



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
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 ~~

Tuesday, June 6, 2023

Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 4:01 pm. and announcements by Mr. Welch

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

Attending Members: Welch, Camp, Coombs, Oliver, Thornewill, Patten

Remote Participants: None

Absent Members: Pohl, Dutra

Late Arrivals: Camp (4:05pm)

Early Departures:

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Camp)**
Vote Carried 5-0 // Welch, Coombs, Oliver, Thornewill, Patten-aye

I. COMMISSIONER'S ITEMS FOR DISCUSSION AND VOTE

- "Save our Sound Endorsement"

Val Oliver – Asked fellow commissioners to join her in her position on the "Save our Sound Endorsement" topic. Presented a power point showing the Cape Wind Turbine Project, Alternate Sites, and Offshore Wind Energy Areas in MA and RI and their environmental impact. Save our sound was an active participant in choosing the alternate sites from being in the sound and chose the south shore. Save our sound used the fact that Nantucket is a historical landmark in their winning argument to not allow these turbines on the north shore but advocated for the turbines on the south shore. The HDC is on the Save our Sound website as being in support of Save our Sound's position, but Ms. Oliver as an HDC member is not comfortable with that. Would like the board to read through the material and please revisit and further discuss this matter at another time.

Stephen Welch – Recommends Ms. Oliver through staff submits a copy of the presentation and any other related materials to the chair. Have staff put it on the agenda for next Tuesday in the same place that it is now. This way everyone has a chance to read it and consider their thoughts. Then it can be discussed with whatever amount of time is required and the board can act on it from there. Asked that Esmeralda email the material to the commissioners so that they all have it electronically.

II. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. St Paul Church 03-8167	16 Fair St	Free Standing Sign	42.3.2/5	Rev. Marx Wolf
Voting	Welch, Camp, Coombs, Oliver, Thornewill			
Alternates	Patten			
Recused	None			
Documentation	Locus map, site plan, photos, sign specs.			
Representing	<p>Libby Tracey – Issued the board an apology for not being aware of the process for putting up a sign and therefore not following the sign guidelines before the sign was put up.</p> <p>Martin McQueiro – Presents the application along with examples of signs and or signposts at other churches on Nantucket. Though he was not initially involved in the process, apologizes to the board for not initially following the sign guidelines before the sign was put up.</p>			
Public	<p>Ben Normand – Unfortunately the sign does not follow the sign guidelines. Does not want to set a precedent for other organizations like the library and other churches that these type of non-conforming signs would be ok. Also, the signs of other churches that already exist and were shown as examples were grandfathered in and predate the sign guidelines.</p>			
Concerns	<p>Holly Backus – Asks Ben whether the signs that exist at other churches here on Nantucket have been grandfathered in and predated the sign guidelines. Ben answered yes.</p> <p>Welch – The post with the cap and the pineal makes the sign jump out unnecessarily. Suggest that taking the cap and pineal off the co-planar and making the design flush to the arch wash would make it more appropriate.</p> <p>Camp – Likes that the sign is free standing, thinks a darker more somber color would tone it down and make it more appropriate.</p> <p>Coombs – The sign should not be so wide. The sign should be smaller and on one channel. It does not look like a church sign, looks more like a business advertising sign. Agrees with the sign committee about the sign not meeting guidelines.</p> <p>Oliver – Seems that the bulk of the churches have these sorts of free-standing signs which are typical of what is required with a sign that would be with a business. Therefore, she is ok with this sign. This sign is more a bulletin board than it is signage.</p> <p>Thornewill – Glad sign is not white. Thinks that churches have a certain function and that due to other churches here in Nantucket having similar looking signs she's ok with this one.</p>			
Motion	Motion to approve through staff painting it brown stone and adding evergreens for screening. (Camp)			
Vote	Failed 4-1 // Welch, Coombs, Oliver, Thornewill-nay // Camp-aye		Certificate #	HDC2023-03-8167
Motion	Motion to approve through staff, evergreen planting of poly variety, painted brownstone border to match the church, caps and pineals to be removed both planar to the angle top, and the background cork to be painted white. (Welch)			
Vote	Carried 4-1 // Welch, Camp, Coombs, Thornewill-aye // Oliver-nay		Certificate #	HDC2023-03-8167
2. Nantucket Glo LLC 05-8480	12b Main St	Lighting plan	42.3.181.2	Heather Knox
3. Bart Cosgrove 05-8556	35 Old South Rd	Projecting Sign	68/62	SHN
4. Conscious Living LLC 06-8591	49 Fairgrounds Rd	Fence Sign	67/306	SHN
5. The One 2744 LLC 06-8592	47 Main St	Projecting sign	42.3.1/206	Emeritus
Voting	Welch, Camp, Coombs, Oliver, Patten			
Alternates	Thornewill			
Recused	None			
Documentation	Locus map, site plan, photos, sign specs.			
Representing	None			
Public	None			
Concerns	None			
Motion	Motion to approve sign items 2, 3, and 4. (Coombs)			
Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten-aye		Certificate #	HDC2023 - (as noted)
Motion	Motion to hold for representation, additional information, and a view. (Coombs)			
Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten-aye		Certificate #	HDC2023-06-8592

III. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	J & M Holdings 06-8604	27 Ticcoma Way	MH revision	67/57	J & M Holdings
2.	Gray Dinghy LLC 05-8543	25 Willard St	Historic Determination	24/33	Emeritus
3.	Nt Cottage Hospital 05-8555	60 Meadowview Dr.	Trim color chng rev 09-7025	56/167	Dennis Patnaude
4.	Matthew Dacey 05-8511	14 Plover Lane	Window chng/Alterations revs	12/53	Matthew Dacey
5.	Patrick Dyson 05-8570	16 Aurora Way	Fence	56/446	Patrick Dyson
6.	Sherry Rema 05-8529	60 Pochick Ave	MH Window replacement	79/162	Sherry Rema
7.	Sherry Rema 05-8530	60 Pochick Ave	Garage Window replacement	79/162	Sherry Rema
8.	Rob Burnett 05-8531	5 Pond View	Game court	81/19	Permit Plus
9.	Saltmarsh Center 05-8572	83 Washington St	Roof replacement	42.2.3/23	Richard Prunier
10.	Robert Newman 05-8534	6 Topping Lift	Garage revision	66/308	SCI
11.	Michael Kane 05-8536	38 Vestal St.	Revision	41/50	Val Oliver
12.	Yury Nikulin 05-8580	7 Cow Pond Ln	New garage	55/917	JB Studio
13.	Diane Rolfe 05-8537	6 Seven Mile Lane	Reduce scope revision	72/3	Normand Residential
14.	SaHaire ACK LLC 05-8550	5 Doc Ryder Dr.	New cottage	66/211	Normand Residential
15.	SaHaire ACK LLC 05-8551	5 Doc Ryder Dr.	New gazebo	66/211	Normand Residential
16.	SaHaire ACK LLC 05-8553	5 Doc Ryder Dr.	Move off demo shed	66/211	Normand Residential
17.	SaHaire ACK LLC 05-8552	5 Doc Ryder Dr.	New garage	66/211	Normand Residential
18.	Fairgrounds Properties LLC 05-8539	71 Fairgrounds Rd	New dwelling	67/693	Normand Residential
19.	Devon Murphy 05-8549	3 Alexandria Dr	Addition	67/418	Charles Lenhart
20.	Squam Holdings LLC 05-8548	25 Squam Rd	Fenestration rev 03-8108	21/5	Botticelli + Pohl
21.	Over Here Over there 05-8568	82 Polpis rd	Rev 06-6426	44/25.6	Gryphon Architects
22.	NT Land Bank 05-8567	30 Mizzenmast Ext.	Revision 11-7358	66/433	Gryphon Architects
23.	35 Low beach LLC 05-8566	35 Low Beach Rd	Revision 01-7800	74/34	Gryphon Architects
24.	Robert Putman 05-8559	49 Sankaty Rd	Garage Revision 6676	49/66	Dustin Maury
25.	Robert Putman 05-8558	49 Sankaty Rd	Cabana Revision 6674	49/66	Dustin Maury

Voting Welch, Camp, Coombs, Thornewill

Alternates None

Recused Oliver, Patten

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

Representing N/A

Public N/A

Concerns N/A

Motion Motion to approve. (Camp)

Roll-call Vote Carried 4-0 // Welch, Camp, Coombs, Thornewill-aye

Certificate #

HDC2023- (as noted)**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.	Fairgrounds Properties LLC 05-8540	71 Fairgrounds Rd	Hardscape & Pool	67/693	Normand Residential
	<ul style="list-style-type: none"> pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application. 				
2.	SaHaire ACK LLC 05-8554	5 Doc Ryder Dr.	Hardscaping & spa	66/211	Normand Residential
	<ul style="list-style-type: none"> pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application. 				
3.	Paul Roberts 05-8585	44 Lovers Ln	Rooftop solar	79/31	Cotuit Solar
	<ul style="list-style-type: none"> Not to be visible at time of inspection or in perpetuity. 				

