



# 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 ~~

**Tuesday, May 25, 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 4:30 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, Thornewill  
Absent Members: Welch, Dutra  
Late Arrivals: Camp, 4:32 p.m.  
Early Departures: None

Adoption of Agenda.

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

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

## I. PUBLIC COMMENT

None

## II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	2 White St Realty Trust <b>05-3856</b>	61 Lovers Lane	Shed	80/215.1	Karen Bopp
2.	Nantucket Land Bank <b>05-3857</b>	168 Hummock Pond Road	As-built re-site shed #3	65/13.2	Linda Williams
3.	Nantucket Land Bank <b>05-3858</b>	168 Hummock Pond Road	Bee Shed	65/13.2	Linda Williams
4.	Nantucket Land Bank <b>05-3859</b>	168 Hummock Pond Road	As-built cool storage "D" unit	65/13.2	Linda Williams
5.	Nantucket Land Bank <b>05-3860</b>	168 Hummock Pond Road	As-built cool storage "E" unit	65/13.2	Linda Williams
6.	Nantucket Land Bank <b>05-3861</b>	168 Hummock Pond Road	As-built Greenhouse #1	65/13.2	Linda Williams
7.	Nantucket Land Bank <b>05-3862</b>	168 Hummock Pond Road	As-built Greenhouse #2	65/13.2	Linda Williams
8.	Nantucket Land Bank <b>05-3863</b>	168 Hummock Pond Road	As-built Greenhouse #3	65/13.2	Linda Williams
9.	Nantucket Land Bank <b>05-3864</b>	168 Hummock Pond Road	As-built Greenhouse #4	65/13.2	Linda Williams
10.	Nantucket Land Bank <b>05-3865</b>	168 Hummock Pond Road	New Greenhouse #5	65/13.2	Linda Williams
11.	Nantucket Land Bank <b>05-3866</b>	168 Hummock Pond Road	As-built re-site Greenhouse #6	65/13.2	Linda Williams
12.	Nantucket Land Bank <b>05-3867</b>	168 Hummock Pond Road	As-built Greenhouse #7	65/13.2	Linda Williams
13.	Nantucket Land Bank <b>05-3868</b>	168 Hummock Pond Road	As-built Greenhouse #8	65/13.2	Linda Williams
14.	Nantucket Land Bank <b>05-3869</b>	168 Hummock Pond Road	As-built Greenhouse #9	65/13.2	Linda Williams
15.	Nantucket Land Bank <b>05-3870</b>	168 Hummock Pond Road	AS- built Greenhouse #10	65/13.2	Linda Williams
16.	Nantucket Land Bank <b>05-3871</b>	168 Hummock Pond Road	As-built Greenhouse #11	65/13.2	Linda Williams
17.	Nantucket Land Bank <b>05-3872</b>	168 Hummock Pond Road	As- built Greenhouse #12	65/13.2	Linda Williams
18.	Nantucket Land Bank <b>05-3873</b>	168 Hummock Pond Road	Greenhouse B	65/13.2	Linda Williams
19.	Nantucket Land Bank <b>05-3874</b>	168 Hummock Pond Road	As built "Green" greenhouse	65/13.2	Linda Williams
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	None				
Representing	None				
Public	None				
Concerns	No concerns.				
Motion	<b>Motion to Approve. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Oliver, and Coombs-aye			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.	Ashlee Fredrickson <b>05-3825</b>	48 Skyline Drive	Pool and hardscape	79/45	Arthur Gasbarro
	• Pool must not be visible at time of inspection and in perpetuity				
2.	John Halvey <b>05-3875</b>	30 West Sankaty Road	Relocate A/C unites	73.4.1/53	A Cashion
	• A/C unites must not be visible at time of inspection and in perpetuity				
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	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//Camp, McLaughlin, Oliver, Coombs, 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.	Union Lodge Masons <b>05-3878</b>	30A Main Street	Wall sign	42.3.1/2.5	Sign Here Nant.
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments				
Representing	None				
Sign Advisory	None				
Concerns	<b>Flynn</b> – Held for revisions.				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Oliver, Coombs, and Pohl-aye			Certificate #	
2.	NIR Retail <b>05-3879</b>	5 Centre Street	Projecting sign	42.3.1/222	R McCrensily
3.	34 Investment, LLC <b>05-3888</b>	1 Old North Wharf	Wall sign	42.3.1/80.1	Reubin Simantov
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments				
Representing	None				
Sign Advisory	None				
Concerns.	<b>Flynn</b> – Both Items 2 & 3 are approvable.				
Motion	<b>Motion to Approve Items 2 &amp; 3. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Oliver, Coombs, and Pohl-aye			Certificate #	<b>HDC2021-05-(as noted)</b>

