



# 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 ~~

Friday, May 14, 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

Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Thornewill

Absent Members: Welch, Dutra

Late Arrivals: Coombs, 1:08 p.m.; McLaughlin, 1:35 p.m.

Early Departures: None

Agenda adopted by unanimous consent.

Motion **Motion to Approve the Agenda as amended. (Oliver)**

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

## I. PUBLIC COMMENT

None

## II. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Craig Deblieck <b>05-3684</b>	36 Vesper Lane	Roof change	55/129	Keith Bloise
2. Judy Greenburg <b>05-3685</b>	2 Gorham's Court	Roof change	42.3.2/204	James Lydon
3. Kristine Shadek <b>05-3686</b>	134C Main Street #2	Fence	41/37.2	Linda Williams
4. Philip Bloom <b>05-3687</b>	9 Lily Street	Fence	42.3.4/49	Linda Williams
5. Dierdre Hamline Trst <b>04-3590</b>	6 Lowell Place	Roof change	41/167	Topham Design
6. Nancy Digiulio Trst <b>05-3688</b>	35 Dartmouth Street	Shed	76.4.2/304	Topham Design
7. Lisa Larson <b>05-3689</b>	47 Madaket Road	588sf garage	41/323	Robert Newman
8. Amy Weber <b>05-3692</b>	34 Flintlock Road	Addition	75/75	Permits Pus
9. Todd Burns <b>05-3693</b>	23 Longwood Drive	Rev. 1734: add gable wins	76/76	NAG
10. Laura Wasserman <b>05-3694</b>	31 Hussey Street	Roof change	42.3.4/92	Stegran Corp
11. Susan Flahive <b>05-3695</b>	16 Nanahumacke Lane	Rev. 2616: porch/wins	65/81	Thornewill Design
12. Susan Flahive <b>05-3696</b>	16 Nanahumacke Lane	392 sf garage	65/81	Thornewill Design
13. Jettanaporn & Walder <b>05-3701</b>	26- Bartlett Road	Remve chmny/add wlkdw	67/900	Brook Meerbergen
14. Catherine Kinsella <b>05-3703</b>	19B Hummock Pond Road	Ad-Built 96 sf shed	56/468	Self
15. Catherine Kinsella <b>05-3704</b>	19B Hummock Pond Road	Ad-Built 45sf chick coop	56/468	Self
16. Juan M. Acosta Et al <b>05-3705</b>	23 Wappossett Circle	Shed	67/577	JB Studio
17. Hans Dalgaard <b>05-3706</b>	84 Millbrook Road	Cabana	40/79.4	Thornewill Design
Voting	Pohl, McLaughlin, Camp			
Alternates	None			
Recused	Oliver, Thornewill			
Documentation	None			
Representing	None			
Public	None			
Concerns	Motion to hold the vote on Ms. Oliver's items to vote on separately in order to have a quorum for all items. (Camp) Carried 3-0// Thornewill, Camp, and Pohl-aye; Oliver recused			
Motion	<b>Motion to Approve. (Camp)</b>			
Roll-call Vote	Carried 3-0// Oliver, Camp, and Pohl-aye; Thornewill recused		Certificate #	<b>HDC2021-(as noted)</b>
18. David Biddison <b>05-3690</b>	22 Cannonbury Lane	Rev. 1784: railing	74/15	Val Oliver Design
19. 17 Hinckley N.T. <b>05-3691</b>	17 Hinckley Lane	Hardscape	30/105	Val Oliver Design
Motion	<b>Motion to Approve. (Camp)</b>			
Roll-call Vote	Carried 3-0//Thornewill, Camp, and Pohl-aye; Oliver recused		Certificate #	<b>HDC2021-05-(as noted)</b>

