



## 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, May 9, 2023

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

Called to order at 4:03 pm. and announcements by Mr. Welch

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

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

Remote Participants: Welch

Absent Members:

Late Arrivals:

Early Departures:

Adoption of Agenda.

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

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

### I. RATIFY

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 10 ½ Sherburne Tp LLC 04-8370	10 ½ Sherburne Tp	Spa & Hardscape	30/175.1	Linda Williams
Voting	Welch, Coombs, Oliver, Thornewill, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns	None			
Motion	<b>Motion to approve as submitted. (Oliver)</b>			
Roll-call Vote	Carried unanimously			Certificate # <b>HDC2023-04-8370</b>

### II. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 12 Straight Wharf 04-8281	12 Straight Wharf	Master Sign	42.3.1/138	SHN
2. 12 Straight Wharf 04-8278	12 Straight Wharf	Projecting Sign	42.3.1/138	SHN
3. Robert Sarkisian 05-8414	30A Main St	Projecting Sign	42.3.1/215	SHN
4. Kenneth Gullicksen 05-8416	41 Main St	Projecting Sign	42.3.1/208	SHN
5. Kenneth Gullicksen 05-8415	41 Main St	Projecting Sign 2	42.3.1/208	SHN
6. Community Foundation Nt 04-8403	9B Bayberry Ct	Wall Sign	55/709.2	Botticelli & Pohl
7. Charles River Realty 04-8400	2 Broad St	Projecting Sign	42.4.2/66	Eaghmon Banks
8. Charles River Realty 04-8401	2 Broad St	Entry Wall Sign	42.4.2/66	Eaghmon Banks
9. Charles River Realty 04-8402	2 Broad St	Wall Sign	42.4.2/66	Eaghmon Banks
10. Ack Attack LLC 01-7770	7a Bayberry Ct	Wall Sign	55/707.1	Andrew Grattan
11. NHA 05-8437	15 Broad St	Temporary sign	42.4.2/61	Ashley Santos
12. NHA 05-8436	15 Broad St	Temporary sign	42.4.2/61	Ashley Santos
Voting	Welch, Camp, Coombs, Oliver, Patten			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			

Representing	None		
Public	None		
Concerns	None		
Motion	<b>Motion to approve all sign items except for item 5. (Oliver)</b>		
Roll-call Vote	Carried unanimously	Certificate #	<b>HDC2023-(as-noted)</b>
Voting	Pohl, Welch, Camp, Coombs, Oliver		
Motion	<b>Motion to approve item 5 with condition to follow lighting guideline. (Coombs)</b>		
Roll-call Vote	Carried unanimously	Certificate #	<b>HDC2023-05-8416</b>