**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.	Westmoor Club <b>05-3636</b>	105/109 West Chester Street	Dorm "A"	41/805	G.Goldsmith Arch
2.	Westmoor Club <b>05-3637</b>	105 West Chester Street	Dorm "B"	41/805	G.Goldsmith Arch
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Adam Davis, Graham Goldsmith Architects				
Public	Christian Miles, 6&8 Crooked Lane Virginia Chase, 117 West Chester Street				
Concerns (4:37)	<p><b>Davis</b> – Presented project; A &amp; B are identical, just oriented differently; ridges are 46’ and height is 28’2.5”; there will be landscaping around the dorms; white trim and windows, forest green shutters, and natural to weather shingles; every room will have a mini-split system with 2 condensers per building. Explained landscaping.</p> <p><b>Coombs</b> – The shutters don’t go with the architecture and should only be on the front. Dorms A &amp; B should have some difference between them; 2 identical buildings next to each other looks too commercial. The vegetation will be of utmost importance. The windows should be 6-over-6 to match the existing structures.</p> <p><b>Oliver</b> – These will be visible from West Chester Street. Dorm A is the least egregious because the south elevation faces the road. Asked if there is a way to landscape them to mitigate the view from the road. Agrees with shutters on the front façade only. Wants to see the overall schematic and screening. Dorm B front with the porch should face the parking lot.</p> <p><b>Camp</b> – Would like some architectural feature from the main building reflected here. It does have some charm.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Miles</b> – He appreciates the concern for screening. Regarding the neighborhood, these will house 20 young adults per dorm, which are located at the periphery of the property; asked they sit more toward the center of the lot.</p> <p><b>Chase</b> – Concerned about the density and the change to a neighborhood of single-family homes. Asked about the type of air-conditioning units (A/C). The front door for Dorm B faces my house along with the living area; that isn’t good for her; asked that it be flipped.</p> <p><b>Pohl</b> – These are large buildings, and, for the benefit of the club, there should be some major screening. We should see a screening plan for this. HDC can’t take up issues of noise. He wants to see revisions.</p>				
Motion	<b>Motion to Hold both Dorm A &amp; B for revisions and a vegetation plan and an overall schematic. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye			Certificate #	
3.	Westmoor Club <b>05-3638</b>	105 West Chester Street	Addition	41/805	G.Goldsmith Arch
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Adam Davis, Graham Goldsmith Architects				
Public	None				
Concerns (5:04)	<p><b>Davis</b> – Presented project; this addition won’t be visible.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as drafted. (Camp)</b>				
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Oliver, Camp, and Pohl-aye			Certificate #	<b>HDC2021-05-3638</b>
4.	Greg Raiff <b>04-3564</b>	100 Low Beach Road	Rev. 09-1845: pergola + ODS	75/27	Emeritus
Voting	Pohl, Coombs, McLaughlin, Oliver, Thornewill				
Alternates	None				
Recused	(Camp stepped off momentarily)				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:09)	<p><b>MacEachern</b> – Presented project; pool equipment enclosure is on the west elevation.</p> <p><b>Oliver</b> – There was a reason for the hipped roof to mitigate the impact; the gable roof adds more volume; it should remain as approved. The pergola should be natural to weather. This is right on the street.</p> <p><b>Coombs</b> – Thinks the building looks okay with a gable; liked the hipped roof. The pergola wouldn’t be missed.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Thornewill</b> – The hipped roof is more appropriate; it reads as a little beach shack in the dune. With the extension of the gable and the pergola, it doesn’t read as subtly. Suggested reducing that wing a couple of feet; it comes across as long.</p> <p><b>Pohl</b> – He doesn’t have an objection about the gable. The pergola is large and doesn’t contribute to a cottage feel.</p>				
Motion	<b>Motion to Approve through staff with the pergola eliminated. (Coombs)</b>				
Roll-call Vote	Carried 3-2//McLaughlin, Coombs, and Pohl-aye; Carrie and Oliver-nay			Certificate #	<b>HDC2021-04-3564</b>

5.	Trogoh NT 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
Voting	Pohl, Coombs, McLaughlin, Oliver, Thornewill				
Alternates	None				
Recused	(Camp stepped off momentarily)				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:24)	<p><b>MacEachern</b> – Presented project; 34’6” height.</p> <p><b>Backus</b> – Needs to be built with resiliency in mind; should reflect more of adjacent buildings. Read HSAB comments 4/24: too tall; water front shouldn’t be lined with 3-story buildings; should be simpler with more additive massing; balconies overlooking the street are inappropriate and not historic and should be removed.</p> <p><b>Oliver</b> – Over stylized for downtown, which has simple structures; should relate more to the traditional form and context. Height is okay but too much on a little corner. Casement between 3<sup>rd</sup>-floor dormers would be bad to introduce and not appropriate Downtown. The balconies are out of place.</p> <p><b>Coombs</b> – Agrees with HSAB. The roofwalk makes this taller and pulls the eye to it; the chimney without the owl might be okay. The 3<sup>rd</sup> floor has to go; no building in this area should be trying to get that high; this is not a theatre. People don’t come to look at a façade like this but to see the harbor; this blocks out the harbor view. Remove the 2<sup>nd</sup>-floor decks. The windows should be true-divided light (TDL) 6-over-6 and need some historic atmosphere.</p> <p><b>McLaughlin</b> – This shouldn’t be over 30 feet in the old historic district (OHD). Casement windows are inappropriate. This requires a redesign to fit into the OHD.</p> <p><b>Thornewill</b> – Agrees with what’s been said. This looks like a residential condo rather than a commercial base. This isn’t appropriate: the decks need to be eliminated, the pitch is too steep, the hipped gable is inappropriate, the context photos are wrong examples, and 11/12 roof pitch isn’t appropriate here.</p> <p><b>Pohl</b> – He also agrees with HSAB.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye			Certificate #	
6.	Jeffrey Krupa 05-3641	95 West Chester Street	Shed	41/93.1	Emeritus
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	Linda Williams				
Concerns (5:46)	<p><b>MacEachern</b> – Presented project; might be visible at a distance from the road.</p> <p><b>Williams</b> – For a zoning shed, a 6’6” crawl space is okay and zoning height limit is 16’.</p> <p><b>Oliver</b> – She viewed this; it is a little-bit visible, so screening is imperative. Simple is better. The cupola should be eliminated. She thinks this is okay with sufficient screening.</p> <p><b>Camp</b> – Without the cupola, it’s a nice little building.</p> <p><b>McLaughlin</b> – Cupola is not typical to this style of building and should be eliminated. West elevation, the 4 glass doors exceed the 50% fenestration guidelines.</p> <p><b>Coombs</b> – This doesn’t look like a shed to her. It shouldn’t have a basement. It is very narrow and could be 1’ wider. East elevation, remove 2 windows; questions the basement area with doors.</p> <p><b>Pohl</b> – Agrees the cupola should go.</p>				
Motion	<b>Motion to Approve through staff without the cupola and with screening so it’s not visible. (Camp)</b>				
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Oliver, Camp, and Pohl-aye			Certificate #	<b>HDC2021-05-3641</b>
7.	22 Easton Street, LLC 05-3643	22/24 Easton Street	Main house	42.1.4/12 + 12.1	Workshop APD
8.	22 Easton Street, LLC 05-3644	22/24 Easton Street	East garage	42.1.4/12 + 12.1	Workshop APD
9.	22 Easton Street, LLC 05-3645	22/24 Easton Street	West garage	42.1.4/12 + 12.1	Workshop APD
10.	22 Easton Street, LLC 05-3646	22/24 Easton Street	Gym pavilion	42.1.4/12 + 12.1	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	None				
Representing	Irena Matos, Workshop APD				
Public	None				
Concerns (5:56)	<b>Matos</b> – Asked this be held for Thursday. Not opened at this time.				
Motion	<b>Motion to Hold for Thursday at applicant’s request. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye			Certificate #	

