



# 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 ~~

**Thursday, May 27, 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 1:02 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, Thornewill  
 Absent Members: Welch, Oliver, Dutra  
 Late Arrivals: Camp, 1:05 p.m.  
 Early Departures: None

Adoption of Agenda.

Motion **Motion to Approve as amended. (Coombs,**

Roll-call Vote Carried unanimously//Thornewill, McLaughlin, Coombs, Camp, and Pohl-aye

### I. PUBLIC COMMENT

None

### III. CONSENT WITH CONDITIONS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. NIR Retail, LLC 05-3835	21 Old South Wharf	Rev. 10-2170: add HVAC	42.2.4/2	Emeritus

- Pool must not be visible at time of inspection and in perpetuity

Voting Pohl, Coombs, McLaughlin, Camp, Thornewill

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns No additional concerns.

Motion **Motion to Approve through staff per noted conditions. (Coombs)**

Roll-call Vote Carried unanimously//Thornewill, Camp, McLaughlin, Coombs, and Pohl-aye Certificate # **HDC2021-05-3835**

### V. NEW BUSINESS 4/27/21

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Richard Hohlt 04-3384	121 Madaket Road	Pool-spa	40/60.1	Botticelli & Pohl

Voting Coombs (acting chair), McLaughlin, Camp, Thornewill

Alternates None

Recused Pohl

Documentation Landscape design plans, site plan, photos and, correspondence.

Representing Lisa Botticelli, Botticelli & Pohl

Public None

Concerns (1:07) **Botticelli** – Reviewed supplemental information as previously requested; pool deck is at elevation 40.5 and house is at 48; the berm on the southeast corner of the property was part of the house approval; driveway will be its own application; referred to a letter from Mr. Holt about the screening.

**Camp** – When she drives by this site, she's more concerned about landscaping in front to mitigate the height. Asked about the driveway. Pool activity won't be discernable from Cliff Road. Vegetation should be maintained as much as possible.

**Thornewill** – Trusts this won't be visible from Cliff Road. Thinks the stone wall will blend in.

**McLaughlin** – This is compatible for approval.

**Coombs** – Thinks the pool and wall won't be visible but should be approved with the caveat. Wants more vegetation along Madaket Road.

Motion **Motion to Approve with the pool not be visible at time of inspection and in perpetuity. (Camp)**

Roll-call Vote Carried 4-0//Thornewill, McLaughlin, Camp, and Coombs-aye Certificate # **HDC2021-04-3384**

2.	22 Easton Street, LLC 05-3643	22/24 Easton Street	Main house	42.1.4/12 + 12.1	Workshop APD
3.	22 Easton Street, LLC 05-3644	22/24 Easton Street	East garage	42.1.4/12 + 12.1	Workshop APD
4.	22 Easton Street, LLC 05-3645	22/24 Easton Street	West garage	42.1.4/12 + 12.1	Workshop APD
5.	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, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.  
 Representing Andrew Kotchen, Workshop APD  
 Public None  
 Concerns (1:21) **Kotchen** – Presented overview of the project; a demolition application for the existing structure is pending; grey trim and sashes and black roof. Contends there are other structures on Easton Street with flanking buildings on the street and no discernable front door.  
**Backus** – Nantucket Preservation Trust (NPT) noted that the 10/16/2018 approval to demolish included the caveat that it is not to be demolished before Preservation Institute of Nantucket (PIN) laser documents the interior and exterior of the existing structure. Read HSAB comments 4/26: no attempt for main house and entrance to have street presence, which is not a residential feel; main mass should be dominant with proper hierarchy and additive massing; windows and doors and trim should not be addressed until massing is addressed.  
**Coombs** – East elevation, every window is ganged; too long. Agrees with HSAB about the street presence and massing.  
**Camp** – She opposed removing the existing. She doesn't see any respect being paid to the simplicity of the original structure; this is designed to hide a swimming pool in a very prominent location. Agrees with Ms. Coombs about the east elevation; every side will be visible. From Easton Street, you're confronted by 2 garages and a studio rather than a residence. They are trying to put a lot on this lot, which is a large impact on the site. She'd like a simpler approach.  
**Thornewill** – Agrees with much HSAB said about massing and presence of the main house to the street. This is large, and its presence is in its massing rather than form and beauty. Black windows are inappropriate on the Harbor. This has 1½ stories wrapping the building, which gives more impression of height than a 2-story main mass with additive masses.  
**McLaughlin** – South elevation has too much glass which is inappropriate in this area; the 5 4-light windows are not acceptable in the old historic area (OHD).  
**Pohl** – Agrees with HSAB. The perspective views show flanking buildings which is normal, but you should look between them to see the front door; however here you see windows and a small building which is atypical. No one was critical of the use of dormers, just the over-use of ganged windows.  
 Motion **Motion to Hold for revisions. (Coombs)**  
 Roll-call Vote Carried unanimously//Thornewill, Camp, McLaughlin Coombs, 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.	7 New Street 03-3290	7 New Street	MH + garage connector	55.4.1/37	Workshop APD

