Confirmed every porch roof and the 1<sup>st</sup> floor and connector will be standing seam. Okay with the cupola but it is too large and too high; should be no wider than the 2<sup>nd</sup>-floor windows and its roof not so tall.</p> <p><b>Oliver</b> – Agrees the cupola is a little large for the piece it’s sitting on. She’s against the standing seam roofs. Okay with the connector.</p> <p><b>McLaughlin</b> – The cupola is inappropriate on a house. West elevation, the pitch on the porch gable should 7/12. He’s tired of people claiming something can’t be seen; HDC approves it and when he goes there, he finds it is visible, especially this time of year.</p> <p><b>Pohl</b> – They have support for the connector; there’s mixed support on the cupola; the standing-seam roof is hard to determine.</p> <p>Discussion on if this can be approved through staff with removal of the standing-seam roof and reducing the cupola.</p>			
Motion	<b>Motion to Approve through staff with the standing-seam metal roof removed and the cupola to be 1’ narrower and the pitch reduced to 7/12. (Camp)</b>			
Roll-call Vote	Carried 3-2//Coombs, Camp, and Pohl-aye; McLaughlin & Oliver-nay		Certificate #	<b>HDC2021-04-3378</b>

2. Daniel Omstead <b>04-3377</b>	9 Quaise Pasture - Cottage	Rev 12-2439 porch chng	26/20.1	SMRD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Steve Roethke, Steve M. Roethke Design Linda Williams			
Public	None			
Concerns (1:30)	<b>Williams</b> – This is for the connector to the cottage; will eliminate the metal roof.			
Motion	<b>Motion to Approve through staff with no standing-seam metal roof. (Camp)</b>			
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye	Certificate #	<b>HDC2021-04-3377</b>	

3. Thomas Keegan <b>04-3330</b>	41B Cliff Road	Addition	29/40	JB Studio
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Juraj Bencat, JB Studio Linda Williams			
Public	None			
Concerns (1:31)	<b>Williams</b> – Reviewed resubmitted plans reflecting HSAB comments and historical information. <b>Backus</b> – Circa 1846 Greek Revival. Read HSAB comments from 4/5: changes to front inappropriate; rear addition scale too near to main mass; negative mass inappropriate; new dormers shouldn't replicate badly design existing; rear should be more diminutive; lower plate height of new dormers. <b>Coombs</b> – The east elevation will present as a very long single mass; the rear section should be a 1-story element; it's too long and too high and the shed dormer windows are all mulled and overwhelm the side. Appreciates not changing the south elevation. West elevation, again nearly everything on the 2 <sup>nd</sup> floor is mulled; bring the addition down at least 2 feet. <b>Oliver</b> – Doesn't think the full length will be visible. Would like to see some reduction in 2 <sup>nd</sup> -floor windows. <b>Camp</b> – Agrees with Ms. Coombs, the rear addition should telescope down instead of up. <b>McLaughlin</b> – Finds the house is compatible. <b>Pohl</b> – He's okay with this as designed.			
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>			
Roll-call Vote	Carried 3-2//Oliver, McLaughlin, and Pohl-aye; Camp & Coombs-nay	Certificate #	<b>HDC2021-04-3330</b>	

4. Thomas Keegan <b>04-3329</b>	41B Cliff Road	Cabana	29/40	JB Studio
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Juraj Bencat, JB Studio Linda Williams			
Public	None			
Concerns (1:51)	<b>Williams</b> – Presented project; replaced the doors on the east elevation with a window. <b>Backus</b> – Read HSAB comments from 4/5: no concerns except cardinal points are incorrect. <b>Oliver</b> – It's small and likes the removal of east elevation doors. <b>Coombs</b> – Agrees. <b>Camp</b> – This just adds to the massing and adds to the long line of buildings. <b>McLaughlin</b> – It's appropriate.			
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>			
Roll-call Vote	Carried 4-1//Coombs, Oliver, McLaughlin, and Pohl-aye; Camp-nay	Certificate #	<b>HDC2021-04-3329</b>	

5. Thomas Keegan <b>04-3328</b>	41B Cliff Road	Pool and hardscape	29/40	JB Studio
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Juraj Bencat, JB Studio Linda Williams			
Public	None			
Concerns (1:56)	<b>Williams</b> – Presented project. <b>Bencat</b> – Explained the retainage required to create a plateau for the pool. <b>Backus</b> – Read HSAB comments from 4/5: No concerns. Discussion about where the retainage will be, how much there will be, and if it will be visible from Cliff Road. Concern about the lack of information on the retaining walls and its materials			
Motion	<b>Motion to Hold for revisions and correct information about the walls. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye	Certificate #		