**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
Voting	Pohl, Coombs, McLaughlin, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Tim Carruthers, ACK Smart				
Public	None				
Concerns (5:59)	<p><b>Carruthers</b> – This was held for a view; provided updated photos; the driveway will come in from the north; to the south there will be garden and screening; roof color is gray; bulk of panels are below 20 feet; the dormer has a shallow pitch; south faces the rear of the property and the pool.</p> <p><b>McLaughlin</b> – If something happens to the hedges, this will be visible; anything above the 1<sup>st</sup> floor is visible from a travelled way. However, this is outside the OHD.</p> <p><b>Coombs</b> – The south elevation is the front; the solar guidelines ask that it not be on the front plane. This is on the front elevation of the main mass roof and dormer; she can't approve this.</p> <p><b>Oliver</b> – Agrees with Ms. Coombs; we are trying to be consistent about the rules. These could be put on the secondary structure, a lower roof plane, or be a ground array. The plan doesn't show a driveway or any bolstered screening.</p> <p><b>Camp</b> – After hearing the others, she agrees it can't go on the front main mass.</p> <p><b>Pohl</b> – He doesn't think that as configured, they can get a majority vote for approval. Personally, he is okay with this due to the amount of screening.</p>				
Motion	<b>Motion to Hold for more information on the site plan. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye			Certificate #	
2.	Michael Robinson <b>03-3088</b>	13 Fayette Street	New deck, chimney	42.3.2/28	Sanne Payne
Voting	Pohl, Camp, Oliver, Thornewill				
Alternates	None				
Recused	Coombs				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Sanne Payne				
Public	Michael Robinson, owner				
Public	None				
Concerns (6:11)	<p><b>Payne</b> – Reviewed changes made per previous concerns; okay with a 4-person board.</p> <p><b>Robinson</b> – Provided context photos for the exterior chimney stack; feels it inappropriate for Board members to submit personal opinions regarding the exterior chimney stack; moving it interior would destroy the small living room area. Willing to give up the 2<sup>nd</sup>-floor fireplace to allow the corbelling to be lower.</p> <p><b>Backus</b> – Read HSAB comments 5/10: historically fireplaces were never outside on a building of this style; chimney should be interior and no more exterior chimneys should be approved in the OHD; it will have to be wider to accommodate the 1<sup>st</sup>-floor flue around the 2<sup>nd</sup>-floor fire box; options include: propane, fully interior and eliminating the 2<sup>nd</sup>-floor fireplace. We can't discern the age of the context structures; this structure is an infill.</p> <p><b>Camp</b> – Historically a chimney of this size and shape is inappropriate; prefers the existing elevation as this chimney overwhelms the north elevation.</p> <p><b>Oliver</b> – She looked at examples. She's okay with this because there is a precedent, and this isn't an old house. Suggested the proportions be more like 29 Washington with a more traditional camp</p> <p><b>Thornewill</b> – She'd okay with this, but it obliterates the wall of a cute house.</p> <p><b>Pohl</b> – He's okay with the Washington Street cap; the shoulder needs to be lowered to reduce the mass of the chimney.</p>				
Motion	<b>Motion to Approve through staff with changes to the chimney corbelling and chimney cap to be reviewed by Mr. Pohl. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Thornewill, Camp, Oliver, and Pohl-aye			Certificate #	<b>HDC2021-03-3088</b>
3.	Back 41, LLC <b>03-3154</b>	105 Tom Nevers Road	New dwelling	91/25	CWA
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (6:28)	<p><b>Webster</b> – Reviewed changes made per previous concerns; willing to go with grey trim and sashes.</p> <p><b>Thornewill</b> – This is very successful.</p> <p><b>Camp</b> – The only thing that bothers her is the tiny blusters on the 2<sup>nd</sup>-floor decks; they should be natural to weather.</p> <p><b>Coombs</b> – Agrees with Ms. Camp. The south elevation 2<sup>nd</sup>-floor fenestration needs to be lightened.</p> <p><b>Pohl</b> – Appreciates the changes, though the <i>port de cocher</i> is a little large.</p>				
Motion	<b>Motion to Approve through staff with platinum grey trim and sashes. (Camp)</b>				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Pohl-aye			Certificate #	<b>HDC2021-03-3154</b>