Voting Pohl, Coombs, Camp, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.  
 Representing Andrew Kotchen, Workshop APD  
 Public None  
 Concerns (1:53) **Kotchen** – Reviewed changes made per previous concerns; feels the neighborhood supports batten shutters; sashes and shutters grey with trim platinum grey.  
**Backus** – Read HSAB comments 5/10: north elevation 4-sliders visible and should be a single door with windows; east elev triple slider behind sliding barn doors should be changed to door and windows; west elevation, blank wall of rear wing needs windows and 2 mulled windows should be separated; fire pit is not included in this application  
**Coombs** – Appreciates reducing the roof walk. The house and garage leave very little green space. West elevation, the left mass with just windows on the 2<sup>nd</sup> floor will be visible and should have windows at the 1<sup>st</sup> floor; there's enough room to separate the mulled windows. East elevation, would like the main mass windows to align.  
**Thornewill** – If the pitch were reduced, the height could come down; this will read as massive in context with the rest of the street. Doesn't like the shutter style.  
**Camp** – Not sure about the proposed shutters.  
**Pohl** – He likes the design and the batten shutters. Likes the suggestion of dropping pitch to 9/12; the front door pent roof should be 9/12 too. Trust that the 4 sliders will be screened from a public way.  
 Motion **Motion to Approve through staff with the main roof pitch to be a 9/12 and tidy up the 1<sup>st</sup>- and 2<sup>nd</sup>-floor east elevation window alignment and vegetation screening the 4 sliders. (Camp)**  
 Roll-call Vote Carried 4-0//Coombs, Thornewill, Camp, and Pohl-aye Certificate # **HDC2021-03-3290**

<b>2.</b>	<b>7 New Street 03-3286</b>	<b>7 New Street</b>	<b>New Studio</b>	<b>55.4.1/37</b>	<b>Workshop APD</b>
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (2:10)	<p><b>Kotchen</b> – Reviewed changes made per previous concerns.</p> <p><b>Backus</b> – Read HSAB comments: west elevation windows separated.</p> <p><b>Coombs</b> – West elevation, 1 window would suffice or separate 6". North is a better side to get natural light</p> <p><b>Camp</b> – She's fine with this.</p> <p><b>Thornewill</b> – This is fine.</p>				
Motion	<b>Motion to Approve as submitted. (Coombs)</b>				
Roll-call Vote	Carried 4-0//Camp, Thornewill, Coombs, and Pohl-aye			Certificate #	<b>HDC2021-03-3286</b>