**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. Daonal Fornes <b>05-3707</b>	12 Wannacommet Road	Rev. 3198: ground array	40/103	ACK Smart
•	Ground array solar panels must not be visible at time of inspection and in perpetuity			
2. Randy Sharp <b>05-3708</b>	76 Polpis Road	8 x 8 spa	43/177	Thornewill Design
•	Spa must not be visible at time of inspection and in perpetuity			
3. Anne Delaney <b>05-3709</b>	41 Wauwinet Road	Ground solar array	20/7	ACK Smart
•	Solar array must not be visible at time of inspection and in perpetuity			
4. William Coffin <b>05-3711</b>	6 Monohansett Road	Rev. 3477: garage	79/151.1	Brook Meerbergen
•	Due to lack of visibility			
5. Olof Clausson <b>05-3710</b>	30 Eel Point Road	Ground solar array	40/44.1	ACK Smart
•	Solar array must not be visible at time of inspection and in perpetuity			
6. William Foote <b>05-3683</b>	3 Luff Road	Front deck/steps/railing chg	66/350	Self
•	New railing/post dimensions to be written on submission			
7. John Esposito <b>05-3712</b>	14 Eat Fire Spring Road	Ground solar array	20/61	Cotuit Solar
•	Solar array must not be visible at time of inspection and in perpetuity			
8. Hans Dalgaard <b>05-3713</b>	84 Millbrook Road	Pool	40/79.4	Thornewill Design
•	Pool must not be visible at time of inspection and in perpetuity			
Voting	Pohl, Coombs, Camp, Oliver			
Alternates	None			
Recused	Thornewill			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns			
Motion	<b>Motion to Approve through staff per noted comments. (Oliver)</b>			
Roll-call Vote	Carried 4-0// Coombs, Camp, Oliver, and Pohl-aye			Certificate # <b>HDC2021-05-(as noted)</b>

**IV. SIGNS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 9 Petticoat Row, LLC <b>05-3672</b>	9 Centre Street	Projecting sign	42.3.1-203.1	Dalton Frazier
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, correspondence, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	<b>Flynn</b> – Approvable per SAC comments.			
Motion	<b>Motion to Approve through staff per SAC comments (Coombs)</b>			
Roll-call Vote	Carried unanimously//Thornewill, Camp, Oliver, Coombs, and Pohl-aye			Certificate # <b>HDC2021-05-3672</b>
2. Chris Keogan <b>05-3673</b>	1 Freedom Square	Wall sign	55/702.1	LINK
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, correspondence, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	<b>Flynn</b> – Approvable per SAC comments.			
Motion	<b>Motion to Approve through staff per SAC comments (Coombs)</b>			
Roll-call Vote	Carried unanimously//Thornewill, Camp, Oliver, Coombs, and Pohl-aye			Certificate # <b>HDC2021-05-3673</b>
3. David Cox <b>05-3671</b>	58B Main Street	Wall Sign	42.3.1/219.1	Self
4. David Cox <b>05-3675</b>	58 Main Street	Relocating projecting sign	42.3.1/219.1	Self
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, correspondence, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	<b>Flynn</b> – Approvable per SAC comments.			
Motion	<b>Motion to Approve through staff per SAC comments (Coombs)</b>			
Roll-call Vote	Carried unanimously//Thornewill, Camp, Oliver, Coombs, and Pohl-aye			Certificate # <b>HDC2021-05-(as noted)</b>

5. Town of Nantucket 05-	18A Federal Street	Rev. Projecting sign	42.3.1/72	Giovanna DiRusso
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, correspondence, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	<b>Flynn</b> – This application was withdrawn.			
Motion	<b>No action taken.</b>			
Roll-call Vote	N/A			Certificate #