Voting Welch, Camp, Coombs, Oliver, Patten

Alternates Thornewill

Recused None

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

Representing -

Public -

Concerns -

Motion Motion to approve consents with conditions. (Camp)

Roll-call Vote Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten-aye

Certificate #

HDC2023- (as noted)

V. HELD FOR A VIEW

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
--	----------------------------	-----------------------	----------------------	-------------------	--------------

1.	NT Land Bank 05-8491	22 Broad St.	2 nd Story addition	42.4.3/34	Gryphon Architects
Voting	Welch, Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Connor Arsenault -				
Public	Mickey Rowland – Suggest removing middle window on the east side.				
Concerns	<p>Holly Backus – The alteration removes historic additive massing that has been there. Only concern.</p> <p>Oliver – Most of this building will not be visible. Agrees, Mickey that the middle window on the east side should be removed. Otherwise has no issue with this application.</p> <p>Thornewill – The plate on the additive mass can be dropped. Suggest dropping the eave 8 inches to let the historic building have its say. Suggest burying the window header into the top plate on the east elevation.</p> <p>Camp – The building will not be highly visible. Agrees with Carrie’s idea of dropping the eave as well as Mickey’s point to remove the middle window on the east side.</p> <p>Coombs – Agrees with dropping the addition down a bit. Fine with the suggestion by the board on the east.</p>				
Motion	Motion to approve through staff dropping the eave 6 – 8 inches on the addition on the east elevation as it’s sitting on the header now but aligning the header with the existing window, removing the middle window and separating the others. (Thornewill)				
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill-aye			Certificate #	HDC2023-05-8491

2.	Davkim Smiley LLC 05-8432	10-12 Davkim Lane	New storage facility	68/61 & 62	Emeritus
Voting	Welch, Camp, Coombs, Thornewill, Patten				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Matt MacEachern				
Public	-				
Concerns	<p>Welch – Concerned about the overall size. The south facing dormer would be visible. Eliminating dormers in the North and the South would quiet down the project.</p> <p>Camp – Cupolas are a little bit small; they should be a little bit bigger.</p>				
Motion	Motion to approve through staff eliminating the dormers on the North and the South. (Camp)				
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Thornewill, Patten-aye			Certificate #	HDC2023-05-8432

IV. OLD BUSINESS 05/30/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
--	----------------------------	-----------------------	----------------------	-------------------	--------------

1.	Ashkan Vaziri 04-8243	9 Woodbury Lane	New Garage	41/551	Studio PPArk
Voting	Welch, Coombs, Patten, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	James Knapp				
Public	-				
Concerns	Holly Backus -				
Motion	Motion to approve through staff pushing the garage phase three feet from the street and moving the gate back approximately six feet. Per exhibit A. (Thornewill)				
Roll-call Vote	Carried 4-0 // Welch, Coombs, Patten, Thornewill-aye			Certificate #	HDC2023-04-8243

2.	Nicole & Phillip Hadley 04-8300	4 Underhill Lane	New garage	73.3.2/38.1	WAPD
Voting	Welch, Coombs, Oliver, Thornewill.				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	N/A				
Public	N/A				
Concerns	Application not opened.				
Motion	No action.				
Roll-call Vote				Certificate #	HDC2023-04-8300

