



HISTORIC DISTRICT COMMISSION

REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
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 ~~

Monday, June 07, 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: None
Early Departures: None

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

None

II. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Pour La Table 05-3882	3 White Whale Lane	Rev. 2004: remove porch rail	66/535	LINK
2.	CHV Nominee Trust 05-3900	8 Crestwood Circle	Shed move off to 24 Amelia	76/80	Matt Tomaiolo
3.	Jason Curtis 06-3937	29 Equator Drive	Deck	66/255	Linda Williams
4.	50 Brewster Road, LLC 06-3950	50 Brewster Road	Shed	43/96	E McMorrow
5.	Daniel Browell 05-3903	107 Madaket Road	Fenestration/HVAC	40/25.7	Permits Plus
6.	Chris Bistany 06-3939	20 Equator Drive	Window change	66/255	E McMorrow
7.	50 Brewster Road, LLC 06-3935	50 Brewster Road	Rev.3597: rotate wing 10 deg.	43/96	E McMorrow
8.	Cynthia Houlihan 06-3946	61 Boulevard	Shed	79/18	Structures Ultd
9.	Susan Lister Locke 06-3940	34B Grove Lane	Shed	43/433	Structures Ultd
10.	Richard Pulice 06-3944	48 Miacomet Avenue	Shed	67/83.7	Structures Ultd
11.	Peter Parent 06-3942	5 Skyline Drive	Shed	79-137	Structures Ultd
12.	Tom Mossdrop 06-3933	59 Somerset Road	Addition	66/90	Robert Newman
13.	Maryann Jones 05-3893	6 East Lincoln Avenue	Shed demo	42.4.1/49.1	Thornewill Dsgn
14.	DAS, LLC 06-3949	8 Mayhew Lane	Additions	41/396.5	NAG
15.	White Elephant, LLC 06-3916	50 Easton Street	Louver installation	42.4.1/23	Mike Duffy
16.	Allan Dias 06-3913	4 Nanina Drive	Shed	67/591	Self
17.	Maryann Jones 05-3893	6 East Lincoln Avenue	New dwelling 441 sf	42.4.1/49.1	Thornewill Dsgn
18.	6 BLVD, LLC 06-3924	6 Boulevard	Rev. 2780: fenestration	80/75.1	Normand Resid
19.	6 BLVD, LLC 06-3927	6 Boulevard	Rev. 2781:	80/75.1	Normand Resid
20.	6 BLVD, LLC 06-3928	6 Boulevard	Shed	80/75.1	Normand Resid
21.	Mark Alderman 06-3959	17 High Brush Path	Rev. 3737: fenestration	56/375	M Cutone Archit
22.	KMC Ventures, LLC 06-3930	34 Morey Lane	Rev. 3471: shed dr/win	73.3.2/60	JB Studio
23.	Wianno Nant. Family 06-3918	27 Brewster Road	96sf addition	54/173	NAG
24.	23 New Street Nom Trst 06-3921	23 New Street, Sias	Picket fence	73.4.2/77	Scosset Gardner
25.	Zofia Waig 06-3925	73 Goldfinch Drive	310 sf addition	68/570	BPC
26.	Meg Ruley 06-3922	5 Franklin Street	Fence	41/391	Val Oliver Design
27.	Grey Lady Lane, LLC 06-3929	3 Grey Lady Lane	Rev. 2627: add porch	66/713	Val Oliver Design
28.	11 Pleasant St, LLC 06-3973	11 Pleasant Street	Emergency deck/porch demo	42.3.3/121	Stowe Mntn Bldr
29.	Mehgan Browers 06-3976	45 Miacomet Avenue	As built shed	67/203	Self
30.	Maria Peisch 06-3969	76 Tom Nevers Road	Remove columns; add deck	92.4/8	CWA
31.	Tim Vieth 06-3945	12 Okorwaw Avenue	Rev. 1084: window	79/105	Thornewill Dsgn
32.	Maureen Dunphy 06-3977	7 I Street	Rev. 3446: shed	59.4/74	Thornewill Dsgn
33.	NISDA 05-3902	55 Wauwinet Road	Addition	14/23	BPC

