



## 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 25, 2023**

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

Called to order at 4:05 pm. and announcements by Mr. Pohl

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

Attending Members: Welch, Camp, Coombs, Patten

Remote Participants: Coombs, Patten

Absent Members: Oliver, Thornewill, Dutra, Pohl

Late Arrivals:

Early Departures:

Adoption of Agenda.

**Motion**                      **Motion to Approve as drafted. (Camp)**  
Vote                              Carried 4-0 // Camp, Coombs, Patten, Welch-aye.

### I. NEW BUSINESS 05/09/23

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 30 North Beach St LLC 05-8458	30 N Beach St	Pool, & sport court	29/130	Ahern LLC
Voting				
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	None			
<b>Motion</b>	<b>Hold next Tuesday's meeting for full board. (5/30/23).</b>			
Roll-call Vote	Carried unanimously		Certificate #	<b>HDC2023-05-8458</b>
2. 30 North Beach St LLC 05-8460	30 N Beach St	sport court	29/130	Ahern LLC
Voting				
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	None			
<b>Motion</b>	<b>Hold for next Tuesday's meeting (5/23/23).</b>			
Roll-call Vote	Carried unanimously		Certificate #	<b>HDC2023-05-8460</b>
3. 30 North Beach St LLC 05-8459	30 N Beach St	Gate, hardscape & deck	29/130	Ahern LLC
Voting				
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	None			
<b>Motion</b>	<b>Hold for next Tuesday's meeting (5/23/23).</b>			
Roll-call Vote	Carried unanimously		Certificate #	<b>HDC2023-05-8459</b>

**VII. OLD BUSINESS 05/16/2023**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 7 White LLC <b>04-8244</b>	7 White St	New dwelling	80/9	Emeritus LTD
Voting				
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	None			
<b>Motion</b>	<b>Hold for next Tuesday's meeting (5/23/23).</b>			
Roll-call Vote	Carried unanimously		Certificate #	<b>HDC2023-05-8459</b>
2. 7 White LLC <b>04-8245</b>	7 White St	Chng windows, doors, add porch	80/9	Emeritus LTD
Voting	Welch, Camp, Coombs			
Alternates	Oliver, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Matt MacEachern			
Public	None			
Concerns	<b>Camp-</b> barn concept, doesn't agree with pent roof. <b>Welch-</b> its uppity barnish, carving simple square out, enclose 2 <sup>nd</sup> floor deck. Visibility is non-existent. <b>Coombs-</b> ok with what has been done is appropriate.			
<b>Motion</b>	<b>Motion to Approve through Staff, front door to be more Barn-like, bowed 2<sup>nd</sup> floor insert balcony. (Camp)</b>			
Roll-call Vote	Camp, Coombs, Welch-aye		Certificate #	<b>HDC2023-05-8245</b>
3. 7 White LLC <b>04-8373</b>	7 White St	New garage	80/9	Emeritus LTD
Voting				
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	None			
<b>Motion</b>	<b>Hold for next Tuesday's meeting (5/23/23).</b>			
Roll-call Vote	Carried unanimously		Certificate #	<b>HDC2023-05-8459</b>

**VIII. NEW BUSINESS 05/23/2023**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Michelle Kolbs <b>05-8513</b>	8 Maine Ave	Deck	60.3.1/435	Michelle Kolbs
Voting	Welch, Coombs, Camp, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Linda Williams Michelle Kolbs- homeowner			
Public	None			
Concerns	<b>Backus-</b> Circa 1975. <b>Coombs-</b> 26' long deck is too big for area, reduce a few feet. <b>Camp-</b> would like to see photos of the house. <b>Patten-</b> wouldn't mind if deck was smaller. <b>Welch-</b> doesn't opposed to a smaller deck.			
<b>Motion</b>	<b>Motion to approve through Staff, proposed deck to be reduced in size to 22'-0" off driveway side, otherwise fine &amp; include house pictures. (Camp)</b>			
Roll-call Vote	Coombs, Camp, Patten, Welch-aye		Certificate #	<b>HDC2023-05-8513</b>