<b>3.</b>	<b>Mark Norris 04-3415</b>	<b>14A Lowell Place</b>	<b>Cottage-resite/additions</b>	<b>41/164</b>	<b>Emeritus</b>
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.				
Representing	Linda Williams				
Public	Kathy Fennel, 12 Lowell Place				
Concerns (2:14)	<p><b>Williams</b> – Reviewed changes made per previous concerns; felt the chimney was top heavy; the front entry windows are original to the house.</p> <p><b>Backus</b> – She asked to include the historic elevation on the plans; the architectural plans of the existing structure should be included in the file.</p> <p><b>Coombs</b> – The chimney balances the house.</p> <p><b>Thornewill</b> – If the front entry were wider, another window could be added either side; that would help the bungalow feel.</p> <p><b>Camp</b> – Feels the same as Ms. Thornewill with the top of the hipped roof spanning both 2<sup>nd</sup>-floor windows; it would look like a proper sun porch.</p> <p><b>Pohl</b> – To accomplish what was suggested, you don't have to make it that much wider to get in 3 windows or 3 narrower windows; if the hipped pitch were 5/12, the ridge would come to the outside corners of the windows.</p>				
Motion	<b>Motion to Approve through staff with the east elevation hipped pitch increased to 5/12 and the chimney to be put back in and submission of original drawings. (Camp)</b>				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Pohl-aye			Certificate #	<b>HDC2021-04-3415</b>

**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>
<b>1.</b>	<b>ACKKL, LLC 05-3767</b>	<b>5 Chestnut Street</b>	<b>Temporary door change</b>	<b>42.3.1/4</b>	<b>Willem Learn</b>
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	None				
Public	None				
Concerns (2:26)	<p><b>Pohl</b> – The proposed metal door is a no-go. Wants to review this so the applicant gets the point. As an exterior element, it is inappropriate. Encourages the applicant to withdraw the application.</p> <p><b>Backus</b> – 1850 Greek revival. Read HSAB comments: completely inappropriate especially in the summer season.</p> <p><b>Coombs</b> – Completely inappropriate; this proposed door should be denied.</p> <p><b>McLaughlin</b> – That door is not appropriate even temporarily and should be denied. Temporary items tend to become permanent.</p> <p><b>Thornewill</b> – Agrees with all that's been said.</p> <p><b>Camp</b> – It could go on the interior but not there. Thinks the door is a pun on their name The Vault.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 4-1//Camp, Thornewill, Coombs, and Pohl-aye; McLaughlin-nay			Certificate #	