**V. 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. Larry Castellani 04-3597	50 Brewster Road	New dwelling	43/96	EMDA
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ethan McMorro, Ethan McMorro Design Associates			
Public	None			
Concerns (1:11)	<b>McMorro</b> – Presented project; 25’6” high; onyx sash and doors with natural-to-weather cedar roof and trim. <b>Oliver</b> – Appreciates the design; it harkens back to old Monomoy. <b>Coombs</b> – Agrees; this is typical of what we used to see. No concerns.			
Motion	<b>Motion to Approve as drafted. (Coombs)</b>			
Roll-call Vote	Carried unanimously//Oliver, Camp, Thornewill, Coombs, and Pohl-aye			Certificate # <b>HDC2021-04-3597</b>
2. Siasconset Casino Assn. 04-3598	13 New Street, Sias	New dwelling	73.4.2/68	Val Oliver Design
Voting	Pohl, Coombs, Camp, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (1:16)	<b>Oliver</b> – Presented project; 25’tall, 768sf footprint; sent a side-by-side drawing of the two structures per SAB comments. <b>Backus</b> – Read SAB comments: feels large and tall; new building should be subordinate to historic structure; lower south gable dormer and raise north shed dormer or make both shed dormers; enclose east elevation egress stairway. <b>Camp</b> – South elevation, agrees with SAB to set the dormers back rather than being flush; it’s currently lopsided. <b>Thornewill</b> – Agrees with Ms. Camp about the big gable dormer. North elevation, suggested a porch relief over the door. <b>Coombs</b> – Agrees with what’s been said but okay with the north elevation without a roof over the door. <b>Pohl</b> – He doesn’t understand SAB’s request to enclose the basement access. West elevation, change the gable to a shed dormer; agrees with Ms. Camp that it is lopsided as proposed.			
Motion	<b>Motion to Approve through staff with the gable dormer as viewed from the east elevation to be a shed dormer to match the shed dormer and the dormer pitches to be 6/12. (Thornewill)</b>			
Roll-call Vote	Carried 4-0//Camp, Coombs, Thornewill, and Pohl-aye			Certificate # <b>HDC2021-04-3598</b>
3. Siasconset Casino Assn. 04-3599	15 New Street, Sias	Reno: lift, fndtn, fenst.	73.4.2/68	Val Oliver Design
Voting	Pohl, Coombs, Camp, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (1:28)	<b>Oliver</b> – Presented project; circa 1850 moved from North Liberty Street; no windows are original to the house; north elevation sliders is a like-kind replacement; want simulated-divided-light (SDL) windows on the rear. <b>Backus</b> – Read SAB comments: prefers true-divided-light (TDL) on historic structures; okay with foundation plan. There was discussion of the exterior stairs, but she doesn’t believe those will be visible. <b>Coombs</b> – This is acceptable. <b>Camp</b> – The outside stairs aren’t attractive but not visible. <b>Thornewill</b> – No concerns. The right and front should be TDL on the original main mass to include the east elevation small gable window. <b>Pohl</b> – Nothing to add.			
Motion	<b>Motion to Approve through staff with windows on the secondary mass to be SDL and main mass windows TDL. (Coombs)</b>			
Roll-call Vote	Carried 4-0//Camp, Thornewill, Coombs, and Pohl-aye			Certificate # <b>HDC2021-04-3599</b>