**III. CONSENTS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Houston Trust Co. <b>04-8323</b>	5 Stone Post Way	Porch railing	74/80	Linda Williams
2.	Houston Trust Co. <b>04-8294</b>	5 Stone Post Way	New fence	74/80	Linda Williams
3.	Okay Okay Café <b>04-8318</b>	15 Washington St	Gutters	55/9.7	BPC
4.	Paul Kremer <b>04-8290</b>	42a Union St	New fence	42.3.2/28.2	Mohr Gardening
5.	David Chapman <b>04-8333</b>	7 Angola St.	Add porches	55.4.4/108	Thornewill Design
6.	Stoyan Popov <b>03-8164</b>	6a Park Circle	Change front door	69/216	Stoyan Popov
7.	Adan Flores <b>05-8429</b>	16 Bailey Rd	Remove window & add slider	55/106	Linda Williams
8.	Kim Glowacki <b>04-8360</b>	3B Miller Lane	Omit shed	68/120	Structures Untld
9.	Gary Stahl <b>04-8387</b>	8 Austin Farm Rd	Dwelling color chng	56/367	Linda Williams
10.	Gary Stahl <b>04-8386</b>	8 Austin Farm Rd	Garage color change	56/367	Linda Williams
11.	Christine Saad-Keefe ETAL <b>05-8411</b>	5 Grove Lane	Outdoor shower	41/271	Billy Saad
12.	Rosemary Topham <b>04-8238</b>	5 Hussey Farm Rd	Rooftop solar	56/14.3	Team Sunshine
13.	Richard Prunier <b>04-8310</b>	49 Goldfinch Rd	House color chng	68/552	Richard Prunier
14.	Bunting Joe ETAL <b>04-8311</b>	212 Polpis Rd	Deck enlargement rev 12-2579	26/18	Will Stephens
15.	Gretchen Hull <b>04-8359</b>	8 Fourth Way	Garage apartment	67/123	Val Oliver
16.	Nantucket Land Bank <b>04-8376</b>	17 Aurora Way	Boardwalk path	56/458	Normand Residential
17.	Lisa Morse <b>04-8393</b>	199 Madaket Rd	New garage	59/58.1	NAG
18.	Steven Bush <b>04-8392</b>	8 Grand Ave	Hardscape	73.3.1/118	Botticelli +Pohl
19.	Robi Blumenstein <b>04-8409</b>	32 Squam Rd	Ground mount solar	21/120	SunWind
20.	Nantucket Boys Girls Club <b>01-7708</b>	75 Sparks Ave	Rooftop solar	55/138.3	SunWind
21.	5 Surfside Dr LLC <b>05-8424</b>	5 Surfside Rd	Demo exist building	67/251	Val Oliver
22.	Lloyd Realty LLC <b>05-8413</b>	7 Heather Lane	MH window chng rev	30/24.2	S. Metz
23.	15 CHR LLC <b>05-8412</b>	8 Chuck Hollow	Garage to Rev 02-7899	72/31	Val Oliver
24.	James Carreio <b>05-8427</b>	3 Sparrow Dr	Rooftop solar	68/529	AckSmart
25.	Hills & Valley Inc <b>05-8420</b>	14a Greglen Ave	Renew 72359	68/182	Emeritus LTD
26.	L + W Berman <b>05-8426</b>	98 Tom Nevers Rd	Driveway & fence	91/40	Andria Filippone
Voting	Welch, Camp, Coombs, Dutra, Patten				
Alternates	None				
Recused	Pohl, Oliver, Thornewill				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	None				
Public	None				
Concerns	None				
Motion	<b>Motion to approve all consent items as submitted except for items 1 &amp; 2. (Dutra)</b>				
Roll-call Vote	Carried unanimously	Certificate #	<b>HDC2023-(as-noted)</b>		
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Motion	<b>Motion to approve consent items 1 &amp; 2 as submitted. (Coombs)</b>				
Roll-call Vote	Carried unanimously	Certificate #	<b>HDC2023-(as-noted)</b>		

**IV. 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.	Bent Shimmo TR <b>05-8418</b>	4 South Valley	Garage	43/65.1	EMDA
	<ul style="list-style-type: none"> <li>Lower grade at structure to 46', including as applicable by retainage of outer grounds; dormers, mulled windows to have structural mulls (min. 6" casing) or be separate by min. 6".</li> </ul>				
2.	5 Surfside Dr LLC <b>05-8425</b>	5 Surfside Rd	New building	67/251	Val Oliver
	subject to more typical, traditional Nantucket-type overhead garage doors.				
3.	Caleb Kardell <b>05-8428</b>	14 Dennis Dr	Addition	67/363	Caleb Kardell
	<ul style="list-style-type: none"> <li>subject to submission of floor plan that's not clipped on one edge.</li> </ul>				
1.	Tom Hanlon <b>05-8383</b>	20B Daffodil Lane	Pool & hardscape	68/765.2	Linda Williams

- pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.

Voting Pohl, Welch, Camp, Coombs, Dutra  
 Alternates None  
 Recused Oliver  
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.  
 Representing None  
 Public None  
 Concerns None  
 Motion **Motion to approve consent with conditions. (Dutra)**  
 Roll-call Vote Carried unanimously

Certificate # **HDC2022-(as noted)**

**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. Lions Foot <b>02-7909</b>	9 Sherburne Way	Site Plan	30/37	Topham Design

Voting Pohl, Welch, Camp, Coombs, Oliver  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing Joe Topham  
 Public None  
 Concerns None  
 Motion **Application not opened.**