<b>2. Jennifer Khoury 05-3768</b>	27 West Chester Street	Spa	42.4.3/2	David Troast
Voting	Coombs (acting chair), McLaughlin, Camp, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	David Troast, Ernst Land Designs			
Public	None			
Concerns (2:33)	<p><b>Troast</b> – Presented project; 5X10; pergola is natural to weather.</p> <p><b>Backus</b> – Read HSAB comments: recommend a view; spa will be visible from Sunset Lane; spa not appropriate; no concern with the pergola. HSAB asked if the spa sits on top of the deck or is flush (flush).</p> <p><b>Thornewill</b> – Okay with the pergola. Asked Mr. Troast to lay down a 5X10 tarp in the spa’s location for a view; suggested boxwood either topping the retaining wall or placed up at Sunset Hill Lane.</p> <p><b>Camp</b> – This is inappropriate across from the Oldest House and will be in plain sight. Okay with the pergola.</p> <p><b>McLaughlin</b> – We should view this.</p>			
Motion	<b>Motion to View with a 5X10 tarp in the location of the spa. (Thornewill)</b>			
Roll-call Vote	Carried 4-0//Camp, McLaughlin, Thornewill, and Coombs-aye			Certificate #
<b>3. Phillip Bloom 05-3769</b>	9 Lily Street	Rev. 3247: A/C units&wndws	42.3.4/49	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns (2:42)	<p><b>Williams</b> – Presented project; smaller windows are in place; there’s no room for a board fence.</p> <p><b>Backus</b> – Read HSAB comments: windows old but repairable and should be preserved; need window survey.</p> <p><b>Camp</b> – This whole property has been enclosed so no concerns. Save the old windows to reuse elsewhere.</p> <p><b>McLaughlin</b> – Looking at the photo, suggested a board fence to screen them.</p> <p><b>Coombs</b> – Asked why not just leave the windows that are in place.</p> <p><b>Thornewill</b> – She has no concerns.</p>			
Motion	<b>Motion to Approve. (Camp)</b>			
Roll-call Vote	Carried 4-1//Thornewill, Coombs, Camp, and Pohl-aye; McLaughlin-nay			Certificate # <b>HDC2021-05-3769</b>
Rest held for Thursday, June 3 <sup>rd</sup> at 1:00 p.m.				
<b>4. Melissa Druley 05-3770</b>	10 Candle House Lane	Firepit/patio/pergola	55.4.4/51	LINK
<b>5. Adair Prall 05-3771</b>	3 Sylvia Lane	Shed addition	42.4.4/11	LINK
<b>6. VTT 48 Center St 05-3772</b>	48 Center Street	Color change	42.3.1/1	LINK
<b>7. Kevin Bates 05-3773</b>	28 Norwood (Portion of)	New dwelling	71.3.3/109	Linda Williams
<b>8. Heather Haddon 05-3808</b>	1 Milk Street	Trim Color Change	42.3.3/87	Twig Perkins
<b>9. 251 Hummock Pond LLC 05-3774</b>	251 Hummock Pond Road	Pool and hardscape	83/26	Mark Lombardi
<b>10. 251 Hummock Pond LLC 05-3775</b>	251 Hummock Pond Road	Cabana	83/26	Mark Lombardi
<b>11. 251 Hummock Pond LLC 05-3776</b>	251 Hummock Pond Road	Shed	83/26	Mark Lombardi
<b>12. 86 Cliff Road 05-3778</b>	84/86 Cliff Road	Move off to 86 Cliff	30/74	Robert Newman
<b>13. 86 Cliff Road 05-3779</b>	84/86 Cliff Road	Move on /part demo/addi	30/74	Robert Newman
<b>14. Elizabeth Powell 05-3780</b>	71 Cliff Road	Pool	30/160	Atlantic Lndscpng
<b>15. Ron Winters 05-3781</b>	6B Essex Road	Rooftop solar	67/598	ACK Smart
<b>16. Village Way R.T. 05-3782</b>	6 Village Way	New dwelling	14/42	Workshop APD
<b>17. Grey Lady Lane 05-3783</b>	6 Grey Lady Lane	New dwelling	66/703	Val Oliver Design
<b>18. Milton Rowland 05-3784</b>	18 Mount Vernon Street	Addition	55.4.4/32.1	Self
<b>19. Hope Poor 05-3785</b>	Tuckernuck “Over the Hill”	Rooftop solar	96/2.1	John Phinney
<b>20. Hams Tucker NT 05-3786</b>	Tuckernuck “Far Out”	Rooftop solar	94/23	John Phinney
<b>21. Dakota 5W, LLC 05-3820</b>	5 Westerwick Drive	New dwelling	73/36	Workshop APD
<b>22. Dakota 5W, LLC 05-3787</b>	5 Westerwick Drive	Pool and hardscape	73/36	Ahern
<b>23. Cannonbury Lane Ptnrs 05-3788</b>	14 Cannonbury Lane	Pool and hardscape	74/111	Ahern
<b>24. 33 N Mill LLC 05-3789</b>	7 North Mill Street	New dwelling	55.44/77	S. Metz Design
<b>25. Kelly Carrero 05-3790</b>	8 Walnut Lane	Driveway/apron	42.3.4/69	Robert Newman
<b>26. William Hokkanen Trust 05-3791</b>	73 North Liberty Street	Foundation + addition	41/141	NAG
<b>27. Hugh Davis 05-3721</b>	112 Main Street	Rev. 58361: add + reno	42.3.3/104	Gryphon Archit
<b>28. Kingfisher R.T. 05-3719</b>	278 Polpis Road	Rev. 2488: relocate on site	25/2	Gryphon Archit
<b>29. Mark Wilmot 05-3718</b>	35 Monomoy Road	Rev. 15851: fenest + dormer	54/74	Gryphon Archit
<b>30. PFox Nantucket LLC 05-3792</b>	20 Orange Street	Addition + fenestration	42.3.2/70	Botticelli + Pohl
<b>31. Cheryl Gilbert ETAL 05-3793</b>	16 D Street	Addition + fenestration	60.2.1/2	EMDA
<b>32. Cheryl Gilbert ETAL 05-3794</b>	16 D Street	GH fndtn/color chg/fenes	60.2.1/2	EMDA