4.	Eric Needleman 03-3276	6 Macy Road	Pool and hardscape	60/144	Atlantic Lndscp
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Lindsay Congleton, Atlantic Landscaping Inc.				
Public	None				
Concerns (6:38)	<b>Congleton</b> – Reviewed changes made per previous concerns. No concerns as long as it isn't visible from Madaket Trust property.				
Motion	<b>Motion to Approve with the pool not to be visible at time of inspection and in perpetuity thereafter. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye		Certificate #	<b>HDC2021-03-3276</b>	
5.	Gary Creem 03-3265	6 + 8 Hydrangea Lane	Pool and hardscape	73/87 + 88	Atlantic Lndscpng
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Lindsay Congleton, Atlantic Landscaping Inc. Val Oliver, Val Oliver Design				
Public	None				
Concerns (6:42)	<b>Congleton</b> – Reviewed changes made per previous concerns. <b>Backus</b> – Read SAB comments: this should track with the house, which depends on Planning Board approval; had asked for less hardscaping and moving closer to the house with more screening; moving 1 foot with some screening doesn't address those concerns. <b>Oliver</b> – The house will come back with minor revisions. The Cabana has been approved. The driveways are before the Planning Board for approval for 2 curb cuts. <b>Camp</b> – Asked about the 2 driveways and do they get to keep those. She's okay with the pool and hardscape. <b>Thornewill</b> – She's okay with this. This subdivision doesn't blend into the pastoral landscape, but this is appropriate for the subdivision. <b>Coombs</b> – She'd prefer more naturalization of corners. The Fire Chief said it is too dry to have a fire pit going.				
Motion	<b>Motion to Approve through staff with the back corners of the wall rounded. (Coombs)</b>				
Roll-call Vote	Carried 4-0//Thornewill, Camp, Coombs, and Pohl-aye		Certificate #	<b>HDC2021-03-3265</b>	
6.	George Balboa 03-3087	71R Cliff Road	New dwelling	30/160.1	B. Meerbergen
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.				
Representing	Brook Meerbergen Linda Williams Steven Cohen, Cohen & Cohen Law P.C.				
Public	Halil Padir, 69R Cliff Road Meryl Bralower, 1 Hamblin Road Ethan Griffin, for 69 Cliff Road				
Concerns (6:50)	<b>Williams</b> – Reviewed context photos regarding visibility from Cliff Road and Hamblin Road. The way is an easement access for lots behind this one. Rebutted abutter comments regarding scale. <b>Meerbergen</b> – Reviewed design changes made per previous concerns; trim and sashes are white. <b>Padir</b> – In the abstract it compares to other structures; but the ratio of mass to lot size is very high. On top of that, it has the pool and cabana all crammed into a small lot. <b>Bralower</b> – Agrees with Mr. Padir and disagrees with Ms. Williams regarding the mass and visibility from Hamblin; the pool will be visible because trees will have to be removed. <b>Griffin</b> – Agrees with the other abutters. This structure as proposed is only 100sf smaller than 69 Cliff Road, which is in on a much larger lot. These structures cover 38% of the lawn where other structures on similar lots are around 25%. <b>Cohen</b> – None of the points of the neighbors are actually true here; this house is simple and appropriate, and no one has objected to the design. All lots in the area are densely laid out. <b>Thornewill</b> – Appreciates the work done to mitigate the perceived scale, which she feels is in keeping with the area. <b>Coombs</b> – East elevation, the front door needs more trim; would like the ganged 1 <sup>st</sup> -floor windows separated. <b>Camp</b> – Agrees about beefing up the front door. East elevation, raise the dormer to lift the meeting rails. South elevation, would prefer if some windows aligned. <b>Pohl</b> – Beef up the frontispiece on the entry and raise the east elevation dormer double windows to align with the eaves.				
Motion	<b>Motion to Approve through staff with proper frontispiece at front door and align the east elevation meeting rails of the dormer windows. (Thornewill)</b>				
Roll-call Vote	Carried 4-0//Camp, Coombs, Thornewill, and Pohl-aye		Certificate #	<b>HDC2021-03-3087</b>	