4. Grey Lady Lane, LLC <b>04-3600</b>	4 Grey Lady Lane	New dwelling	66/702	Val Oliver Design
Voting	Pohl, Coombs, Camp, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (1:37)	<b>Oliver</b> – Asked this be held. Not opened.			
Motion	<b>No action taken at this time.</b>			
Roll-call Vote	N/A			Certificate #
5. Prickly Pear <b>04-3601</b>	17 Broadway	Color change	73.1.3/112	Val Oliver Design
Voting	Pohl, McLaughlin, Coombs, Camp, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documentation, and advisory comments.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (1:37)	<b>Oliver</b> – Change blue lattice and door to lighter blue; SAB didn't like the proposed blue. <b>Backus</b> – This is circa 1791 “Nonantum.” Read SAB comments: prefer existing blue; proposed as depicted on 45-47 Sankaty Road is not appropriate. <b>Camp</b> – The proposed light blue is inappropriate; Folger blue blends in better as the shingles grey. Doesn't know how the light blue got approved on Sankaty. <b>Coombs</b> – She viewed this; the powder blue is too light. Concerned about the painted lattice. <b>Thornewill</b> – Existing blue is more appropriate. The blue lattice is ugly. <b>McLaughlin</b> – No comments. <b>Pohl</b> – Asked for color chips to have a more accurate representation of the color.			
Motion	<b>Motion to Hold for revisions and color chips. (Coombs)</b>			
Roll-call Vote	Carried 5-0//McLaughlin, Thornewill, Camp, Coombs, and Pohl-aye			Certificate #
6. Fish Tales, LLC <b>04-3602</b>	8 New Mill Street	Garage apartment	42.3.3/332	Yoana Guzman
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments, and <i>Building with Nantucket in Mind</i> .			
Representing	Linda Williams			
Public	Charles & Ann Davis, 15 Mill Street Pat Beilman, 17 Mill Street Tris & Beverly Dammin, 12 New Mill Street			
Concerns (1:46)	<b>Pohl</b> – Asked everyone, including Ms. Williams to keep their comments concise and limited to this application. <b>Williams</b> – Presented project and reviewed changes to address advisory comments. Reserve the right to rebut comments. Letter from the Beilman's has inaccurate information. <b>Backus</b> – This is a 1977 infill; front facing gable end window, panes don't relate to other windows on this structure. Read HSAB comments 4/26: this style does not relate to the main house or any of the other buildings in the immediate neighborhood; a change in style and less pitch of roof will solve concerns about the height; dormer plate should be lower; the back may be visible from Mill Street, requiring a change to the triple French doors; the exterior stairs should be split and tucked under the eave. <b>C. Davis</b> – Noted that some numbers in the packet are inconsistent regarding groundcover of the existing and proposed. The proposed site is quite visible from New Mill Street. The garage is too large though technically allowable. The southeast elevation 55 sf deck is too large and very close to the property line; HSAB noted a lack of similar structures on New Mill Street. This proposed expansion will have a negative impact on the traditional nature of the street. <b>Beilman</b> – Supports Mr. Davis' comments. Feels proposed is out of compliance with HDC guidelines, i.e.: subordinate in scale to main house, conceal/minimize placement of a garage, sympathetic design in keeping with neighborhood, discourage flush and large dormers, visibility of exterior stairs and deck. Asked air-conditioning units (A/C) be relocated. <b>A. Davis</b> – Spoke about context and appropriate as it relates to the Mill Street and New Mill Street and Nantucket Islands Land Bank open spaces. Disagrees that the trees will screen the view. Garage will inhibit the sense of openness of the neighborhood. HSAB had a large discussion about and recommended moving the stairs interior. Asked the Board to make a site visit. Challenged the appropriateness of a secondary building on this street where there are none. <b>T.Dammin</b> – Asked why foliage is important when it isn't there for over half the year. <b>B.Dammin</b> – Our house was a barn for 14 New Mill Street and is the smallest house on the street. <b>Williams</b> – Rebuttal: objects to the abutters' comments and this is in compliance with <i>BWNTM</i> . <b>McLaughlin</b> – This is suitable to the neighborhood; there are other garage/apartments in the area. Northwest 2 <sup>nd</sup> -floor 12/12 window should match one of the other smaller windows.			

**Camp** – Understands the neighbors’ concerns; however, a secondary structure is allowed. It’s chunky looking and should be reduced in massing with the dormers setback. The 12-over-12 should be changed to a 6-over-6. Would be happy to see the stairs going interior. Reducing its size would pull it away from the property line. The A/C could be relocated to be more sensitive to the neighbors.

**Coombs** – We do have jurisdiction over the visibility of an A/C. It is important for a structure fit into a neighborhood, not just as something to pass the HDC; we are trying to maintain the historic nature area. This building has zero charm; the 2<sup>nd</sup> floor should be dropped to minimize the space between the top of the garage door and the 2<sup>nd</sup>-floor windows. Currently, this doesn’t look like a garage; it looks more like a secondary dwelling. The northeast elevation should have some windows on the 1<sup>st</sup>-floor; there is space to move the staircase in. Southeast elevation, could use a window on the 1<sup>st</sup> floor. Southwest elevation, bring the staircase in; the door should be a 9-light to match the windows. This does not fit into the neighborhood.