6.	Mark Norris <b>04-3415</b>	14A Lowell Place	Cottage-resite/additions	41/164	Williams/Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	McLaughlin not responding.				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.				
Representing	Linda Williams Mark Norris, owner				
Public	Victoria Rakov, 12 Lowell Place Zander Farkas, 9 Barnabas Lane and 20 Woodbury Place				
Concerns (2:04)	<p><b>Williams</b> – Presented project, circa 1930s; reviewed context and history.</p> <p><b>Backus</b> – NHL indicates 1920s. Read HSAB comments from 4/5: pitch too steep and should be lowered; dormers too massive and setback should be increased with the plate reduced; lower rear ridge height a couple feet below the main mass; raising front plate a little will also help this mass feel more additive.</p> <p><b>Rakov</b> – Agrees with HSAB recommendations. The new addition ridge should be more subordinate to the main mass; it's too large for this street at over 2000sf. Would appreciate HDC holding their feet to the fire as were we.</p> <p><b>Norris</b> – We've decided to keep this close to the original and still be functional; keeping original windows; height lower than rest of neighborhood.</p> <p><b>Farkas</b> – This is a 30% increase in the height.</p> <p><b>Oliver</b> – HSAB was right on: reduce pitch, reduce dormers size, differentiate more between rear mass and main mass.</p> <p><b>Coombs</b> – Agrees with HSAB as well. East elevation, the 2<sup>nd</sup> gable is too severe and doesn't fit in. The chimney cap is not appropriate. West elevation, again the severe pitch needs to drop; okay with the 1<sup>st</sup>-floor addition; too many French doors. Reduce the height.</p> <p><b>Camp</b> – Also agrees with HSAB. The pitch is too divergent from the historic mass and draws attention to itself; the dormers are overwhelming, and the bungalow is lost.</p> <p><b>Thornewill</b> – Agrees with what's been said; the bungalow no longer exists.</p> <p><b>Pohl</b> – Agrees with everything.</p>				
Motion	<b>Motion to Hold for revisions. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, Thornewill, Coombs, Oliver, and Pohl-aye			Certificate #	
7.	14 MVR LLC <b>04-3420</b>	14 Madequecham Valley Rd	New dwelling	89/13	Emeritus
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (2:22)	<p><b>MacEachern</b> – Presented project; height 28'4" with white trim and grey shutters.</p> <p><b>McLaughlin</b> – North elevation, right dormer transom windows should be 2-lights (they are). Approvable.</p> <p><b>Camp</b> – This seems very large on north and south elevations; it looks "hotelish"; left side should be brought down, and the dormer is too heavy.</p> <p><b>Coombs</b> – Agrees with Ms. Camp. North elevation, the 5-bay front is "demanding"; dormer over the front door should be reduced; front door needs more trim. South elevation faces the beach and the proportion of windows to wall is excessive. The chimney should be corbelled. East elevation is very simple.</p> <p><b>Oliver</b> – The wings should be brought down in height; this is 92-foot long; 30 Madequecham Valley Road is as long but has 1-story wings. Reduce the 14/12 pitch to reduce the height.</p> <p><b>Pohl</b> – Agrees with comments on the massing and width. The north elevation dormers should be reduced.</p>				
Motion	<b>Motion to Hold for revision. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	

Rest held for May 3

8.	Tim Demasi <b>04-3424</b>	3 Gladlands Avenue	New dwelling	80/234	Emeritus
9.	Deidre Hamling <b>04-3425</b>	8 Lowell Place	Demo building	41/508	Topham Design
10.	David Berson <b>04-3382</b>	6 Hedge Row	Dormer + shed addition	73.3.2/87	SMRD
11.	KMC Ventures LLC <b>04-3488</b>	34 Morey Lane	Garage renovations	73.3.2/60	Paulin Vitanov

**VI. OLD BUSINESS (04/20/21)**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Chris Loftus <b>03-3092</b>	8 1/2 Evergreen Way	New dwelling	68/703	Linda Williams
2.	Sharon Hubbard <b>02-2943</b>	28 Dukes Road	Pool and hardscape	56/190	Waterscapes
3.	10 Easy St NT <b>03-3089</b>	10 Easy Street	Window changes	42.3.1/78	NAG
4.	38 Prospect LLC <b>03-3070</b>	38/38R Prospect/Birdsong	New main house	55.4.4/80.1	Brook Meerbergen
5.	38 Prospect LLC <b>03-3099</b>	38/38R Prospect/Birdsong	New 2 <sup>nd</sup> dwelling	55.4.4/80.1	Brook Meerbergen
6.	38 Prospect LLC <b>03-3094</b>	38/38R Prospect/Birdsong	Shed	55.4.4/80.1	Brook Meerbergen
7.	38 Prospect LLC <b>03-3037</b>	38/38R Prospect/Birdsong	Water feature	55.4.4/80.1	Brook Meerbergen
8.	MAG Ventures <b>03-3168</b>	30 Devon Street	MH new dwelling	76.4.2/1	JB Studio