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33.	Frederick Hahn 05-3795	50 Eel Point Road	Garage	32/25.1	EMDA
34.	Frederick Hahn 05-3797	50 Eel Point Road	Pool and hardscape	32/25.1	Atlantic Lndscp
35.	Wendzicki C. ETAL 05-3726	13 Equator Drive	Pool	66/261	JB Studios
36.	Wendzicki C. ETAL 05-3727	13 Equator Drive	Cabana	66/261	JB Studios
37.	Dolores Martin 05-3796	80 Easton Street	Spa	42.4.2/6	Self
38.	Stephen Slosek 05-3798	40 Polpis Road	Rooftop solar	54/265	Karen Alence
39.	Daniel Omstead 05-3799	9 Quaise Pasture Road	Garage/studio	26/20.1	SMRD
40.	Alex Karis 05-3855	11 Mill Hill Lane	Rev. 11-2356: fenes + pergola	55/924	B. Meerbergen
41.	Ack11 Pleasant, LLC 05-3810	11 Pleasant Street	Replace windows	42.3.3/121	Linda Williams
42.	37 Pocomo Road RT 05-3811	37 Pocomo Road	Pool and hardscape	14/38	Ahern
43.	37 Pocomo Road RT 05-3813	37 Pocomo Road	Cabana	14/38	Workshop/APD
44.	11 India Street, LLC 05-3814	11 India + 31 Center	Bike bollards	42.3.1/122 + 68	Ahern
45.	11 India Street, LLC 05-3816	11 India Street	Fence	42.3.1/122.2	Ahern
46.	Cannonbury Lane Part 05-3817	14 Cannonbury Lane	New dwelling	74/11	Workshop APD
47.	Gifford Whitney A Trst 05-3818	6 Lily Street	Window and door change	42.3.4/45	CWA
48.	8 Walsh LLC 05-3819	8 Walsh Street	Addition	42.4.1/83	B. Meerbergen
49.	Barry + Robert Ang 05-3821	11 Jonathan Way	New dwelling	75/42	McMullen Assoc.
50.	Barry + Robert Ang 05-3822	11 Jonathan Way	Cottage	75/42	McMullen Assoc.
51.	Barry + Robert Ang 05-3823	11 Jonathan Way	Shed	75/42	McMullen Assoc.
52.	Barry + Robert Ang 05-3824	11 Jonathan Way	Pool and hardscape	75/42	McMullen Assoc.
53.	LBC Sconset, LLC 05-3826	9 Hawk's Circle	Minor resite + bumpout	74/37.1	JGG Architects
54.	Beach Not, LLC 05-3827	16 Cannonbury Lane	Pool and hardscape	74/12	JGG Architects
55.	Beach Not, LLC 05-3828	16 Cannonbury Lane	Rev. 3026: location + window	74/12	JGG Architects
56.	103 Main Street LLC 05-3829	103 Main Street	Gate	42.3.3/153	Atlantic Lndscpng
57.	Steven J. Renehan Tr 05-3830	24 Stone Post Way	Pool and hardscape	73.3.2/68	Atlantic Lndscpng
58.	38 Prospect, LLC 05-3831	38 Prospect – Lot 29	Spa/hardscape	54.4.4/56	Mark Lombardi
59.	Greg Raiff 05-3832	100 Low Beach Road	Rev 10-21882 minor revs	75/27	Bernice Wahler
60.	Jim Ikard 05-3833	1 Bloom Street	Addition	42.3.3/140	Emeritus
61.	NIR Retail, LLC 05-3835	21 Old South Wharf	Rev 10-2170 add HVAC	42.2.4/2	Emeritus
62.	Jim Helfrich 05-3834	37 Fair Street	Addition/alteration	42.3.2/212	Emeritus
63.	Earret, LLC 05-3836	6A Morey Lane	New dwelling	73.3.1/47	Emeritus
64.	John Berry 05-3837	22 Eel Point Road	Demo/move off	40/45	Emeritus
65.	John Berry 05-3838	22 Eel Point Road	New dwelling	40/45	Emeritus
66.	Bill Burke 05-3839	54 Pochick Avenue	Addition	79/128	Emeritus
67.	Doug Meyer 05-3841	18 Gardner Road	New dwelling	43/135	Emeritus
68.	Doug Meyer 05-3840	18 Gardner Road	Garage	43/135	Emeritus
69.	Darrell Ferguson 05-3842	28 Main Street, Sias	Rev 02-2856 cupola + pergola	73.3.1/47	Emeritus
70.	Eric Kraeutler 05-3843	35 New Street	Move off/demo	73.4.2/42	Botticelli + Pohl
71.	Eric Kraeutler 05-3844	35 New Street	New dwelling	73.4.2/42	Botticelli + Pohl
72.	Hannah Gardner House 05-3845	6 Gull Island Lane	Revise bldg size + alterations	42.4.3/61	Sarah McLane
73.	NISDA 05-3846	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
74.	NISDA 05-3847	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
75.	NISDA 05-3848	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
76.	William Scannell 05-3849	119R Eel Point Road	Rev 12-2446 cupola revs	33/17.1	BPC
77.	William Scannell 05-3850	119R Eel Point Road	Rev 12-2446 cupola revs	33/17.1	BPC
78.	Sweet Meadow Sylvia Ln 05-3851	74 West Chester Street	Hardscape	41/478	NAG
79.	Kim Taylor 05-3852	76 Easton Street	Demo garage	42.4.1/33	Linda Williams
80.	Kim Taylor 05-3853	76 Easton Street	New shed	42.4.1/33	Linda Williams
81.	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