34. Amy Ambrect 06-3947	13 Giny Lane	Rev. 72120: drmer/brackts	41/850	Robert Newman
35. 5 Sherburne Way, LLC 06-3958	5 Sherburne Way	Rev. 3595: red mass/fenstration	30/38	Botticelli + Pohl

Voting Coombs (acting chair), McLaughlin, Camp
 Alternates None
 Recused Pohl, Oliver, Thornewill
 Documentation None
 Representing None
 Public None
 Concerns No concerns.
 Motion **Motion to Approve. (Camp)**
 Roll-call Vote Carried 3-0//McLaughlin, Camp, and Coombs-aye

Certificate # **HDC2021-(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.	SDW 18 Meadows, LLC 06-3915	18 Meadow Lane	Fence/gate	41/406	David White
			• Fence/gate must not be visible at time of inspection and in perpetuity		
2.	Richard McMorro 06-3936	19 Hummock Pond Road	Fence	56/12	E McMorro
			• Fence height at start front yard to corner of house to be 3'- 4' and written on plans		
3.	Charles Stuckey 06-3938	3 Parson Lane	Ground mount solar	75/144	Karen Alence
			• Ground solar array must not be visible at time of inspection and in perpetuity		
4.	129 Townwood Road 06-3923	339 Polpis Road	Shed	24/23	E McMorro
			• Shed must not be visible at time of inspection and in perpetuity		
5.	Luis Ouiedo 06-3931	12 Wapposett Circle	Shed	67/572	JB Studio
			• Shed must not be visible at time of inspection and in perpetuity		
6.	Alexandra Rogers 06-3919	74 Cato Lane	Fence	66/525	Self
			• Vegetation to remain on the Cato Lane side of the property line to minimize visibility		
7.	Tim Vieth 06-3941	12 Okorwaw Avenue	Rev. 1085: add spa	79/105	Thornewill Dsgn
			• Spa must not be visible at time of inspection and in perpetuity. Scaled site plan to be submitted.		
8.	Tim Vieth 06-3943	12 Okorwaw Avenue	Cabana	79/105	Thornewill Dsgn
			• Due to lack of visibility. Plans to be updated to reflect cabana submission		
9.	Dana Volman 05-3895	51 Ridge Lane	Rev. 04-3389: spa	38/60	NAG
			• Wire fence must be embedded in the privet. Spa and fence must not be visible at time of inspection and in perpetuity		
10.	Cannonbury Holdings 06-3910	18 Cannonbury Lane	Pool and hardscape	74/13	Atlantic Lndscp
			• Pool must not be visible at time of inspection and in perpetuity		
11.	Tom Mossdrop 06-3948	59 Somerset Road	Pool and spa	66/90	Robert Newman
			• Pool and spa must not be visible at time of inspection and in perpetuity		

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates None
 Recused Thornewill
 Documentation None
 Representing None
 Public None
 Concerns No additional concerns.

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

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

Certificate # **HDC2021-(as noted)****IV. OLD BUSINESS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Richmond Great Point 05-3766	2 Pimpernel Place	Apartment Building	68/335	KOH Architect
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dinah Klamert, KOH Architecture				
Public	None				
Concerns (4:36)	Klamert – Reviewed changes made per previous concerns. Oliver – Ms. Klamert addressed our concerns. Camp – Appreciates the changes. McLaughlin – Transoms with sidelights is too much glass at the front door. Coombs – Ms. Klamert did everything thing we asked. Pohl – The Board had asked for the transoms under the previous approval.				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye				

Certificate # **HDC2021-05-3766**

2. Richmond Great Point **05-3764** 2 Wildflower Drive Apartment Building 68/335 KOH Architect
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Dinah Klamert, KOH Architecture
 Public None
 Concerns (4:44) **Klamert** – Reviewed changes made per previous concerns; front porch roof pitch is 4/12.
Coombs – It’s good; they’ve done everything we asked.
McLaughlin – North elevation, left off the pitch for the porch roof.
Camp – Nothing to add.
Oliver – No concerns.
 Motion **Motion to Approve as submitted. (Oliver)**
 Roll-call Vote Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye Certificate # **HDC2021-05-3764**