9.	MAG Ventures 03-3252	30 Devon Street	GH new dwelling	76.4.2/1	JB Studio
10.	MAG Ventures 03-3169	30 Devon Street	Pool	76.4.2/1	JB Studio
11.	Justin Brooks 03-3112	15 Correia Lane	New dwelling	80/56	Val Oliver Design
12.	Justin Brooks 03-3113	15 Correia Lane	New garage/studio	80/56	Val Oliver Design
13.	Nathan Cressman 03-3280	7 Weetamo Road	Addition/alteration	15/48	BPC
14.	James Wilson 03-3211	1 Appleton Road	Rooftop Solar	66/388	ACK Smart
15.	Stuart Hendrin 02-2941	43 Kendrick Street	New Dwelling	76.4.3/31	CWA
16.	Stuart Hendrin 02-2942	43 Kendrick Street	Garage	76.4.3/31	CWA
17.	Karen Urban 03-3216	33 Main St, Sias	Pool	73.4.2/34	David Troast
18.	Gordon C. Russell 02-2898	3 School Street	Adtn, rfwlk, clpbrd	42.3.2/125	Flavin Architects
19.	Gordon C. Russell 02-2976	3 School Street	Hardscape	42.3.2/125	Flavin Architects
20.	M. Currie + D. Southey 02-2963	7 Anna Drive	Addition	55/245.2	Josiah Newman

**VII. NEW BUSINESS 4/27/21**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	5 Sherburne Way, LLC 04-	5 Sherburne Way	New dwelling	30/38	Botticelli + Pohl
2.	3 Sherburne Tpk, LLC 04-	3 Sherburne Turnpike	New garage	30/114	Botticelli + Pohl
3.	Larry Castellani 04-	50 Brewster Road	New dwelling	43/96	EMDA
4.	Siasconset Casino Assoc. 04-	13 New Street, Sias	New dwelling	73.4.2/68	Val Oliver Design
5.	Siasconset Casino Assoc. 04-	15 New Street, Sias	Lift, fenest, deck, shingles	73.4.2/68	Val Oliver Design
6.	Grey Lady Lane, LLC 04-	4 Grey Lady Lane	New dwelling	66/702	Val Oliver Design
7.	Prickly Pear 04-	17 Broadway	Color change	73.1.3/112	Val Oliver Design
8.	Fish Tales, LLC 04-	8 New Mill Street	Garage apartment	42.3.3/332	Yoana Guzman
9.	Gary Creem 04-	6 + 8 Hydrangea Lane	Addition	73/87 + 88	Val Oliver Design
10.	Gary Creem 04-	6 + 8 Hydrangea Lane	Cabana	73/87 + 88	Val Oliver Design
11.	Carol Anne Surface 04-	47 Warrens Landing	New dwelling	38/54	BPC
12.	Carol Anne Surface 04-	47 Warrens Landing	Studio	38/54	BPC
13.	Carol Anne Surface 04-	47 Warrens Landing	Pool	38/54	BPC
14.	Nant. 62 Walsh, LLC 04-	62 Walsh Street	Rev. 12-2551: siding chng	29/85 + 85.2	Botticelli + Pohl
15.	Brian Franz 04-	10 + 12 Cannonbury	Pool and hardscape	74/9 + 10	Ahern LLC
16.	OHOM, LLC 04-	28 Main Street, Sias	Rev. 01-2749: fenestration	73.3.1/47	Emeritus
17.	Charles Lenhart 04-	25 Dukes Road	Solar panels on shed roof	41/530.3	Self
18.	Charles Lenhart 04-	25 Dukes Road	Add rooftop solar MH	41/530.3	Self
19.	3 Waterview, LLC 04-	3 Waterview Drive	New dwelling	79/117.1	Linda Williams
20.	Ana Ericksen 04-	22 Orange Street	Rev. 72708: roofwalk skirt	42.3.2/225	Botticelli + Pohl
21.	Peter Garren 04-	36 Pocomo Road	2 <sup>nd</sup> dwelling/garage	14/79	NAG
22.	Peter Garren 04-	36 Pocomo Road	Addition to dwelling	14/79	NAG
23.	Jane Pierre De Villeme 04-	18 Gladlands Avenue	30 x 30 sports court	80/221	LINK
24.	Nantucket G+S R.T 04-	81 Vestal Street	Retaining wall	56/254	M Cutone Arch
25.	Nant. 62 Walsh, LLC 04-	62 Walsh Street	Shift structure + addition	29/85 + 85.2	Botticelli + Pohl
26.	16 Western Pres. Trust 04-	16 Western Avenue	Rev. 12-2395: fenestration	87/72	Botticelli + Pohl
27.	Matthew Dwyer 04-	11 Mississippi Avenue	Shed	59.4/233	LINK
28.	Sam Aloisi 04-	19 Quaker Road	New dwelling	41/42	Thornewill Design
29.	Doug Meyer 04-	18 Gardner Road	Demo/move off dwelling	43/135	Emeritus
30.	Mark Finnegan 04-	36 Warren's Landing	Garage	38/44	BPC
31.	Mark Finnegan 04-	36 Warren's Landing	Gazebo/cabana	38/44	BPC
32.	Mark Finnegan 04-	36 Warren's Landing	Pool	38/44	BPC
33.	Kristina Amendolare 04-	8 Bank Street	Addition	73.1.3/69	Angus Macleod
34.	Sharon Lefevre 04-	30 Pine Street	Rev. 2302: ODS/AC/ skylite	42.3.2/46	Angus Macleod
35.	Elbow Lane Group 04-	7 Elbow Lane	Move on from 7 N Gully	73.2.4/41	Botticelli + Pohl
36.	72 Pocomo Road, LLC 04-	72 Pocomo Road	Move off/demo MH	15/37	Botticelli + Pohl
37.	72 Pocomo Road, LLC 04-	72 Pocomo Road	Move off/demo pool house	15/37	Botticelli + Pohl
38.	72 Pocomo Road, LLC 04-	72 Pocomo Road	New dwelling	15/37	Botticelli + Pohl
39.	Rufio ACK Hldg, LLC 04-	93 Main Street	Outdoor shower	42.3.3/17	JB Studio
40.	Anne Delaney 04-	4 Old Quidnet Milk Road	Rooftop solar - house	20/53	ACK Smart
41.	Anne Delaney 04-	4 Old Quidnet Milk Road	Rooftop solar - cottage	20/53	ACK Smart
42.	Jane Stoddard 04-	6 Quaker Road	Rooftop solar	41/522	ACK Smart
43.	Conway Family Trust 04-	11 Western Avenue	Mve off/prtl demo 17 Hoopr	87/117	Permits Plus
44.	Terry Noyes 04-	17 Hooper Farm Road	Move on from 11 Western	55/220.5	Permits Plus
45.	Westmoor Club 04-	105/109 W Chester Street	Dorm "A"	41/805	G. G. Arch
46.	Westmoor Club 04-	105 West Chester Street	Dorm "B"	41/805	G. G. Arch
47.	Westmoor Club 04-	105 West Chester Street	Addition	41/805	G. G. Arch
48.	Greg Raiff 04-	100 Low Beach Road	Rev. 09-1845: pergola + ODS	75/27	Emeritus
49.	11 India Street, LLC 04-	29 Center Street	Color change	42.3.1/122.2	Emeritus



