



## 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 ~~

**Thursday, May 11, 2023**

*Conference Room, 2 Fairgrounds Road & Remote Participation via ZOOM.*

Called to order at 1:02 pm. and announcements by Ms. Camp

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

Attending Members: Camp, Coombs, Oliver, Thornewill

Remote Participants: Coombs

Absent Members: Pohl, Welch, Dutra, & Patten

Late Arrivals: Coombs 1:08 pm

Early Departures:

Adoption of Agenda.

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

Roll-Call Vote Carried 4-0 // Oliver, Thornewill, and Camp-aye

### I. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Aurelia Hidalgo <b>05-8455</b>	28a Evergreen Way	Outdoor shower	68/713.2	Aurelia Hidalgo
2.	Olwen Pongrace <b>05-8445</b>	78 Polpis Rd	New fence	44/25.7	EMDA
3.	Fleur-De-Lis Property <b>05-8442</b>	8 Shimmo Pond Rd	Garage rev 06-6456	54/258	Botticelli + Pohl
4.	Jim Houghton <b>05-8453</b>	12 Upper Tawpawshaw	Mh Rev to 21-07-4186	53/58	Jim Houghton
5.	IAMDUMMY LLC <b>04-8357</b>	77 Eel Point Rd	Shed roof rev	32/44	JB Studio
6.	Mary Walsh <b>05-8435</b>	19 Burnt Swamp	Barn rev	56/304	Mary Walsh
7.	Nanahumacke LLC <b>05-8433</b>	11 Nanahumacke Ln	Cabana rev 7402	65/84	BPC
8.	Wayne Morris <b>04-8362</b>	62 Somerset Rd.	New shed	66/136	Andrea Morris
9.	Russell Simpson <b>04-8374</b>	22 Bailey Rd	New front door & window	55/504	Russell Simpson
11.	Sam Shamoun <b>04-8404</b>	9 Field Ave	Chng color door rev 01-5571	80/162.1	Linda Williams
12.	NT Property Owner <b>04-8405</b>	11 Honeysuckle Dr.	Rev 22-03-599	68/872	Linda Williams
13.	Richmond Great PE <b>04-8389</b>	4 Bluet Ct	New Dwelling revision	68/348	Linda Williams

Voting Camp, Oliver, Thornewill

Alternates None

Recused None

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

Representing None

Public None

Concerns None

Motion **Motion to Approve Consents but Item #10 - 1 Stone Post Way. (Thornewill)**

Roll-call Vote Carried 3-0 // Oliver, Thornewill, and Camp-aye Certificate # **HDC2023-(as-noted)**

**10. Doble-Check 05-8452 1 Stone Post Way Rails chng Rev to 06-6553 74/82 Val Oliver**

Voting Camp, Coombs, 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 Consent. (Thornewill)**

Roll-call Vote Carried 3-0 // Thornewill, Coombs, and Camp-aye Certificate # **HDC2023-05-8452**

**II. 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. Evan & Cynthia Jones <b>05-8468</b>	21 Berkeley Ave	Pool & hardscape	54/160	Jardins Intl.
<ul style="list-style-type: none"> <li>Pool is not to be visible at the time of inspection, and in perpetuity &amp; the pool is to have no grade change from existing or as noted on the original application.</li> </ul>				
2. Catherine Shulman <b>04-8368</b>	48 W Miacomet Rd	Pool	86/4	Linda Williams
<ul style="list-style-type: none"> <li>Pool is not to be visible at the time of inspection, and in perpetuity &amp; the pool is to have no grade change from existing or as noted on the original application.</li> </ul>				
3. Fox Grape LLC <b>05-8467</b>	10 Fox Grape Lane	Pool & hardscape	67/805	Jardins Intl.
<ul style="list-style-type: none"> <li>Pool is not to be visible at the time of inspection, and in perpetuity &amp; the pool is to have no grade change from existing or as noted on the original application.</li> </ul>				
Voting	Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
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 3-0 // Oliver, Thornewill, and Camp-aye.		Certificate #	<b>HDC2022-(as noted)</b>