7. George Balboa 03-3102		71R Cliff Road	Pool and hardscape	30/160.1	B. Meerbergen
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Brook Meerbergen				
Public	Michael Bralower, 1 Hamblin Road				
Concerns (7:21)	<p><b>Meerbergen</b> – Reviewed changes made per previous concerns; pool equipment will be in a crawlspace under the studio; can screen with Long-leaf Viburnum.</p> <p><b>Backus</b> – HSAB did not review the pool.</p> <p><b>Bralower</b> – Wants to know where the pool mechanicals will go. In terms of the cedar fence and trees, confirmed the trees will be on his side of the fence. Pointed out deer love Arbor Vitae and will eat the bottom third. Asked that the pool be moved 1’ closer to the house.</p> <p><b>Thornewill</b> – She feels this will not be visible. Could reduce the pool to 14X24.</p> <p><b>Coombs</b> – The pool is only 6’ from the property line; if it sat at 7’, it would be easier to get around the pool.</p> <p><b>Camp</b> – Feels the pool is still too large, over-develops the lot, and sits too tight to the property line; it should be smaller. There should be more vegetation on the corner.</p> <p><b>Pohl</b> – You can get a majority vote if the pool moves 1’ closer to the house.</p>				
Motion	<b>Motion to Approve through staff with the pool moved 1’ closer to the house and the pool not to be visible at time of inspection and in perpetuity. (Coombs)</b>				
Roll-call Vote	Carried 3-1//Thornewill, Coombs, and Pohl-aye; Camp-nay		Certificate #	<b>HDC2021-03-3102</b>	
8. Zero India St 03-3268		1 Cambridge Street	Addition	42.3.1/130.2	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:32)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns; height is under 30’.</p> <p><b>Backus</b> – Asked photos of this current location be submitted into the file. Read HSAB comments 5/10: Contributing structure; highly visible location and height will be noticeable; too tall and busy and doesn’t relate to lower the scale and character of lower India or neighboring South Water; 3<sup>rd</sup>-floor adds a level that doesn’t currently exist; the scale and detailing of this design are nearly identical to the new McKecknie building on South Water Street and when viewed from the corner will present as nearly one continuous structure; this and other applications and deeply concerning in their effort to increase the height and scale of Downtown buildings, changing the character of Town; HDC is not obligated to approve such designs; remove the third floor dormers from the front façade, and reduce the dormer on the back; consider lowering the overall massing in general to respect the scale of the neighborhood; reduce some of the fenestration at the street level and simplify the detailing.</p> <p><b>Coombs</b> – This is too big yet again, like at 5 Water Street; someone is trying to change the entire feel of Downtown with new tall buildings. Should be no more than 1½ stories; eliminate the 3<sup>rd</sup> floor. As the HDC, we cannot allow the scale, historical context, and character of our downtown to be destroyed. The turret on Coal Alley is too big. If the owner wanted a big building, they shouldn’t have bought this; it needs to meet the scale of the area and give the Athenaeum a position of importance. Too heavy, too ornate, and too big.</p> <p><b>Camp</b> – Agrees with HSAB and Ms. Coombs; likes the idea of the inset stairs on the brick portion. It’s too busy. North elevation, either eliminate the 3<sup>rd</sup> floor or just have two appropriately spaced dormers. Suggested colored clapboard to offset the white entablature.</p> <p><b>Oliver</b> – Agrees with what’s been said. The pictures support the idea of less is more; the structures with 3<sup>rd</sup> floors are very simple, and one is a church and the other a library. Nantucket’s historic vernacular is Quaker and simple. Hardy’s had single-pane picture windows and nothing else, very simple. There should be a better way to marry the two structures.</p> <p><b>Thornewill</b> – The pitch is overly high creating tall dormers, which isn’t typical to Downtown; this is an imposing 3-story structure. Agrees about the picture windows and simplifying the trim; shutters draw the eyes up where we don’t want that. Feels the 3-story building is not appropriate for Downtown.</p> <p><b>Pohl</b> – Good points have been made. The elaborate, complex trim package is very much like what’s going on at the McKecknie building, which isn’t appropriate for Downtown.</p>				
Motion	<b>Motion to Hold for revisions. (Camp)</b>				
Roll-call Vote	Carried 5-0//Coombs, Oliver, Thornewill, Camp, and Pohl-aye		Certificate #		

9.	Andrew Reger	03-3241	7 East Lincoln Avenue	Garage/apartment	42.4.1/8	Emeritus
Voting	Pohl, Coombs, Camp, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.					
Representing	Matt MacEachern, Emeritus Development					
Public	None					
Concerns (7:54)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns; the A/C would be on the rear of the building; don't want to shift back because of a beautiful tree.</p> <p><b>Backus</b> – Read HSAB comments 5/10: normally this garage would be set in the back corner; this building is too tall for this position relative to the main house. should be back behind the house where you would expect it, then the height wouldn't be a concern; in the same plane as the front of the house, it is too massive; either push it back at least 6 feet or lower the ridge several feet; boards should not be white – too large a surface area; the 4-light windows beside the garage doors should be removed.</p> <p><b>Coombs</b> – This is 24' tall, which is okay for a garage/apartment. There's room to move it back some; most garages on Easton are set back; should have only 2 windows on the 2<sup>nd</sup>-floor of the front elevation; agrees about eliminating the 4-light windows either side of the garage doors.</p> <p><b>Camp</b> – Agree with what's been said. Front elevation, the 3 shuttered windows on the 2<sup>nd</sup> floor are too much; agrees about eliminating the 1<sup>st</sup>-floor 4-lights; push it back so the rear aligns with the stairs.</p> <p><b>Thornewill</b> – Agrees with what's been said. Thinks the rear should be the front, it is very simple and clean; brackets on the pent roof should be reduced to 2. Skirting should be natural to weather.</p>					
Motion	<b>Motion to Approve through staff with the south elevation 4-light windows removed, reducing the 2<sup>nd</sup>-floor windows to 2, reducing the brackets to 2 and to be 45-degrees straight, and replace skirt board with shingling. (Coombs)</b>					
Roll-call Vote	Carried 4-0//Camp, Thornewill, Coombs, and Pohl-aye				Certificate #	<b>HDC2021-03-3241</b>
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
Voting	Pohl, Coombs, Camp, Oliver, Thornewill					
Alternates	None					
Recused	None					
Documentation	None					
Representing	None					
Public	None					
Concerns (8:07)	Not opened at this time.					
Motion	<b>Motion to Hold for Thursday, May 27. (Coombs)</b>					
Roll-call Vote	Carried 5-0//Pohl, Coombs, Camp, Oliver, Thornewill				Certificate #	
12.	Chris Skehel	03-3239	61A Cato Lane	Garage/apartment	56/49	LINK
Voting	Pohl, Coombs, Camp, Oliver, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Victoria Ewing, LINK					
Public	None					
Concerns (8:08)	<p><b>Ewing</b> – Reviewed changes made per previous concerns.</p> <p><b>Camp</b> – She has no concerns.</p> <p><b>Oliver</b> – East elevation, the deck stairs should be pushed against the house; there is no reason not to. It fits into the neighborhood. The deck stairs could have a small landing then turn away from the house close to the bottom.</p> <p><b>Thornewill</b> – Agrees with Ms. Oliver about the stairs.</p> <p><b>Coombs</b> – South elevation, the middle window of the triple-ganged should be eliminated.</p>					
Motion	<b>Motion to Approve through staff with the east elevation stairs moved against the house and to be checked by Ms. Oliver and remove the center window of the south elevation triple-ganged. (Oliver)</b>					
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, Oliver, and Pohl-aye				Certificate #	<b>HDC2021-03-3239</b>