3.	Nantucket Development LLC 04-8363	8 Sconset Ave	Addition	49.3.2/28	LINK
Voting	Welch, Camp, Coombs, Patten, Thornewill				
Alternates	Dutra				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Victoria Ewing- LINK				
Public	Rob Benchley – Agrees with Holly.				
Concerns	<p>Holly Backus – The east and west dormers don't seem to comply with building with Nantucket in mind, specially the west dormer should not run into the rear gable mass.</p> <p>Coombs – The east elevation it too busy for a simple house in Sconset. Would like to see the dormer brought in so that it's not quite so heavy on the second floor. Would like to see the front simplified somewhat. The dormer on the front elevation is too big.</p> <p>Thornewill – Agrees with Diane that the front dormer can be tightened up a little bit. The hip roof is a little off. A regular shed roof on that porch makes more sense. Reducing the weird dormer on the west will help clean up the massing.</p> <p>Patten – Agrees with reducing and simplifying dormers.</p> <p>Camp – Reducing the size of the second-floor dormer on the east elevation would be helpful. Larger windows on the first floor are a must. Hip roof over the front door should either be a straight roof, or the hip should have a shallower pitch. The front door should have more trim surround. Agrees that the dormer in the back shouldn't die into that other gable and the French doors are a little odd looking.</p> <p>Welch – The issue with the porch on the east elevation is that the termination point of the hips into the structure are shortened and create a perception of a steeper roof pitch. The elongated dormer on the west needs to be shortened. On the south elevation plate height on the structure to the left is too tall, the dormer on the west extends out over to create very atypical roof massing, on the south elevation the covered porch hip can be replicated just as it is on the front elevation. Request a cross section of both axis, the north elevation through both dormers and the first floor and the west elevation through the gable that's facing towards you.</p>				
Motion	Motion to hold for revisions. (Camp)				
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Patten, Thornewill-aye			Certificate #	HDC2023-04-8363

VII. NEW BUSINESS 06/06/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Family Ties Ack LLC 05-8521	11 Alliance Ave	Cabana	39/24.1	James Knapp
Voting	Camp, Welch, Coombs, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	James Knapp				
Public	None				
Concerns	<p>Camp – Is concerned with the height of the structure. Would like to see perspectives of the structures proposed.</p> <p>Coombs – Would like to see some landmarks that show how much of this structure will be visible.</p> <p>Thornewill – Is concerned this might be visible unless there is heavy vegetation and screening.</p> <p>Welch – Agrees with of a lot of the commons made by the board. Would like to see some arial views of the property, landmark, and topography.</p>				
Motion	Motion to hold for revisions, with arial views, which will be perspective drawings showing approximate distances and inclinations to best show what's going on. (Welch)				
Vote	Carried 5-0 // Camp, Camp, Coombs, Oliver, Thornewill-aye			Certificate #	HDC2023-05-8521
2.	Family Ties Ack LLC 05-8520	11 Alliance Ave	Garage	39/24.1	James Knapp
Voting	Welch, Camp, Coombs, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	James Knapp				
Public	None				
Concerns	<p>Oliver – Concerned about the proximity of this structure to the house.</p> <p>Welch – The dormer on the second-floor deck is atypical. Not in support of moving this structure closer to Alliance.</p> <p>Camp – Agrees with Val on the proximity of this structure to the house.</p> <p>Thornewill – The structure seems monolithic. The dormers don't look quite right.</p> <p>Coombs – Agrees with what the board has said so far.</p>				
Motion	Motion to hold for revisions. (Oliver)				
Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill-aye			Certificate #	HDC2023-05-8520
3.	Family Ties Ack LLC 05-8519	11 Alliance Ave	2 nd dwelling cottage	39/24.1	James Knapp
Voting	Welch, Camp, Coombs, Oliver, Thornewill				

Alternates Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **James Knapp**
 Public None
 Concerns **Oliver** – Would like a cross section of the rearview of the cottage.

Camp – Shares Val’s concern about the rear of the cottage being visible. Would like some of the double decking to be minimized. The French doors in the basement are very exposed. Recommends not accentuating that we’re building into the hill here. This is a big cottage, but the biggest concern is the rear and over fenestration.

Thornewill – Concerned about the size of the windows on the front and side which are visible. The different plate heights on the roof pitch and dormer pitch look funny. The crossbars are a little bit too high for the eave. There’s a lot of shingle between the porch and the windows on the second floor. The windows on the first floor are small. The siding does not relate to the house at all.

Welch – Main concern is the topography. There’s a significant drop in grade from the Lyons Ln area and the entrance to the rear of the property. Also does not see retaining or stairs stepping down to conform to the grade. Requests a cross section of the site through each of the buildings and a cross section from Alliance towards the back yard. On the east elevation separate some of the gang windows to the extent they’re visible.

Coombs – Agrees with Stephen on separating the gang windows. Would like to see the cross section of how structure would go into the hill. Suggest gang windows be separated.

Motion **Motion to hold for revisions, cross sections to include lines of existing and proposed, and one drawing to show this structure with the main house in the background. (Oliver)**

Vote Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill-aye Certificate # **HDC2023-05-8519**

4. Marsha Shiff 05-8535 20 Starbuck Rd Addition/renovation 60/117 Permit Plus

Voting Welch, Camp, Coombs, Oliver, Patten
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Mark Poor**
 Public None
 Concerns **Holly Backus** – The second-floor deck addition is an odd feature. Photos would be helpful.