**III. 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. Harold Brothers <b>01-7685</b>	2 4 Highland Ave	New dwelling	30/ 187	Emeritus LTD
Voting	Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Matt MacEachern- Emeritus			
Public	None			
Concerns	None			
Motion	<b>Motion to Approve through Staff, remove roof walk and the chimney. Exposed 2<sup>nd</sup> chimney @ south to be brick painted white, dormers sloped to come off ridge more than a few inches; second-floor deck to 9' max. (Oliver)</b>			
Roll-call Vote	Carried 3-0 // Oliver, Thornewill, and Camp-aye.		Certificate #	<b>HDC2023-01-7685</b>

2. Harold Brothers <b>01-7684</b>	6 Highland Ave	New dwelling	30/ 187	Emeritus LTD
Voting	Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Matt MacEachern- Emeritus			
Public	None			
Concerns	None			
Motion	<b>Motion to Approve through Staff, 5/12 dormers. Front door 6 light/2 light sidelights, 9' max second-floor deck, chimney @ secondary mass. Hamilton blue front door, grey shutters- Holly to approve the color. (Thornewill)</b>			
Roll-call Vote	Carried 4-0 // Coombs, Oliver, Thornewill, and Camp-aye.		Certificate #	<b>HDC2023-01-7684</b>

<b>3. Sheep Pond Prop 05-8472</b>	<b>14-16 Sheep Pond Rd</b>	<b>New dwelling</b>	<b>63/29</b>	<b>Emeritus LTD</b>
Voting	Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Matt MacEachern- Emeritus			
Public	None			
Concerns	Oliver- the building is enormous, would like to see the building separated. Thornewill- building needs to be closer to the coast. Coombs- the building is too long; move behind the main dwelling to make follow the configuration of the lot; it would break up the length of the building.			
Motion	<b>Motion for revisions of the placement. (Oliver)</b>			
Roll-call Vote	Carried 4-0 // Coombs, Oliver, Thornewill, and Camp-aye.		Certificate #	<b>HDC2023-05-8472</b>

**IV. 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. 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	None.			
Representing	None			
Public	None			
Concerns	None			
Motion	<b>No Action</b>			
Roll-call Vote			Certificate #	<b>HDC2023-04-8329</b>

<b>2. Jonathan Nyland ETAL 04-8347</b>	<b>93 Sankaty Rd</b>	<b>Alterations &amp; addition</b>	<b>49/182</b>	<b>Topham Design</b>
Voting	None			
Alternates	None			
Recused	None			
Documentation	None.			
Representing	None			
Public	None			
Concerns	None			
Motion	<b>No Action</b>			
Roll-call Vote			Certificate #	<b>HDC2023-04-8347</b>

<b>3. Ack Pleasant 04-8378</b>	<b>11 Pleasant St</b>	<b>Hardscaping</b>	<b>42.3.3/121</b>	<b>Atlantic Landscaping</b>
Voting	Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Lindsay Congleton- Atlantic Landscaping			
Public	None			
Concerns	None			
Motion	<b>Motion to approve as submitted. (Oliver)</b>			
Roll-call Vote	Carried 4-0 // Coombs, Oliver, Thornewill, and Camp-aye.		Certificate #	<b>HDC2023-04-8378</b>

**V. 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. Gray Dinghy LLC <b>03-8055</b>	25 Willard st	Detached garage	29/33	Emeritus
Voting	Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Matt MacEachern- Emeritus			
Public	None			
Concerns	None			
Motion	<b>Motion to approve through Staff, South elevation reduce to 3 windows and separate them; realign piers. Brick and NTW skirt. Historic Determination to be submitted. (Thornewill)</b>			
Roll-call Vote	Carried 4-0 // Coombs, Oliver, Thornewill, and Camp-aye.		Certificate #	<b>HDC2023-03-8055</b>