3. Heather Haddon **05-3808** 1 Milk Street Trim Color Change 42.3.3/87 Twig Perkins
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.
 Representing Alyssa Corry, Twig Perkins
 Public None
 Concerns (4:51) **Corry** – Read Mr. Perkins comments: doesn’t see how a historically appropriate color can be denied.
Backus – Reviewed structures from the corner of Quaker Road and Milk Street to this lot; there is a context of late 1700 structures with grey trim.
Oliver – She viewed this; it’s true this section of the street has a more muted tone but before and after that section there is white, and it is appropriate.
McLaughlin – No concerns.
Camp – Because of the streetscape of this section being mostly grey, the white trim and sashes and chrome green door will make it too modern.
Coombs – She will go with white but would prefer it remain grey. She doesn’t have a problem with the front door being chrome green with the white, though Essex green would be better.
Pohl – He too would prefer Essex green. The area being grey with trees makes it very nice; however, white is approvable.
 Motion **Motion to Approve through staff with the front door to be Essex green. (Oliver)**
 Roll-call Vote Carried 3-2// Coombs, Oliver, and Pohl-aye; Camp & McLaughlin -nay Certificate # **HDC2021-05-3808**

V. 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.	Elizabeth Powell 05-3780	71 Cliff Road	Pool	30/160	Atlantic Lndscpng
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Lindsay Congleton, Atlantic Landscaping Inc.				
Public	Ethan Griffin, Gryphon Architects for 69 Cliff Road				
Concerns (5:00)	Congleton – Presented project; could reduce to 14X28; an existing raised deck would help screen the view. Griffin – It’s a similar argument for 71R; this is a small lot with a lot going on, and he doesn’t think a pool is appropriate on a lot this size. Coombs – The pool is too big, and this isn’t an appropriate location; it should be reduced in length. Oliver – A little reduction would be good, especially since it’s right on a way. McLaughlin – He feels there is minimal visibility in this location. Camp – Agrees with Ms. Coombs; would like it reduced to accommodate its location. She’d approve this due to the lack in hardscaping; this has a lot of green space. Pohl – There is nothing blocking the view of the pool looking down the driveway from Cliff Road. He’d like to see a plan with more vegetation blocking the view down the driveway. Hamblin is not a publicly travelled way; our visibility is from Cliff Road. Discussion about how much to reduce the pool: consensus would accept 2’ off the length and width				
Motion	Motion to Approve through staff with the pool reduced 2’ in length and 2’ in width and with vegetative screen between the end of the driveway and the pool and not to be visible at the time of inspection and in perpetuity. (McLaughlin)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, Camp, McLaughlin, and Pohl-aye		Certificate #	HDC2021-05-3780	

2. Village Way R.T. 05-3782	6 Village Way	New dwelling	14/42	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:16)	Flynn – They requested this be held for the next meeting. Not opened at this time.			
Motion	Motion to Hold for Friday, June 11th. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye		Certificate #	
3. Grey Lady Lane 05-3783	6 Grey Lady Lane	New dwelling	66/703	Val Oliver Design
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (5:18)	Oliver – Presented project; height 27’7”, white trim, dove grey sash, Hamilton blue door, natural-to-weather cedar roof. Thornewill – This fits into the neighborhood. Camp – Architecturally, no concerns but runs lot line to lot line. Coombs – The architecture fits in. McLaughlin – Exterior features are compatible to the area.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, McLaughlin, and Pohl-aye		Certificate #	HDC2021-05-3783
4. Milton Rowland 05-3784	18 Mount Vernon Street	Addition	55.4/32.1	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documentation, and advisory comments.			
Representing	Milton Rowland, owner			
Public	None			
Concerns (5:22)	Rowland – Presented project; he’s planning to reuse the window being replaced on the east elevation. Backus – Read HSAB comments: reuse the window the east elevation tiny window, otherwise no concerns. This is Poets Corner from 1830s. Oliver – The addition is appropriate; no concerns. Camp – Appreciates reusing the window. West elevation, would like to see a window in the left shed addition. Coombs – Appropriate as submitted. McLaughlin – This is the old Gardner house. No concerns. Pohl – A window on the west would be nice but isn’t necessary; it’s a small section of wall.			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, Coombs, McLaughlin, and Pohl-aye		Certificate #	HDC2021-05-3784
5. Hope Poor 05-3785	Tuckernuck “Over the Hill”	Rooftop solar	96/2.1	John Phinney
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and manufacturer spec sheet.			
Representing	John Phinney			
Public	None			
Concerns (5:29)	Phinney – Presented project. Flynn – TAB had no quorum; but the 2 members and no concerns. Camp – She will go along with the 2 members of TAB. McLaughlin – No concerns. Oliver – No concerns; would like a photo of the panels in the already executed project. Coombs – She’d like photos of the building with panels included in the packet.			
Motion	Motion to Approve through staff with photos of the existing solar array included in the packet. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye		Certificate #	HDC2021-05-3785