Certificate # **HDC2023-02-7909**

2. Doherty ACK LLC <b>08-6941</b>	4 Mariner Way	Garage	55.1.4/72	Linda Williams
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Voting Pohl, Welch, Camp, Coombs, Oliver  
 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 **Motion to hold for revisions. (Coombs)**

Certificate # **HDC2022-08-6941**

3. Laura Bench <b>01-7798</b>	17 Pleasant St	New garage studio	42.3.3/17	Gryphon Architects
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Voting Camp, Coombs, Oliver, Thornewill, Patten  
 Alternates Dutra  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing Ethan Griffin- Gryphon Architects  
 Public None  
 Concerns None  
 Motion **Motion to approve through staff with reducing the horizontal band trim, reducing the simple pilasters to one to match the house, reducing the garage doors to 7/6, and French doors with kick panels. (Thornewill)**

Certificate # **HDC2023-01-7798**

**VI. NEW BUSINESS 04/25/23**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Timothy Moran	5 Lily St.	Addition	42.3.4/89	Linda Williams

Voting Pohl, Welch, Camp, Coombs, Oliver  
 Alternates Dutra, Thornewill, Patten  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing Linda Williams  
 Public None  
 Concerns None  
 Motion **Motion to approve with hip roof to not be visible at time of inspection or thereafter. (Camp)**

Certificate # **HDC2023-02-7909**

2.	Nantucket G & S LLC <b>04-8321</b>	81 Vestal St	Pergola	56/254	MCA+
Voting	Pohl, Welch, Camp, Coombs, Thornewill				
Alternates	Oliver, Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Doug Mills- MCA+				
Public	None				
Concerns	None				
Motion	<b>Motion to hold for revisions. (Camp)</b>				
Roll-call Vote	Carried unanimously			Certificate #	<b>HDC2023-04-8321</b>
3.	Nantucket Land Bank <b>04-8275</b>	19 Wauwinet Rd	Rebuild greenhouse	20/35	Linda Williams
Voting	Welch, Camp, Coombs, Oliver, Patten				
Alternates	Thornewill, Dutra				
Recused	Pohl				
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 with material to be replaced with remarkably the same, the frame in white, and drawings to be turned into staff. (Oliver)</b>				
Roll-call Vote	Carried unanimously			Certificate #	<b>HDC2023-04-8275</b>
4.	Michael Altman <b>04-8320</b>	37 W Sankaty	Alterations to Main House	48/2	BPC
Voting	Welch, Camp, Coombs, Oliver, Dutra				
Alternates	Thornewill, Patten				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Joe Paul- BPC				
Public	None				
Concerns	None				
Motion	<b>Motion to approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried unanimously			Certificate #	<b>HDC2023-04-8320</b>
5.	Ack Attack LLC <b>04-8329</b>	7a Bayberry Ct.	Roof replacement & windows	55/707.1	Assoc. Roofing
Voting	None				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	None				
Public	None				
Concerns	<b>Application not opened.</b>				
Motion	<b>No Action</b>				
Roll-call Vote				Certificate #	<b>HDC2023-04-8329</b>
6.	Marcus Mignone <b>04-8377</b>	10 Angola St	Hardscape	55.4/79	Val Oliver
Voting	Pohl, Welch, Camp, Coombs, Thornewill				
Alternates	Dutra, Patten				
Recused	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 with the lattice on the fence being squared off, the brick color being a darker subdued color, and the mortar be like a limestone color, and that there be vegetation to soften up the brick. (Camp)</b>				
Roll-call Vote	Carried 4-1 // Camp, Coombs, Thornewill, Pohl-aye //Welch nay			Certificate #	<b>HDC2023-04-8377</b>