**Oliver** – Bothered by the concern about this structure; she drove the neighborhood several times and saw that there are larger secondary structures closer to the street than this; further, the lot drops toward the rear. She saw the pre-HSAB version and feels this has come a long way. This is more modern than other structures in the area; suggested it be more like a carriage house or barn. She’s okay with the scale and massing. Suggested doing an actual 2nd dwelling with an attached 1-bay garage. Since this is a garage/apartment, it is allowed to exceed 22 feet in height with the portion over the garage allowed to reach 24’.

**Pohl** – The side shed dormers are quite long and boring and will be visible obliquely. Likes the idea of a carriage house. Believes you don’t have to have the 2<sup>nd</sup> exterior stair; asked Ms. Williams to research that.

Motion **Motion to Hold for revisions for commissioners to view as they want. (Coombs)**  
 Roll-call Vote Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and Pohl-aye Certificate #

7.	Gary Creem	04-3603	6 + 8 Hydrangea Lane	Addition	73/87 + 88	Val Oliver Design
8.	Gary Creem	04-3604	6 + 8 Hydrangea Lane	Cabana	73/87 + 88	Val Oliver Design

Voting Pohl, McLaughlin, Coombs, Camp, Thornewill  
 Alternates None  
 Recused Oliver  
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.  
 Representing Val Oliver, Val Oliver Design  
 Public None  
 Concerns (2:44) **Oliver** – Asked that these be held for Tuesday, May 18<sup>th</sup>.  
 Not opened at this time.

Motion **Motion to Hold at applicant’s request for May 18<sup>th</sup>. (Coombs)**  
 Roll-call Vote Carried 5-0//Thornewill, McLaughlin, Camp, Coombs, and Pohl-aye Certificate #

9.	Josh Gregg		2 Sandplain Drive	Pool	68-356	Pool&Spa
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Voting Pohl, Coombs, McLaughlin, Camp, Oliver  
 Alternates Thornewill  
 Recused None  
 Documentation Landscape design plans, site plan, and photos.  
 Representing None  
 Public None  
 Concerns (2:45) **Flynn** – Doesn’t see the representative.  
 Not opened at this time.

Motion **No action at this time.**  
 Roll-call Vote N/A Certificate #

10.	Carol Anne Surface	04-3605	47 Warrens Landing	New dwelling	38/54	BPC
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Voting Pohl, Coombs, McLaughlin, Camp, Oliver  
 Alternates Thornewill  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.  
 Representing Joe Paul, BPC  
 Public None  
 Concerns (2:46) **Paul** – Presented project; looking to move off the existing cottage but don’t have the application for that; 28’ tall.  
**Pohl** – Read MAB comments: tall and long, overpowering; Madaket Area Plan limits height to 25’ for the main dwelling; height of cupola not on plans; too large for rural Madaket; visible from Warrens Landing; 2-over-2s should be 6-over-6. Zoning limits the height to 25’ in the VR zone. This will need to be substantially changed and wants to hold comments for a revised plan.

Motion **Motion to Hold for revisions. (Camp)**  
 Roll-call Vote Carried 5-0//McLaughlin, Oliver, Coombs, Camp, and Pohl-aye Certificate #

HDC Minutes for May 14, 2021, adopted June 3

11. Carol Anne Surface <b>04-3606</b>	47 Warrens Landing	Studio	38/54	BPC
12. Carol Anne Surface <b>04-3607</b>	47 Warrens Landing	Pool	38/54	BPC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	Joe Paul, BPC			
Public	None			
Concerns (2:55)	Not opened at this time.			
Motion	<b>Motion to Hold to track with the main house. (Coombs)</b>			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and Pohl-aye			Certificate #