2. Kelly Burke <b>03-8075</b>	11 Spring St	Addition	55.1.4/108	BPC
Voting	None			
Alternates	None			
Recused	None			
Documentation	None.			
Representing	None			
Public	None			
Concerns	None			
Motion	<b>No Action</b>			
Roll-call Vote			Certificate #	<b>HDC2023-03-8075</b>

3. Mark Hubbard <b>02-7994</b>	45 Milk St	New Studio	56/200	Mark Hubbard
Voting	None			
Alternates	None			
Recused	None			
Documentation	None.			
Representing	None			
Public	None			
Concerns	None			
Motion	<b>No Action</b>			
Roll-call Vote			Certificate #	<b>HDC2023-02-7994</b>

**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>
1. Joe Manning <b>05-8423</b>	17 Beach Grass Rd	New Duplex	68/393	Val Oliver
Voting	Camp, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	None			
Public	None			
Concerns	None			
Motion	<b>Motion to Approve as submitted. (Thornewill)</b>			
Roll-call Vote	Carried 3-0 // Thornewill, Coombs, and Camp-aye		Certificate #	<b>HDC2023-05-8423</b>

REST HELD-

2. Margaret Coffin LLC <b>04-8361</b>	54 Center St	Roof replacement	42.4.3/30	T & T Roofing
3. Tom McGrath <b>04-8381</b>	71 Hummock Pond	Rooftop solar	56/320.1	Cotuit Solar
4. Greg Spiry <b>04-8385</b>	34 Main st	Fence	73.3.1/45	Linda Williams
5. Greg Spiry <b>04-8384</b>	1 Morey Ln	Fence	73.3.1/45.1	Linda Williams
6. Greg Spiry <b>04-8382</b>	3 Morey Ln	Fence	73.3.1/45.2	Linda Williams

7. QV3 NT <b>05-8446</b>	22 Vestal St	New Dwelling	41/39	Linda Williams
8. Louis Breskman <b>04-8394</b>	34a Grove Lane	Roof & window replacement	41/433	Louis Breskman
9. Nantucket Boys Girls Club <b>04-8408</b>	69 Sparks Ave	Rooftop solar	55/139.2	SunWind
10. Nantucket Boys Girls Club <b>04-8410</b>	67 Sparks Ave	Ground mount solar	55/139.4	SunWind
11. Nantucket Boys Girls Club <b>04-8406</b>	61 Spark Ave	Rooftop solar revision	55/143	SunWind
12. Thomas Wroe TR <b>05-8454</b>	4 Westerwick Dr	Garage	73/32	EMDA
13. 4 Rays Ct Nom TR <b>05-8474</b>	4 Rays Ct	Hardscape & fence	43.3.2/3	Julie Jordin
14. Rednor Robin	2 Anns Lane	Pool & hardscape	49/59.1	Julie Jordin
15. Matt Maryanski	1 Maclean Lane	New 3 <sup>rd</sup> dwelling	55/489	NAG
16. Glidden & Glidden	60 Walsh St	Fence & gate	29/85.2	Jardins Intl.

**VI. COMMISSIONER DISCUSSION AND VOTE**

- “Save our Sound Endorsement” discussion.

**VII. OTHER BUSINESS**

Approved Minutes Motion Vote	April 11, 13, and 18, 2023.
Review Minutes	February 23 & March 9, 2023.
Other Business	<ul style="list-style-type: none"> <li>• <b>Next HDC Meeting- May 16 at 4 pm *HYBRID &amp; IN-PERSON @ 4 FAIRGROUNDS RD. - COMMUNITY 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 2:08 pm. (Thornewill)**  
 Roll-call Vote Carried 4-0 // Coombs, Oliver, Thornewill, and Camp-aye.

Submitted by:  
 Esmeralda Martinez

YouTube link: [https://www.youtube.com/watch?v=oe24Dq2W0\\_U](https://www.youtube.com/watch?v=oe24Dq2W0_U)

Nantucket Old Historic District    Sconset Old Historic District    Madaket Old Village