<b>13. Thomas Keegan 04-3328</b>				
	41B Cliff Road	Pool and hardscape	29/40	JB Studio
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Linda Williams Juraj Bencat, JB Studio			
Public	None			
Concerns (8:21)	<b>Williams</b> – Reviewed photos clarifying the location of the retaining wall. <b>Bencat</b> – Reviewed the project. <b>Backus</b> – HSAB had no concerns. No concerns.			
Motion	<b>Motion to Approve as submitted with the pool not to be visible at time of inspection and in perpetuity thereafter. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye	Certificate #	<b>HDC2021-04-3328</b>	
<b>14. Mark Norris 04-3415</b>				
	14A Lowell Place	Cottage-resite/additions	41/164	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development Linda Williams			
Public	Kathy Fennel, for Victoria Rakov of 12 Lowell Place			
Concerns (8:29)	<b>Williams</b> – Explained lack of visibility. <b>MacEachern</b> – Reviewed changes made per previous concerns; overall height is 24'. <b>Backus</b> – HDC received abutter's comments. It would be nice to reflect more of the bungalow vernacular; requested existing historic elevation be included in the submission. Read HSAB comments 5/10: changing the original front gable to a lower hip roof would allow for the windows to come down, enable the main roof pitch to be a shallower, and lower the ridge height; drop dormer plate to sit on top of dormer windows; fence around AC units. <b>Fennel</b> – Reduce overall massing and bring back some of the original cottage. <b>Camp</b> – Front elevation, agrees with HSAB about changing to a hipped roof. <b>Oliver</b> – Agrees with Ms. Camp and HSAB about making the front a hipped roof; lower the pitch and bump up the knee wall. On this street, dormers are more compact. There are no other rafter tails on this street; suggested keeping the trim traditional like the rest of the neighborhood. <b>Thornewill</b> – The frontispiece could be wider. <b>Coombs</b> – Agrees with what's been said.			
Motion	<b>Motion to Hold for revisions and to come back on Thursday. (Camp)</b>			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Camp, Coombs, and Pohl-aye	Certificate #		
<b>15. 14 MVR, LLC 04-3420</b>				
	14 Madequecham Valley Rd	New dwelling	89/13	Emeritus
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	Susanne and Daniel Wofford, 12 Madequecham Valley Road Dorice Dionne, 16 Madequecham Valley Road			
Concerns (8:47)	<b>MacEachern</b> – Reviewed changes made per previous concerns; can drop the ridge to 26' by reducing the pitch; willing to move it forward 10'; can change the trim color. <b>D. Wofford</b> – Concern is the house overwhelming this area and doesn't reflect the community. <b>S. Wofford</b> – Our main concern is the overall scale and length; it is out of scale for the neighborhood. This is a very rustic area and feels like a hotel. The scale should be further diminished. <b>Dionne</b> – Concurs with her neighbors and hopes the size can be brought down. <b>McLaughlin</b> – We should view this before we discuss this; we don't have the height, width, or length. <b>Camp</b> – Moving it back is a good idea. This is very suburban; there is nothing but moors and small houses in a very understated manner. Reduce the size and bring the height down; shutters are inappropriate; grey or natural to weather is better; 1 <sup>st</sup> -floor left and right windows are too small; stagger the wings; a chimney might be nice. <b>Oliver</b> – There is maybe one house out there that might be as wide and long; but that has more 1-story massing. This is too modern and should be down-sized. These steep roof pitches are an anomaly to Nantucket. <b>Coombs</b> – She supports everything that's been said. This is a simple, rustic area. Should be redesigned to fit the area. <b>Pohl</b> – It is an attractive house but feels stretched out too long.			
Motion	<b>Motion to View with height poles at the east and west ends and hold for revisions. (Coombs)</b>			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and Pohl-aye	Certificate #		

The rest held for Thursday, May 27, 1:00 p.m.