6.	Hams Tucker NT 05-3786	Tuckernuck "Far Out"	Rooftop solar	94/23	John Phinney
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and manufacturer spec sheet.				
Representing	John Phinney				
Public	None				
Concerns (5:35)	<p>Phinney – Presented project.</p> <p>Flynn – Read TAB comments: no concerns.</p> <p>Oliver – If it's approved, it will be due to its remote location and because of the color of the roof.</p> <p>Coombs – No concerns.</p> <p>Camp – Asked which side this array is on (facing the ocean). In the future, when the roof is redone, it should be in black or charcoal black.</p>				
Motion	Motion to Approve due to lack of visibility; in the future when the roof is redone, it should be in a color approved for solar panels. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye			Certificate #	HDC2021-05-3786
7.	Dakota 5W, LLC 05-3820	5 Westerwick Drive	New dwelling	73/36	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Michael Luft-Weissberg, Workshop APDW				
Public	None				
Concerns (5:39)	<p>Luft-Weissberg – Presented project; Quaker grey trim with white sash; other buildings will be proposed in the future.</p> <p>Backus – Read SAB comments: this design is sympathetic to the area; only concern is it seems there will be a lot of structures proposed for the lot.</p> <p>No concerns.</p> <p>McLaughlin muted.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 4-0//Coombs, Oliver, Camp, and Pohl-aye; McLaughlin no vote			Certificate #	HDC2021-05-3820
8.	Dakota 5W, LLC 05-3787	5 Westerwick Drive	Pool and hardscape	73/36	Ahern
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (5:45)	<p>Ahern – Presented project.</p> <p>Backus – Read SAB comments: no concerns due to lack of visibility.</p> <p>No concerns.</p> <p>McLaughlin muted.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 4-0//Oliver, Camp, Coombs, and Pohl-aye; McLaughlin no vote			Certificate #	HDC2021-05-3787

9.	33 N. Mill, LLC 05-3789	7 North Mill Street	New dwelling	55.44/77	S. Metz Design
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.				
Representing	Sophie Metz, S. Metz Design				
Public	Joan Taylor, 16 Mill Street and representing the Woodmans at 26 Prospect Street Anne Lingeman Davis, 15 Mill Street Patricia Beilman, 17 Mill Street Anne Dewez, 5 Mill Street				
Concerns (5:48)	<p>Metz – Presented project; reviewed redesign based upon the comments from HSAB and neighbors.</p> <p>Backus – Infill structure. Read HSAB comments based upon original submission: design more suited to rural setting; very visible; side wings should be more subordinate; no flush dormer on front; should have 6-over-6 windows; stone foundation not in keeping with rubble foundation; too many sliders. There was a discussion about what to look at for precedent.</p> <p>Taylor – We have several concerns: corrected to misinformation about the allowable groundcover, visible from the Pony Field and Land Bank properties, read comments about the topography with the house stretching across the crest of the entire hill; our neighborhood is made up of simple Quaker style houses. Even the redesign doesn't fit the neighborhood.</p> <p>dAvis – Read statement of opposition into the record.</p> <p>Beilman – Underscored the observations that this design does not meet HDC guidelines in reference to scale and proportions. The proposal doesn't create a sympathetic architectural landscape that harmonizes with the old historic district (OHD).</p> <p>Dewez – The neighborhood group is in agreement against this project.</p> <p>McLaughlin – South elevation right, the small shed is unattractive and inappropriate.</p> <p>Camp – This is a beautiful design but is overly complicated for this site. Sent Staff photos that she thinks are good and appropriate examples for this area: smaller with additive massing. You don't have to start with a large house; suggested a simple, Quaker style house.</p> <p>Coombs – This is too complicated. There should be no dormers over the front door. The whole thing has to come down; this is 3 stories as seen from the Pony Field. This area is simple Quaker houses; this should be redesigned. Shouldn't be placed at the highest point of the property.</p> <p>Oliver – She agrees with what's been said. As the HDC we don't have control over how a subdivision is created, but when people buy a lot, they are trying to make a house fit the lot. It might be helpful to view with height poles and have HSAB review the new design. Asked if there is a way to mitigate the basement level with vegetation or infill.</p> <p>Pohl – Generally he favors the direction of the new design. For him the most troublesome elevation is the north because you're carving away the grade to get light into a sub-grade level. Looking at the site plan, the ground naturally slopes up but topography is being carved away to get in the lower level, which will be highly visible; should leave the grade as is.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye			Certificate #	
10.	Kelly Carrero 05-3790	8 Walnut Lane	Driveway/apron	42.3.4/69	R. Newman/SCI
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	None				
Recused	Oliver on break				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Robert Newman, Sandcastle Construction Inc.				
Public	None				
Concerns (6:28)	<p>Newman – Presented project.</p> <p>Backus – Structure is circa 1750. Read HSAB comments from 5/17: keep existing fence; reuse existing brick; provide a gate at the driveway.</p> <p>Coombs – Agrees about another gate; would like the existing pedestrian gate reused for the moved walkway. Agrees with HSAB.</p> <p>Thornewill – This is a great solution and fits in; would like the driveway gate to retain the picket.</p> <p>Camp – Agrees with HSAB about the fence becoming a gate.</p> <p>McLaughlin – This fits in.</p> <p>Pohl – Would like to follow HSAB's recommendation that the picket be a gate.</p>				
Motion	Motion to Approve through staff with the existing fence turned into a driveway gate per HSAB comments. (McLaughlin)				
Roll-call Vote	Carried 5-0//Camp, Thornewill, Coombs, McLaughlin, and Pohl-aye			Certificate #	HDC2021-05-3790