13. Nant. 62 Walsh, LLC <b>04-3608</b>	62 Walsh Street	Rev. 2551: siding chng	29/85 + 85.2	Botticelli + Pohl
14. Brian Franz <b>04-3609</b>	10 + 12 Cannonbury Lane	Pool and hardscape	74/9 + 10	Ahern LLC
15. OHOM, LLC <b>04-3610</b>	28 Main Street, Sias	Rev. 2749: fenestration	73.3.1/47	Emeritus
16. Charles Lenhart <b>04-3611</b>	25 Dukes Road	Solar panels shed roof	41/530.3	Self
17. Charles Lenhart <b>04-3612</b>	25 Dukes Road	Add rooftop solar MH	41/530.3	Self
18. 3 Waterview, LLC <b>04-3613</b>	3 Waterview Drive	New dwelling	79/117.1	Linda Williams
19. 3 Waterview, LLC <b>04-3594</b>	3 Waterview Drive	Pool	79/117.1	Linda Williams
20. Ana Ericksen <b>04-3614</b>	22 Orange Street	Rev. 72708: rfwlk skirt	42.3.2/225	Botticelli + Pohl
21. Jane Pierre De Villeme <b>04-3616</b>	18 Gladlands Avenue	30 x 30 sports court	80/221	LINK
22. Nantucket G+S R.T <b>05-3617</b>	81 Vestal Street	Retaining wall	56/254	M. Cutone Archit.
23. Nant. 62 Walsh, LLC <b>05-3618</b>	62 Walsh Street	Shift structure + add	29/85 + 85.2	Botticelli + Pohl
24. 16 Western Pres. Trust <b>05-3619</b>	16 Western Avenue	Rev. 2395: fenestration	87/72	Botticelli + Pohl
25. Sam Aloisi <b>05-3620</b>	19 Quaker Road	New dwelling	41/42	Thornewill Design
26. Doug Meyer <b>05-3621</b>	18 Gardner Road	Demo/move off dwlng	43/135	Emeritus
27. Mark Finnegan <b>05-3622</b>	36 Warren's Landing	Garage	38/44	BPC
28. Mark Finnegan <b>05-3623</b>	36 Warren's Landing	Gazebo/cabana	38/44	BPC
29. Mark Finnegan <b>05-3624</b>	36 Warren's Landing	Pool	38/44	BPC
30. Kristina Amendolare <b>05-3625</b>	8 Bank Street	Addition	73.1.3/69	Angus Macleod
31. Sharon Lefevre <b>05-3626</b>	30 Pine Street	Rev.2302: shwr/AC/skylit	42.3.2/46	Angus Macleod
32. Elbow Lane Group <b>05-3627</b>	7 Elbow Lane	Move on fm 7 N Gully	73.2.4/41	Botticelli + Pohl
33. 72 Pocomo Road, LLC <b>05-3628</b>	72 Pocomo Road	Move off/demo MH	15/37	Botticelli + Pohl
34. 72 Pocomo Road, LLC <b>05-3629</b>	72 Pocomo Road	Move off/demo cabana	15/37	Botticelli + Pohl
35. 72 Pocomo Road, LLC <b>05-3630</b>	72 Pocomo Road	New dwelling	15/37	Botticelli + Pohl
36. Anne Delaney <b>05-3631</b>	4 Old Quidnet Milk Road	Rooftop solar – house	20/53	ACK Smart
37. Anne Delaney <b>05-3632</b>	4 Old Quidnet Milk Road	Rooftop solar – cottage	20/53	ACK Smart
38. Jane Stoddard <b>05-3633</b>	6 Quaker Road	Rooftop solar	41/522	ACK Smart
39. Conway Family Trust <b>05-3634</b>	11 Western Avenue	Mve off/prt demo	87/117	Permits Plus
40. Terry Noyes <b>05-3635</b>	17 Hooper Farm Road	Move on fm 11 Western	55/220.5	Permits Plus
41. Westmoor Club <b>05-3636</b>	105/109 W. Chester Street	Dorm "A"	41/805	G.Goldsmith Arch
42. Westmoor Club <b>05-3637</b>	105 West Chester Street	Dorm "B"	41/805	G.Goldsmith Arch
43. Westmoor Club <b>05-3638</b>	105 West Chester Street	Addition	41/805	G.Goldsmith Arch
44. Greg Raiff <b>04-3564</b>	100 Low Beach Road	Rev. 1845: perg + ODS	75/27	Emeritus
45. 11 India Street, LLC <b>05-3639</b>	29 Center Street	Color change	42.3.1/122.2	Emeritus
46. Trogoh NT <b>05-3640</b>	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
47. Jeffrey Krupa <b>05-3641</b>	95 West Chester Street	Shed	41/93.1	Emeritus
48. One Folger Road, LLC <b>05-3642</b>	1 Folger Road	Studio	30/195.1	Studio Ppark
49. ABCET, LLC	58 Baxter Road	New dwelling	49/54	Will Stephens
50. ABCET, LLC	58 Baxter Road	Pool house	49/54	Will Stephens
51. ABCET, LLC	58 Baxter Road	Pool	49/54	Will Stephens
52. Bruce Holdgate <b>05-3647</b>	80 Hummock Pond Road	Shed	56/124	Waterscapes
53. 22 Easton Street, LLC <b>05-3643</b>	22/24 Easton Street	Main house	42.1.4/12 + 12.1	Workshop APD
54. 22 Easton Street, LLC <b>05-3644</b>	22/24 Easton Street	East garage	42.1.4/12 + 12.1	Workshop APD
55. 22 Easton Street, LLC <b>05-3645</b>	22/24 Easton Street	West garage	42.1.4/12 + 12.1	Workshop APD
56. 22 Easton Street, LLC <b>05-3646</b>	22/24 Easton Street	Gym pavilion	42.1.4/12 + 12.1	Workshop APD