7.	Jonathan Nyland ETAL 04-8347	93 Sankaty Rd	Alterations & addition	49/182	Topham Design
Voting	None				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	None				
Public	None				
Concerns	<b>Application not opened.</b>				
Motion	<b>No Action</b>				
Roll-call Vote				Certificate #	<b>HDC2023-04-8347</b>
8.	Carl Webster 04-8355	24 Cliff Rd	Rooftop solar garage	42.4.4/49	Ack Smart
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Thornewill, Dutra, Patten,				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Tobias Glidden				
Public	None				
Concerns	None				
Motion	<b>Motion to approve with a black roof, and if roof on the main house is ever replaced it should go black too. (Coombs)</b>				
Roll-call Vote	Carried unanimously			Certificate #	<b>HDC2023-04-8355</b>
9.	Ack Pleasant 04-8378	11 Pleasant St	Hardscaping	42.3.3/121	Atlantic Landscaping
Voting	None				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	None				
Public	None				
Concerns	<b>Application not opened.</b>				
Motion	<b>No Action</b>				
Roll-call Vote				Certificate #	<b>HDC2023-04-8378</b>
10.	Arthur Levine 04-8231	5 Pleasant st	Hardscaping	42.3.3/156	Lara Keller
Voting	None				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	None				
Public	None				
Concerns	<b>Application not opened.</b>				
Motion	<b>No Action</b>				
Roll-call Vote				Certificate #	<b>HDC2023-04-8231</b>
11.	Sheep Pond Prop 04-8372	14-16 Sheep Pond Rd	New dwelling	63/29	Emeritus LTD
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Patten, Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Matt				
Public	None				
Concerns	None				
Motion	<b>Motion to hold to see the total composition, at this Thursday's meeting. (Oliver)</b>				
Roll-call Vote	Carried unanimously			Certificate #	<b>HDC2023-04-8372</b>

12. Richard Boehm	63 New Sconset St	New 2 <sup>nd</sup> dwelling	73/3	LINK
Voting	Pohl, Welch, Coombs, Oliver, Patten			
Alternates	Camp, Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Victoria Ewing			
Public	None			
Concerns	None			
Motion	<b>Motion to approve through staff with a proper site plan showing the footprint of the building being built, also filling in colors on the application. (Oliver)</b>			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-
13. Richard Boehm	63 New Sconset St	New Garage	73/3	LINK
Voting	Pohl, Welch, Coombs, Oliver, Patten			
Alternates	Camp, Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Victoria Ewing- LINK			
Public	None			
Concerns	None			
Motion	<b>Motion to approve through staff filling out the colors on application to match existing house colors. (Welch)</b>			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-
14. Redcliff LLC 04-8375	40 Youngs Way	New Duplex	68/235.1	LINK
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Patten, Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Victoria Ewing			
Public	None			
Concerns	None			
Motion	<b>Motion to hold for revisions with wider porch, more detail on the front door, and a revised site plan that shows the porch and parking. (Camp)</b>			
Roll-call Vote	Carried 4-1// Camp, Coombs, Oliver, Pohl-aye// Welch-nay		Certificate #	HDC2023-04-8375
15. Nantucket Development LLC 04-8363	8 Sconset Ave	Exterior renovations	49.3.2/28	LINK
Voting	Pohl, Welch, Camp, Coombs, Dutra			
Alternates	Oliver, Patten, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Victoria Ewing - LINK			
Public	None			
Concerns	None			
Motion	<b>Motion to hold for revisions. (Coombs)</b>			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-04-8363

16. Sea Hero LLC	12 Pilgrim Rd	New dwelling	41/476	Cordtsen Design
Voting	None			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	<b>Application not opened.</b>			
Motion	<b>No Action</b>			
17. Sea Hero LLC	12 Pilgrim Rd	Pool & hardscape	41/476	Cordtsen Design
Voting	None			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	<b>Application not opened.</b>			
Motion	<b>No Action</b>			
18. Sea Hero LLC	12 Pilgrim Rd	Spa	41/476	Cordtsen Design
Voting	None			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	<b>Application not opened.</b>			
Motion	<b>No Action</b>			
19. Sea Hero LLC	12 Pilgrim Rd	New shed	41/476	Cordtsen Design
Voting	None			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	<b>Application not opened.</b>			
Motion	<b>No Action</b>			
20. Jason & Jenn Mendelson <b>04-8236</b>	69 Monomoy Rd	Move off/ demo shed	43/102	Studio PPark
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Patten, Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	James			
Public	None			
Concerns	None			
Motion	<b>Motion to approve as submitted. (Welch)</b>			
Roll-call Vote	Carried unanimously		Certificate #	<b>HDC2023-04-8236</b>