11. William Hokkanen Trust 05-3791					
	73 North Liberty Street	Foundation + addition	41/141	NAG	
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	None				
Recused	Oliver on break				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (6:37)	<p>Theroux – Presented project; known as “Barntucket”; height will not be increased.</p> <p>Backus – “Barntucket” is circa 1820. Read HSAB comments: setback of additions should be further increased at least 1’.</p> <p>Pohl – The drawings we are looking at show the 1’ rebate HSAB requested.</p> <p>Camp – Appreciates reducing the accessories to keep the focus on the historic front façade.</p> <p>Thornewill – She agrees. The hipped roof on the right porch would look better as a simple gable with rake facing front.</p> <p>Coombs – Agrees with what’s been said.</p> <p>McLaughlin – This fits in.</p> <p>Pohl – Agrees with Ms. Thornewill about changing the front-facing hipped roof to a shed.</p>				
Motion	Motion to Approve through staff with the hipped roof on the street side changed to a shed roof with exposed rake to mirror the left. (Thornewill)				
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Thornewill, and Pohl-aye	Certificate #	HDC2021-05-3791		
12. Hugh Davis 05-3721					
	112 Main Street	Rev. 58361: add + reno	42.3.3/104	Gryphon Arch	
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Ethan Griffin, Gryphon Architects				
Public	None				
Concerns (6:44)	<p>Griffin – Presented project; circa 1840s but working post-war vintage.</p> <p>Backus – Circa 1836 Greek Revival. Read HSAB comments: requested boxing in the existing meters.</p> <p>No additional concerns.</p>				
Motion	Motion to Approve through staff with the meters boxed in. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye	Certificate #	HDC2021-05-3721		
13. Kingfisher R.T. 05-3719					
	278 Polpis Road	Rev. 2488: relocate on site	25/2	Gryphon Arch	
Voting	Pohl, Coombs, McLaughlin, Oliver, Thornewill				
Alternates	None				
Recused	Camp on break				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ethan Griffin, Gryphon Architects				
Public	None				
Concerns (6:49)	<p>Griffin – Asked this be continued to Old Business</p> <p>Not opened at this time.</p>				
Motion	Motion to Hold. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Oliver, and Pohl-aye	Certificate #			
14. Mark Wilmot 05-3718					
	35 Monomoy Road	Rev. 15851: fenest + dormer	54/74	Gryphon Arch	
Voting	Pohl, Coombs, McLaughlin, Oliver, Thornewill				
Alternates	None				
Recused	Camp on break				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ethan Griffin, Gryphon Architects				
Public	None				
Concerns (6:50)	<p>Griffin – Presented project; white trim, dormers have white vertical board; hard to get a straight-on view of this.</p> <p>Oliver – Her concern is the deck on brackets when most decks are integrated into a roof; deck fenestration should be reduced to 1 door and 2 windows. No concerns with the dormer.</p> <p>Coombs – Agrees with Ms. Oliver; would prefer the deck not be bracketed. Northeast elevation prefers the 3 doghouse dormers.</p> <p>McLaughlin – No comments.</p> <p>Thornewill – Agrees with Ms. Oliver about the dormers and incorporating the deck into a roof.</p> <p>Pohl – Northwest elevation, his concern is the painted white fan over the 2nd-floor French doors.</p>				
Motion	Motion to Hold for revisions. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye	Certificate #			