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12. Sam Aloisi <b>05-3620</b>	19 Quaker Road	New dwelling	41/42	Thornewill Dsgn
13. Brian Franz <b>04-3609</b>	10-12 Cannonbury Lane	Pool	74/9 + 10	Ahern LLC
14. Diedre Hamlin Trust <b>02-2951</b>	6 Lowell Place	Addition	41/167	Topham Design
15. Gary Creem <b>04-3603</b>	6 + 8 Hydrangea Lane	Addition	73/87 + 88	Val Oliver
16. Grey Lady Lane, LLC <b>04-3600</b>	4 Grey Lady Lane	New dwelling	66/702	Val Oliver
17. 3 Waterview, LLC <b>04-3613</b>	3 Waterview Drive	New dwelling	76/117.1	Linda Williams
18. 3 Waterview, LLC <b>04-3594</b>	3 Waterview Drive	Pool and hardscape	76/117.1	Linda Williams
19. Stephanie Basile <b>04-3602</b>	8 New Mill	Garage/apartment	42.3.3/33.2	Linda Williams
20. Kristina Amendolare <b>05-3625</b>	8 Bank Street	Addition	73.1.3/69	Angus Macleod
21. Mark Finnegan <b>05-3623</b>	36 Warren's Landing	Gazebo/cabana	38/44	BPC
22. Mark Finnegan <b>05-3624</b>	36 Warren's Landing	Pool	38/44	BPC

**VIII. OTHER BUSINESS**

Approved Minutes	None
Review Minutes	May 14, 18, & 20, 2021
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting Old Business <b>Thursday June 3, 2021 at 1:00 p.m.</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 2:51 p.m. (McLaughlin)**  
 Roll-call Vote Carried unanimously//Camp, Coombs, Thornewill, McLaughlin, and Pohl-aye

Submitted by:  
 Terry L. Norton

**Historic Structures Advisory Board**    **Sconset Advisory Board**    **Madaket Advisory Board**