**VII. OLD BUSINESS 05/02/23**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Stark Point LLC <b>02-7988- HOLD</b>	16 Easton st	New studio	42.4.1/11	Botticelli + Pohl
Voting	Welch, Camp, Coombs, Oliver, Thornewill			
Alternates	Patten			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	<b>Application not opened.</b>			
Motion	<b>No Action</b>			
Roll-call Vote			Certificate #	<b>HDC2023-02-7988</b>

<b>2. David Butler 03-8084</b>	<b>50 Walsh st</b>	<b>Renovation</b>	<b>29/100</b>	<b>CWA</b>
Voting	Pohl, Welch, Coombs, Oliver, Thornewill			
Alternates	Camp, Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Chip Webster- CWA			
Public	None			
Concerns	None			
Motion	<b>Motion to hold for revisions. (Coombs)</b>			
Roll-call Vote	Carried unanimously	Certificate #	<b>HDC2023-03-8084</b>	
<b>3. Jensen-Barnes Trust 11-7518</b>	<b>58 Cliff Rd</b>	<b>Garage</b>	<b>41/24.1</b>	<b>Val Oliver</b>
Voting	Pohl, Welch, Camp, Dutra, Thornewill			
Alternates	None			
Recused	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 option B. (Welch)</b>			
Roll-call Vote	Carried unanimously	Certificate #	<b>HDC2022-11-7518</b>	
<b>4. Tyler Albright 03-8106</b>	<b>11 Cannonbury Ln</b>	<b>Pool &amp; hardscape</b>	<b>74/22</b>	<b>Ahern</b>
Voting	Pohl, Welch, Camp, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Mirka Ahern			
Public	None			
Concerns	None			
Motion	<b>Motion to hold for revisions and a view. (Welch)</b>			
Roll-call Vote	Carried unanimously	Certificate #	<b>HDC2023-03-8106</b>	
<b>5. Charles Pastore 04-8288</b>	<b>35 Sankaty Rd</b>	<b>Pool &amp; hardscape</b>	<b>49.23/46</b>	<b>Atlantic Landscape</b>
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Lindsay Congleton- Atlantic Landscape			
Public	None			
Concerns	Welch – Suggest application be marked on the next agenda with a 1 indicating its first strike because it was not represented without proper notice.			
Motion	<b>Application not opened.</b>			
Roll-call Vote		Certificate #	<b>HDC2023-04-8288</b>	
<b>6. Kelly Burke 03-8075</b>	<b>11 Spring St</b>	<b>Addition</b>	<b>55.1.4/108</b>	<b>BPC</b>
Voting	None			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	<b>Application not opened.</b>			
Motion	None			
Roll-call Vote	Carried	Certificate #	<b>HDC2023-03-8075</b>	



<b>7. Gray Dinghy LLC 03-8055</b>	25 Willard st	Alterations & raise structure	29/33	Emeritus
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Matt MacEachern- Emeritus			
Public	None			
Concerns	None			
Motion	<b>Motion to hold for revisions for this Thursday's meeting. (Camp)</b>			
Roll-call Vote	Carried unanimously	Certificate #	<b>HDC2023-03-8055</b>	

<b>8. Gray Dinghy LLC</b>	25 Willard st	Detached garage	29/33	Emeritus
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Matt MacEachern- Emeritus			
Public	None			
Concerns	None			
Motion	<b>Motion to approve the move of the garage. (Camp)</b>			
Roll-call Vote	Carried	Certificate #	<b>HDC2023-</b>	

<b>9. Amy &amp; Ian Flinn 03-8084</b>	35 Morey Lane	Color chng, revisions	72.3.2/37.1	Sanne Payne
Voting	Pohl, Welch, Coombs, Dutra, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Sanne Payne			
Public	None			
Concerns	None			
Motion	<b>Motion to approve as submitted. (Welch)</b>			
Roll-call Vote	Carried unanimously	Certificate #	<b>HDC2023-03-8084</b>	

<b>10. *NT Property Owner LLC</b>	6 Beach Grass	Rev parking plan	38/860	Linda Williams
Voting	None			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	<b>Application not opened.</b>			
Motion	None			
Roll-call Vote	Carried	Certificate #		