Camp – No concerns.

Coombs – The number of porches on the west elevation are too much. The four mild windows on the west elevation are too much. The structure is a little over fenestrated.

Oliver – Only real concern is the length of the ridge on the north.

Patten – No concerns.

Motion **Motion to approve as submitted. (Oliver)**

Vote Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten-aye Certificate # **HDC2023 - 05-8535**

5. 12 West Sankaty LLC 05-8545 12 West Sankaty Rd. Move off or demo 73.4.2/22 Normand Residential

Voting Welch, Camp, Coombs, Oliver, Thornewill
 Alternates Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Ben Normand / Mac Davis**
 Public None
 Concerns **Holly Backus** – It would be nice to see it moved rather than demolished.

Motion **Motion to approve as submitted. (Oliver)**

Vote Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill-aye Certificate # **HDC2023 - 05-8545**

6. 12 West Sankaty LLC 05-8546 12 West Sankaty Rd. Addition 73.4.2/22 Normand Residential

Voting Welch, Camp, Coombs, Oliver, Thornewill
 Alternates Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Ben Normand / Mac Davis**
 Public None

Holly Backus – The 15 lite French doors are not appropriate in the OHD, a 12 lite with kick panel would be more appropriate. Concerns about the existing front porch roof pitch.

Oliver – Concerned how the break dies into the windows on the south elevation.

Thornewill – The little shed on the east should come down, the plate should be a little lower and it should mimic the same roof slope as the one behind it. French doors should be 5 – 0.

Welch – Suggest French doors should be knocked down to 5ft and a kick panel.

Motion **Motion to approve through staff adding one window to the east elevation on the far right shed addition and changing French doors to 5 – 0 with 12 lite and a kick panel. (Camp)**

Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill-aye	Certificate #	HDC2023-05-8545
7.	12 West Sankaty LLC 05-8547	12 West Sankaty Rd.	Hardscaping
		73.4.2/22	Normand Residential

Voting Welch, Camp, Coombs, Oliver, Patten

Alternates Thornewill

Recused None

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

Representing Ben Normand

Public None

Concerns Holly Backus – Noto sure about the Belgian block on the driveway, brick or cobble apron would be more appropriate.

Motion **Motion to approve through staff with a cobble apron. (Oliver)**

Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten-aye	Certificate #	HDC2023-05-8547
------	--	---------------	------------------------

8.	McNeil Family 05-8544	10 Mattapoissett Ave	Alterations	82/117	Val Oliver
----	------------------------------	----------------------	-------------	--------	------------

Voting Welch, Camp, Coombs, Oliver, Patten

Alternates Thornewill

Recused Oliver

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

Representing **Val Oliver**

Public None

Concerns None

Motion **Motion to approve through staff with lattice 6 x 6 on 6-inch panel, south elevation trellis, and trim up the front door surround. (Camp)**

Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten-aye	Certificate #	HDC2023-05-8544
------	--	---------------	------------------------

9.	E & J Sullivan 05-8542	16 Cannonbury Ln	Outdoor shower	74/12	JJGA
----	-------------------------------	------------------	----------------	-------	------

Voting Welch, Camp, Coombs, Oliver, Patten

Alternates Thornewill

Recused None

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

Representing **Adam Davis- JJGA**

Public None

Concerns **Holly Backus** – Concerned that the shower is being proposed on the porch. That is atypical for an outdoor shower.**Coombs** – The shower should not be on the porch on the front of the house.**Motion** **Motion to approve as submitted. (Oliver)**

Vote	Carried 4-1 // Welch, Camp, Oliver, Patten-aye // Coombs-nay	Certificate #	HDC2023-05-8542
------	--	---------------	------------------------

10.	E & J Sullivan 05-8541	16 Cannonbury Ln	Garage door	74/12	JJGA
-----	-------------------------------	------------------	-------------	-------	------

Voting Welch, Camp, Coombs, Oliver, Patten

Alternates Thornewill

Recused None

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

Representing **Adam Davis-JJGA**

Public None

Concerns **Holly Backus** – Concerned about the Newport blue.**Camp** – Not in favor of the garage door going to a blue color.**Coombs** – Agrees with Abby.**Motion** **Motion to approve as submitted. (Oliver)**