<b>2. Sazie House LLC 05-8516</b>					
	3 North Mill St	Alterations to trim/sidewall	55.4.4/50	Frederick Mueller	
Voting	Welch, Camp, Coombs, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Fred Mueller				
Public	None				
Concerns	<b>Backus-</b> Circa 1828, restored structured, clapboard is appropriate, cobblestone color is ok, plans should be included. <b>Camp-</b> Cobblestone color would be ok, would like a view. <b>Coombs-</b> Clapboard would be ok, grey with white would be typical. <b>Patten-</b> Clapboard would be good with grey. <b>Welch-</b> ok with additional information. Take an image of elevation and circle.				
<b>Motion</b>	<b>Motion to Approve through Staff- Provide pictures of window from trim for historic reference, clapboard to be gray/ Essex green or main St. yellow.</b>				
Roll-call Vote	Camp, Coombs, Patten, and Welch-aye.		Certificate #	<b>HDC2023-05-8516</b>	
<b>3. Laura Iannetta 05-8476</b>					
	7 Paul Jones Rd	Spa/ patio	30/68.1	Ahern LLC	
Voting	Welch, Camp, Coombs, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	<b>Mirka Ahern-Ahern LLC</b>				
Public	None				
Concerns	<b>Backus-</b> Infill Circa 1996 outside the OHD. Concerned on the change of the blue granite patio, seems large. Recommendation to reduce size of patio. <b>Camp-</b> not ok with approving pools or spas on road, screening is always an issue. <b>Coombs-</b> spa not appropriate in the front, would like it to be moved to the pergola, and patio to be blue stone, too formal. <b>Patten-</b> all concerns previously stated. <b>Welch-</b> it's a previous approval, more information.				
<b>Motion</b>	<b>Hold for revisions. (Camp)</b>				
Roll-call Vote	Camp, Coombs, Patten, and Welch-aye.		Certificate #	<b>HDC2023-05-8476</b>	
<b>4. George Metri</b>					
	12 Angola St	New dwelling	55.4.4/78	Topham Design	
Voting					
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	None				
Public	None				
Concerns	Application not opened.				
<b>Motion</b>	<b>Hold for next Tuesday's meeting (5/30/23).</b>				
Roll-call Vote	Carried unanimously		Certificate #	<b>HDC2023-</b>	
<del>5. Matt White 05-8515</del>					
	<del>33 Brewster Rd</del>	<del>Fence &amp; parking</del>	<del>54/85</del>	<del>KM Landscape Design</del>	
<b>6. 111 Cliff Rd Trust 05-8482</b>					
	111 Cliff Rd	New dwelling	41/10	Emeritus LTD	
Voting					
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	None				
Public	None				
Concerns	None				
<b>Motion</b>	<b>Hold for next Tuesday's meeting (5/30/23).</b>				
Roll-call Vote	Carried unanimously		Certificate #	<b>HDC2023-05-8482</b>	

7. Biff Folberth <b>05-8495</b>	58 Walsh St	Color change & as-built alterations	29/97	Tim Rogovich
Voting	Welch, Camp, Coombs, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Tim Rogovich			
Public	<b>Angus McLeod, Mickey Rowland, Jascin Finger, Mary Bergman, &amp; Lucy Dillon-HSAG</b> – concerns about the extensions of the boxed soffit detail, the centerboards terminating on top of the water table being inset where there would be pier, previously approved application states the foundation to have natural vertical boards, and clapboard should be removed, and replaced with vertical 1 by 6 or 1 by 4 boards natural weather.			
Concerns	<p><b>Backus-</b> colored skirt not approvable, other than white or natural to weather. The hodgepodge of natural and painted trims is not appropriate. Railing is atypical.</p> <p><b>Billy Saad, Land Use specialist-</b> reached out to contractor around February, notified about the clapboard.</p> <p><b>Coombs-</b> agrees with all concerns stated.</p> <p><b>Camp-</b> trim boards to come down, gutters to be changed to a more appropriate, the trims on front over the stairs, due to it being one continuous line, the blue clapboard to be changed to natural to weather with vertical boards spacing. Corner board that goes all the way down to the flood, should be brought up.</p> <p><b>Welch-</b> modify to meet the drawing that was approved. Provide a cross-section of what is there, and a solution more in keeping with what was originally approved.</p>			
<b>Motion</b>	<b>Hold for revisions. (Camp)</b>			
Roll-call Vote	Carried unanimously		Certificate #	<b>HDC2023-05-8495</b>

**VIII. OTHER BUSINESS**

- Save our Sound Endorsement- Not discussed.
- Sparks Ave Project- Preliminary Plans discussion with Linda Williams & Project Manager Mark Coughlin. Held to be discussed at Next meeting for a full-board discussion.

**IX. OTHER BUSINESS**

Approved Minutes Motion Vote	No minutes approved.
Review Minutes	February 23, & March 9, 2023.
Other Business	<ul style="list-style-type: none"> <li>• <b>Next HDC Meeting- May 30<sup>th</sup> at 4pm *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 2:27pm. (Camp)**  
 Vote Carried 4-0 // Coombs, Dutra, Patten, Welch-aye

Submitted by:  
 Esmeralda Martinez

YouTube link: <https://www.youtube.com/watch?v=wIcQrgw3xII>  
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