**VI. OLD BUSINESS (05/03/21)**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Eliza Silva <b>04-3391</b>	16 Helen's Drive	Roof top solar	66/53	ACK Smart
2.	Michael Robinsn <b>03-3088</b>	13 Fayette Street	New deck, chimney	42.3.2/28	Sanne Payne
3.	Back 41, LLC <b>03-3154</b>	105 Tom Nevers Road	New dwelling	91/25	CWA
4.	Eric Needleman <b>03-3276</b>	6 Macy Road	Pool and hardscape	60/144	Atlantic Lndscpng
5.	Gary Creem <b>03-3265</b>	6 + 8 Hydrangea Lane	Pool and hardscape	73/87 + 88	Atlantic Lndscpng

6. George Balboa 03-3087	71R Cliff Road	New dwelling	30/160.1	Brook Meerbergen
7. George Balboa 03-3102	71R Cliff Road	New dwelling	30/160.1	Brook Meerbergen
8. Zero India St 03-3268	1 Cambridge Street	Addition	42.3.1/130.2	Emeritus
9. Andrew Reger 03-3241	7 East Lincoln Avenue	Garage/apartment	42.4.1/8	Emeritus
10. 7 New Street 03-3290	7 New Street	MH + garage connector	55.4.1/37	Workshop APD
11. 7 New Street 03-3286	7 New Street	New Studio	55.4.1/37	Workshop APD
12. Chris Skehel 03-3239	61A Cato Lane	Garage/apartment	56/49	LINK

**VII. OTHER BUSINESS**

Approved Minutes	April 27 & 29, 2021
Motion	<b>Motion to Approve the minutes of April 27<sup>th</sup> &amp; 29<sup>th</sup>, (Oliver)</b>
Roll-call vote	Carried unanimously//McLaughlin, Camp, Coombs, Oliver, and Pohl-aye
Review Minutes	April 30 and May 3 & 6, 2021
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting New Business <b>Tuesday, May 18, 2021 at 4:30 pm</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 2:57 p.m. (McLaughlin)**  
 Roll-call Vote Carried 5-0//Camp, Oliver, Coombs, McLaughlin, and Pohl-aye

Submitted by:  
 Terry L. Norton

Historic Structures Advisory Board    Scosnet Advisory Board    Madaket Advisory Board    Sign Advisory Council