Vote	Carried 3-2 // Welch, Oliver, Patten-aye // Camp, Coombs-nay	Certificate #	HDC2023-05-8541
------	--	---------------	------------------------

11.	Kane LLC 05-8560	8 Ruperts Way	New Duplex	68/3.4	Thornewill Design
-----	-------------------------	---------------	------------	--------	-------------------

Voting Welch, Camp, Coombs, Oliver, Patten

Alternates None

Recused Thornewill

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

Representing Carrie Thornewill

Public None

Concerns None

Motion **Motion to approve as submitted. (Patten)**

Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten-aye	Certificate #	HDC2023-05-8560
------	--	---------------	------------------------

12. 14 Bishop Rise NT LLC **05-8557** 14 Bishop Rise MH Revision 07-6715 40/124 Emeritus
 Voting Welch, Camp, Coombs, Oliver, Patten
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing None
 Public None
 Concerns Application not opened.
Motion No action.
 Vote Certificate # **HDC2023 - 05-8557**

13. True Island Prop LLC **05-8562** 12 W. York St New dwelling 55/9.1 Normand Residential
 Voting Welch, Camp, Coombs, Oliver, Thornewill
 Alternates Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Ben Normand-** Normand Residential
 Public **Mickey Rowland** – No concerns
 Concerns **Holly Backus** – The proposed is handsome but doesn’t really fit with the porch that is being proposed and the height. Should be more of a three to four bay, one and half to one- and three-quarter story. Suggests TDL 6 over 6 windows.
Oliver – No concerns
Thornewill – No concerns
Coombs – Height needs to come down. 2 over 2 windows are inappropriate. Questions how this design would fit in on West York St.
Camp – Agrees with Holly on massing and agrees with Diane on this being a little generic.
Motion Motion to approve as submitted. (Oliver)
 Vote Carried 3-2 // Welch, Oliver, Thornewill-aye // Camp, Coombs-nay Certificate # **HDC2023-05-8562**

14. True Island Prop LLC **05-8563** 12 W. York St Repurpose garage 55/9.1 Normand Residential
 Voting Welch, Camp, Coombs, Oliver, Thornewill
 Alternates Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Ben Normand-** Normand Residential
 Public **Mickey Rowland** – On the east elevation the dormer could’ve been shortened a pulled to the right a bit.
 Concerns **Holly Backus** – Concerned about the height of the structure.
Oliver – No concerns
Camp – Would like height reduced a bit.
Welch – Concerned about the visibility of the west elevation. Suggests a 1x1 6 inch on center lattice and vegetation for softening and screening.
Motion Motion to approve through staff with west elevation adding 1x1 6 inch on center lattice and vegetation for screening. (Oliver)
 Vote Carried 4-1 // Welch, Coombs, Oliver, Thornewill-aye // Camp-nay Certificate # **HDC2023-05-8563**

15. True Island Prop LLC **05-8564** 12 W. York St Hardscaping 55/9.1 Normand Residential
 Voting Welch, Camp, Coombs, Oliver, Thornewill
 Alternates Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Ben Normand-** Normand Residential
 Public **Mickey Rowland** – Condensers on the side of the building should be screened with vegetation.
 Concerns **Holly Backus** – Concerned about the amount of bluestone patio proposed.
Camp – Prefers peas stone over shell.
Thornewill – Agrees with Abby.
Oliver – No concern.
Welch – No concerns
Motion Motion to approve as submitted. (Oliver)
 Vote Carried 4-1 // Welch, Coombs, Oliver, Thornewill-aye // Camp-nay Certificate # **HDC2023-05-8564**