50. Trogoh NT 04-	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
51. Jeffrey Krupa 04-	95 West Chester Street	Shed	41/93.1	Emeritus
52. One Folger Road, LLC 04-	1 Folger Road	Studio	30/195.1	Studio Ppark
53. ABCET, LLC 04-	58 Baxter Road	New dwelling	49/54	Will Stephens
54. ABCET, LLC 04-	58 Baxter Road	Pool house	49/54	Will Stephens
55. ABCET, LLC 04-	58 Baxter Road	Pool	49/54	Will Stephens
56. Bruce Holdgate 04-	80 Hummock Pond Road	Shed	56/124	Waterscapes
57. 22 Easton Street, LLC 04-	22/24 Easton Street	Main house	42.1.4/12 + 12.1	Workshop APD
58. 22 Easton Street, LLC 04-	22/24 Easton Street	East garage	42.1.4/12 + 12.1	Workshop APD
59. 22 Easton Street, LLC 04-	22/24 Easton Street	West garage	42.1.4/12 + 12.1	Workshop APD
60. 22 Easton Street, LLC 04-	22/24 Easton Street	Gym pavilion	42.1.4/12 + 12.1	Workshop APD

**VIII. OTHER BUSINESS**

Approved Minutes	April 6 and 15, 2021
Motion	<b>Motion to Approve. (Coombs)</b>
Roll-call vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye
Review Minutes	April 20 & 22, 2021
Other Business	<ul style="list-style-type: none"> <li>• Reminder- Special Meeting <b>Friday 4/30/21 at 1:00pm</b></li> <li>• Next HDC Meeting Old Business Monday <b>05/03/21 at 04:30pm</b></li> <li>• Discussion of Resilient Nantucket meeting</li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:34 p.m. (Camp)**  
 Roll-call Vote Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye

Submitted by:  
 Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board