**V. NEW BUSINESS 05/09/23**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
<b>1. Horchon &amp; Routman 04-8356</b>	33 Cliff Rd	New pool	42.4.4/5	CWA
Voting	Welch, Camp, Coombs, Oliver, Thornewill			
Alternates	Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Chip Webster- CWA			
Public	None			
Concerns	None			
Motion	<b>Motion to approve through staff with minimum 4 foot fencing on the south elevation, supplemental vegetation as shown in the drawings, and pool to not be visible at time of inspection and thereafter. (Welch)</b>			
Roll-call Vote	Carried 4-1// Camp nay	Certificate #	<b>HDC2023-04-8356</b>	

2. Jeanette & Bob LLC **04-8358** 43 Kendrick Rd Main house revisions 76.4.3/31 CWA  
 Voting Pohl, Welch, Camp, Coombs, Oliver  
 Alternates Patten, Dutra, Thornewill  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing Chip Webster  
 Public None  
 Concerns None  
 Motion **Motion to hold for revisions with revised drawings to include inlay of the elevations that were last approved by a full sitting board, Billy Saad to come in to give the board a verbal explanation of the images he's taken, and that this application be heard again no later than the end of June 2023. (Welch)**  
 Roll-call Vote Carried unanimously Certificate # **HDC2023-04-8358**

Rest held -

3.	Margaret Coffin LLC	54 Center St	Roof replacement	42.4.3/30	T & T Roofing
4.	Wayne Morris	62 Somerset rd	New shed	66/136	Andrea Morris
5.	Russell Simpson	22 Bailey Rd	New front door & window	55/504	Russell Simpson
6.	Tom McGrath	71 Hummock Pond	Rooftop solar	56/320.1	Cotuit Solar
7.	Greg Spiry	34 Main st	Fence	73.3.1/45	Linda Williams
8.	Greg Spiry	1 Morey Ln	Fence	73.3.1/45.1	Linda Williams
9.	Greg Spiry	3 Morey Ln	Fence	73.3.1/45.2	Linda Williams
10.	Catherine Shulman	48 W Miacomet Rd	Pool	86/4	Linda Williams
11.	Richmond Great PE	4 Bluet Ct	New dwelling	68/348	Linda Williams
12.	QV3 NT	22 Vestal St	New Dwelling	41/39	Linda Williams
13.	NT Property Owner	11 Honeysuckle	Rev 22-03-599	68/872	Linda Williams
14.	Sam Shamoun	9 Field Ave	Chng color door rev 01-5571	80/162.1	Linda Williams
15.	Louis Breskman	34a Grove Lane	Roof & window replacement	41/433	Louis Breskman
16.	Nantucket Boys Girls Club	69 Sparks Ave	Rooftop solar	55/139.2	SunWind
17.	Nantucket Boys Girls Club	67 Sparks Ave	Ground mount solar	55/139.4	SunWind
18.	Nantucket Boys Girls Club	61 Spark Ave	Rooftop solar revision	55/143	SunWind
19.	Olwen Pongrace	78 Polpis Rd	New fence	44/25.7	EMDA

**VIII. OTHER BUSINESS**

- Sign Advisory Council (SAC) – Interim Extension Request

**Motion to request that the select board extend the operation of the sign advisory committee until such a time that the independent is completed. After the HDC has the independent review in hand it will determine whether to request another interim extension ; for how long or will submit a specific recommendation of our own to the select board for any such appointments to be ratified by (Welch)**

Vote – Carried unanimously

- Save our Sound Endorsement

**IX. OTHER BUSINESS**

Approved Minutes	March 28, 30, & April 4, 11, 13, and 18, 2023.
Motion	<b>Motion to approve March 28, 30, April 4, and 18 minutes and hold April 11 and 13 minutes. (Camp)</b>
Vote	Carried unanimously
Review Minutes	February 23, & March 9, 2023.
Other Business	<ul style="list-style-type: none"> <li>• <b>Next HDC Meeting- May 11<sup>th</sup> 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> </ul>

- |  |   |
|--|---|
|  | <ul style="list-style-type: none"><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. (Welch)**

Vote               Carried unanimously

Submitted by:

Esmeralda Martinez

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

[Nantucket Old Historic District](#)

[Sconset Old Historic District](#)

[Madaket Old Village](#)

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