16. Mark Leiss	05-8565	5 Coffin rd.	New dwelling	91/9.2	G. Nichols
Voting	Welch, Camp, Coombs, Patten, Thornewill				
Alternates	Oliver				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Greg Nichols				
Public	None				
Concerns	<p>Welch – Drawings should be cleaned up. The transom windows on the second floor are a concern if visible. Camp – Concerned about the solid door on the east elevation. The 2 over 2 windows are unconventional. The a and b windows on the south and north are odd. Would like to see what trimming is going to look like. Coombs – Agrees with Abby that the windows and front door are odd. The cable on the second-floor west elevation will be seen and is not appropriate. Patten – Agrees with Diane and Abby on windows and door looking odd. Thornewill – The tall skinny windows on the south elevation seem odd.</p>				
Motion	Motion to approve through staff with the front door having no side lite. (Thornewill)				
Vote	Carried 3-2 // Welch, Patten, Thornewill-aye // Camp, Coombs-nay		Certificate #	HDC2023-05-8565	
17. Yerzhan Jumabov	05-8561	7 Boynton Ln	Fenestration & color chng	67/1.2	DTA
Voting	Welch, Camp, Coombs, Oliver, Patten				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Anton Dimov-DTA				
Public	None				
Concerns	Welch- visibility is null. Request for a view.				
Motion	Motion to hold for a view.				
Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten-aye		Certificate #	HDC2023-05-8561	
18. Not so Easy LLC	05-8569	26 Easy St	Add pent roof Rev 06-6579	42.4.2/23	Emeritus
Voting	Welch, Camp, Coombs, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Matt MacKehearn				
Public	Mickey Rowland – No concerns				
Concerns	<p>Holly Backus – No concerns. Indifferent about the pent roof. Thornewill – Not for the pent roof.</p>				
Motion	Motion to approve through staff changing the roof pitch to a 5. (Oliver)				
Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill-aye		Certificate #	HDC2023-05-8569	
19. Jane Berman	05-8571	98 Tom Nevers Rd	Remove porch roof rev 04-6169	91/40	NAG
Voting	None				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	None				
Public	None				
Concerns	Application not opened.				
Motion	No action.				
Vote			Certificate #	HDC2023-05-8571	

20. Summer House 05-8582	1 Magnolia Ave	Handicap ramps	73.3.1/123	John Shea
Voting	Welch, Camp, Coombs, Oliver, Patten			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	John Shea			
Public	Mickey Rowland – There should be a 5-foot turning platform at the entrance door. The walkway should be a smooth surface.			
Concerns	Holly Backus – Recommends plans with this revised proposal. To include the details of the handrail. Camp – Suggests a view.			
Motion	Motion to hold for revisions and more information. (Oliver)			
Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten-aye		Certificate #	HDC2023-05-8582

Rest held -

21. Richards Evans 05-8533	11 Wanoma Rd	Roof mount solar	92.4/229	Team Sunshine
22. Dallas Pioli 05-8579	15 Plainfield Rd	Addition	49/118	Emeritus
23. Davkim Smiley 05-8578	10-12 Davkim Ln	New dwelling	68/61&62	Emeritus
24. Davkim Smiley 05-8581	10-12 Davkim Ln	Fence, gate, hardscaping	68/61&62	Jardins Intl.
25. Laura Iannetta	7 Paul Jones Rd	Relocate spa rev 12-7591	30/68.1	Ahern LLC
26. NT Land Bank 05-8588	125 Somerset Rd	Roof replacement & dormers	66/69	Gryphon Architects
27. 22 Easton St LLC 05-8575	22 Easton St	GH revision 05-3646	42.1.4/12.1	Roland Voyages
28. 22 Easton St LLC 05-8576	22 Easton St	Garage revision 08-6919	42.1.4/12.1	Roland Voyages
29. 22 Easton St LLC 05-8574	22 Easton St	MH revision 03-5985	42.1.4/12.1	Roland Voyages
30. 22 Easton St LLC 05-8573	22 Easton St	Studio revision 05-3645	42.1.4/12.1	Roland Voyages

IX. OTHER BUSINESS

Previously Approved Minutes- Motion Vote	January 11, March 21, 28, April 4, 11, & 18, 2023. Motion to amend previously approved minutes. (Camp) Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill-aye
Approved Minutes Motion Vote	April 11, & May 2, 11, & 16, 2023. Motion to approve minutes. (Camp) Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten-aye
Review Minutes	February 23, & March 9, 2023.
Other Business	<ul style="list-style-type: none"> Next HDC Meeting- June 8 at 1 pm *HYBRID & IN-PERSON @ 2 FAIRGROUNDS RD. - CONFERENCE RM.
Future Action Items-	<ul style="list-style-type: none"> Classification of street trees & vegetating mapping Discussion of Wind Turbines Section 106 – Sunrise Wind Farm Project, intro (update as needed) Review policy of Move/Demo hearings in relation to new dwellings Hardscaping Discussion of salvaging demolitions Discussion of options for house moves

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:28 pm. (Camp)**
Vote Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill-aye

Submitted by:

Esmeralda Martinez

YouTube link: <https://www.youtube.com/watch?v=YokOYFIR-Vc>

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village