16.	Richard Hohlt 04-3384	121 Madaket Road	Pool-spa	40/60.1	Botticelli & Pohl
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**VII. NEW BUSINESS (05/18/21)**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	ACKKL, LLC 05-3767	5 Chestnut Street	Temporary door change	42.3.1/4	Willem Learn
2.	Jennifer Khoury 05-3768	27 West Chester Street	Spa	42.4.3/2	David Troast
3.	Phillip Bloom 05-3769	9 Lily Street	Rev. 3247: A/C units/wndws	42.3.4/49	Linda Williams
4.	Melissa Druley 05-3770	10 Candle House Lane	Firepit/patio/ pergola	55.4.4/51	LINK
5.	Adair Prall 05-3771	3 Sylvia Lane	Shed addition	42.4.4/11	LINK
6.	VTT 48 Center St 05-3772	48 Center Street	Color change	42.3.1/1	LINK
7.	Kevin Bates 05-3773	28 Norwood (Portion of)	New dwelling	71.3.3/109	Linda Williams
8.	Heather Haddon 05-3808	1 Milk Street	Trim Color Change	42.3.3/87	Twig Perkins
9.	251 Hummock Pond LLC 05-3775	251 Hummock Pond Road	Cabana	83/26	Mark Lombardi
10.	251 Hummock Pond LLC 05-3776	251 Hummock Pond Road	Shed	83/26	Mark Lombardi
11.	86 Cliff Road 05-3778	84/86 Cliff Road	Move off to 86 Cliff	30/74	Robert Newman
12.	86 Cliff Road 05-3779	84/86 Cliff Road	Move on /part demo/addi	30/74	Robert Newman
13.	Elizabeth Powell 05-3780	71 Cliff Road	Pool	30/160	Atlantic Lndscpng
14.	Ron Winters 05-3781	6B Essex Road	Rooftop solar	67/598	ACK Smart
15.	Village Way R.T. 05-3782	6 Village Way	New dwelling	14/42	Workshop APD
16.	Grey Lady Lane 05-3783	6 Grey Lady Lane	New dwelling	66/703	Val Oliver Design
17.	Milton Rowland 05-3784	18 Mount Vernon Street	Addition	55.4.4/32.1	Self
18.	Hope Poor 05-3785	Tuckernuck "Over the Hill"	Rooftop solar	96/2.1	John Phinney
19.	Hams Tucker NT 05-3786	Tuckernuck "Far Out"	Rooftop solar	94/23	John Phinney
20.	Dakota 5W, LLC 05-3820	5 Westerwick Drive	New dwelling	73/36	Workshop APD
21.	Dakota 5W, LLC 05-3787	5 Westerwick Drive	Pool and hardscape	73/36	Ahern
22.	Cannonbury Lane Prtnrs 05-3788	14 Cannonbury Lane	Pool and hardscape	74/111	Ahern
23.	33 N Mill, LLC 05-3789	7 North Mill Street	New dwelling	55.44/77	S. Metz Design
24.	Kelly Carrero 05-3790	8 Walnut Lane	Driveway/apron	42.3.4/69	Robert Newman
25.	William Hokkanen Trust 05-3791	73 North Liberty Street	Foundation + addition	41/141	NAG
26.	Hugh Davis 05-3721	112 Main Street	Rev. 58361: add + reno	42.3.3/104	Gryphon Archit
27.	Kingfisher R.T. 05-3719	278 Polpis Road	Rev. 2488: relocate on site	25/2	Gryphon Archit
28.	Mark Wilmot 05-3718	35 Monomoy Road	Rev. 15851: fenest + dormer	54/74	Gryphon Archit
29.	PFox Nantucket, LLC 05-3792	20 Orange Street	Addition + fenestration	42.3.2/70	Botticelli + Pohl
30.	Cheryl Gilbert Et al 05-3793	16 D Street	Addition + fenestration	60.2.1/2	EMDA
31.	Cheryl Gilbert Et al 05-3794	16 D Street	GH fndtn/color chg/fenes	60.2.1/2	EMDA
32.	Frederick Hahn 05-3795	50 Eel Point Road	Garage	32/25.1	EMDA
33.	Frederick Hahn 05-3797	50 Eel Point Road	Pool and hardscape	32/25.1	Atlantic Lndscpg
34.	Wendzicki C. Et al 05-3726	13 Equator Drive	Pool	66/261	JB Studios
35.	Wendzicki C. Et al 05-3727	13 Equator Drive	Cabana	66/261	JB Studios
36.	Dolores Martin 05-3796	80 Easton Street	Spa	42.4.2/6	Self
37.	Stephen Slosek 05-3798	40 Polpis Road	Rooftop solar	54/265	Karen Alence
38.	Daniel Omstead 05-3799	9 Quaise Pasture Road	Garage/studio	26/20.1	SMRD
39.	Alex Karis 05-3855	11 Mill Hill Lane	Rev. 11-2356: fenes + pergola	55/924	B. Meerbergen
40.	Ack11 Pleasant, LLC 05-3810	11 Pleasant Street	Replace windows	42.3.3/121	Linda Williams
41.	37 Pocomo Road RT 05-3811	37 Pocomo Road	Pool and hardscape	14/38	Ahern
42.	37 Pocomo Road RT 05-3813	37 Pocomo Road	Cabana	14/38	Workshop/APD
43.	11 India Street, LLC 05-3814	11 India + 31 Center	Bike bollards	42.3.1/122 + 68	Ahern
44.	11 India Street, LLC 05-3816	11 India Street	Fence	42.3.1/122.2	Ahern
45.	Cannonbury Lane Part 05-3817	14 Cannonbury Lane	New dwelling	74/11	Workshop APD
46.	Gifford Whitney A Trst 05-3818	6 Lily Street	Window and door change	42.3.4/45	CWA
47.	8 Walsh, LLC 05-3819	8 Walsh Street	Addition	42.4.1/83	B. Meerbergen
48.	Barry + Robert Ang 05-3821	11 Jonathan Way	New dwelling	75/42	McMullen Assoc.
49.	Barry + Robert Ang 05-3822	11 Jonathan Way	Cottage	75/42	McMullen Assoc.
50.	Barry + Robert Ang 05-3823	11 Jonathan Way	Shed	75/42	McMullen Assoc.
51.	Barry + Robert Ang 05-3824	11 Jonathan Way	Pool and hardscape	75/42	McMullen Assoc.
52.	LBC Sconset, LLC 05-3826	9 Hawk's Circle	Minor resite + bumpout	74/37.1	JGG Architects
53.	Beach Not, LLC 05-3827	16 Cannonbury Lane	Pool and hardscape	74/12	JGG Architects
54.	Beach Not, LLC 05-3828	16 Cannonbury Lane	Rev. 3026: location + window	74/12	JGG Architects
55.	103 Main Street, LLC 05-3829	103 Main Street	Gate	42.3.3/153	Atlantic Lndscpng
56.	Steven J. Renehan Tr 05-3830	24 Stone Post Way	Pool and hardscape	73.3.2/68	Atlantic Lndscpng
57.	38 Prospect, LLC 05-3831	38 Prospect – Lot 29	Spa/hardscape	54.4.4/56	Mark Lombardi
58.	Greg Raiff 05-3832	100 Low Beach Road	Rev. 10-21882: minor revs	75/27	Bernice Wahler
59.	Jim Ikard 05-3833	1 Bloom Street	Addition	42.3.3/140	Emeritus

HDC Minutes for May 25, 2021, adopted June 7, amended July 15

60.	NIR Retail, LLC 05-3835	21 Old South Wharf	Rev. 10-2170: add HVAC	42.2.4/2	Emeritus
61.	Jim Helfrich 05-3834	37 Fair Street	Addition/alteration	42.3.2/212	Emeritus
62.	Earret, LLC 05-3836	6A Morey Lane	New dwelling	73.3.1/47	Emeritus
63.	John Berry 05-3837	22 Eel Point Road	Demo/move off	40/45	Emeritus
64.	John Berry 05-3838	22 Eel Point Road	New dwelling	40/45	Emeritus
65.	Bill Burke 05-3839	54 Pochick Avenue	Addition	79/128	Emeritus
66.	Doug Meyer 05-3841	18 Gardner Road	New dwelling	43/135	Emeritus
67.	Doug Meyer 05-3840	18 Gardner Road	Garage	43/135	Emeritus
68.	Darrell Ferguson 05-3842	28 Main Street, Sias	Rev. 02-2856: cupola + pergola	73.3.1/47	Emeritus
69.	Eric Kraeutler 05-3843	35 New Street	Move off/demo	73.4.2/42	Botticelli + Pohl
70.	Eric Kraeutler 05-3844	35 New Street	New dwelling	73.4.2/42	Botticelli + Pohl
71.	Hannah Gardner House 05-3845	6 Gull Island Lane	Revise bldg size + alterations	42.4.3/61	Sarah McLane
72.	NISDA 05-3846	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
73.	NISDA 05-3847	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
74.	NISDA 05-3848	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
75.	William Scannell 05-3849	119R Eel Point Road	Rev. 12-2446: cupola revs	33/17.1	BPC
76.	William Scannell 05-3850	119R Eel Point Road	Rev. 12-2446: cupola revs	33/17.1	BPC
77.	Sweet Meadow Sylvia Ln 05-3851	74 West Chester Street	Hardscape	41/478	NAG
78.	Kim Taylor 05-3852	76 Easton Street	Demo garage	42.4.1/33	Linda Williams
79.	Kim Taylor 05-3853	76 Easton Street	New shed	42.4.1/33	Linda Williams
80.	Kim Taylor 05-3854	76 Easton Street	Fence	42.4.1/33	Linda Williams

**VIII. OLD BUSINESS (05/25/21)**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Mary Claus Trustee 04-3405	31 Low Beach Road	New dwelling	74/36	Botticelli + Pohl
2.	Anehialine Prop 04-3327	19 East Creek Road	Addition	55/60	BPC
3.	38 Prospect, LLC 03-3070	38/38R Prospect/Birdsong	New main house	55.4.4/80.1	B Meerbergen
4.	38 Prospect, LLC 03-3099	38/38R Prospect/Birdsong	New 2 <sup>nd</sup> dwelling	55.4.4/80.1	B Meerbergen
5.	38 Prospect, LLC 02-3037	38/38R Prospect/Birdsong	Water feature	55.4.4/80.1	B Meerbergen
6.	38 Prospect, LLC 02-3094	38/38R Prospect/Birdsong	Shed	55.4.4/80.1	B Meerbergen
7.	Tim Demasi 04-3424	3 Gladlands Ave	New dwelling	80/234	Emeritus
8.	Josh Gregg 05-3714	2 Sandplain Drive	Pool and hardscape	68/356	Swim Pool&Dsgn
9.	David Berson-Lacey 04-3382	6 Hedge Row	Dormer + shed addition	73.3.2/87	SM Roethke
10.	Cannonbury Holding 04-3380	18 Cannonbury Lane	New dwelling	71/13	Chip Webster
11.	Jennifer Silva 04-3381	14 Harborview Way	Lift, addition & roofwalk	42.4.1/26	Thornewill Dsgn
12.	Sam Aloisi 05-3620	19 Quaker Road	New dwelling	41/42	Thornewill Dsgn
13.	Brian Franz 04-3609	10-12 Cannonbury Lane	Pool	74/9 + 10	Ahern LLC
14.	Diedre Hamlin Trust 02-2951	6 Lowell Place	Addition	41/167	Topham Design
15.	Gary Creem 04-3603	6 + 8 Hydrangea Lane	Addition	73/87 + 88	Val Oliver
16.	Grey Lady Lane, LLC 04-3600	4 Grey Lady Lane	New dwelling	66/702	Val Oliver
17.	3 Waterview, LLC 04-3613	3 Waterview Drive	New dwelling	76/117.1	Linda Williams
18.	3 Waterview, LLC 04-3594	3 Waterview Drive	Pool and hardscape	76/117.1	Linda Williams
19.	Stephanie Basile 04-3602	8 New Mill	Garage/apartment	42.3.3/33.2	Linda Williams
20.	Kristina Amendolare 05-3625	8 Bank Street	Addition	73.1.3/69	Angus Macleod
21.	Mark Finnegan 05-3623	36 Warren's Landing	Gazebo/cabana	38/44	BPC
22.	Mark Finnegan 05-3624	36 Warren's Landing	Pool	38/44	BPC

<b>VIII. OTHER BUSINESS</b>	
Approved Minutes	April 30; May 3 & 6, 2021
Motion	<b>Motion to Approve. (Coombs)</b>
Roll-call vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye
Review Minutes	May 14, 18, & 20, 2021
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting Old Business <b>Thursday May 27, 2021</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 9:05 p.m. (Oliver)**

Roll-call Vote Carried 4-1//McLaughlin, Coombs, Camp, Oliver-aye; Pohl-nay

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council