15. PFox Nantucket, LLC 05-3792	20 Orange Street	Addition + fenestration	42.3.2/70	Botticelli + Pohl
Voting	Coombs (acting chair), McLaughlin, Oliver, Thornewill			
Alternates	None			
Recused	Pohl; Camp still on break			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (6:57)	<p>Botticelli – Presented project; reviewed visibility from Union Street and Commercial Wharf.</p> <p>Backus – Typical Nantucket circa 1800s New England Colonial revival; Lancaster indicates dormers are modern. Read HSAB comments from: 2nd & 3rd floors visible; stick to 6-over-6 windows; 6-light French doors inappropriate; north elevation, change 9-light to 6-over-9; integrate dormer with connector; north elevation visible from Orange Street.</p> <p>Oliver – She’s only unsure about the east elevation grill pattern of the windows and French doors, but those aren’t visible.</p> <p>Thornewill – East elevation, changing the pane size obliterates any reference to the age of the structure, but not visible. North elevation, the shed dormer obliterates the clean gable end; asked that the dormer be pulled in 6” more off the main mass wall.</p> <p>McLaughlin – North, south, and west elevations will be visible from Orange Street; east elevation, anything from the 2nd-floor up will be visible from the harbor so bi-folds are not appropriate.</p>			
Motion	Motion to Approve the plans presented at the table through staff with the north elevation shed dormer pushed an additional 6” away from the main mass gable end. (Thornewill)			
Roll-call Vote	Carried 3-1//Thornewill, Oliver, and Coombs-aye; McLaughlin-nay	Certificate #	HDC2021-05-3792	
16. Frederick Hahn 05-3795	50 Eel Point Road	Garage/office	32/25.1	EMDA
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ethan McMorro, Ethan McMorro Design Associates			
Public	None			
Concerns (7:18)	<p>McMorro – Presented project; details match main house; no interior staircase; likes Mr. Pohl’s suggestion.</p> <p>Oliver – Appreciates the size and stature; suggested the north elevation deck doesn’t wrap the corner. It’s standard to what’s out there.</p> <p>Pohl – Suggested rather than a full deck on the west, step the deck back to the corner board.</p> <p>Camp – Likes Mr. Pohl’s suggestion; alternatively, could just bring the hipped roof up to the deck railing.</p> <p>Coombs – Agrees with Mr. Pohl’s suggestion. This is a well-sized garage.</p> <p>McLaughlin – Appreciates the stairs tucked against the wall and the deck is not excessive. He feels this is approvable.</p>			
Motion	Motion to Approve through staff with the west elevation deck railing stepped back to the left corner board and on the north elevation the railing stepped back to the corner board. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye	Certificate #	HDC2021-05-3795	
17. Frederick Hahn 05-3797	50 Eel Point Road	Pool and hardscape	32/25.1	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 (7:29)	<p>Congleton – Presented project; pool is 275’ from the road; the retaining wall would be screened by vegetation.</p> <p>Pohl – The elephant in the room is the subterranean garage what will require a 10’ retaining wall. There is an existing contour at elevation 12 but the proposed is elevation 15; that means the east side of the site is being filled 3’; the driveway should start at elevation 12.</p> <p>Oliver – Her biggest concern is the slope in the lot; we need to be careful about the grade being raised in a non-organic manner. Privet at the beach is not a great choice; should use more natural vegetation to mitigate what’s happening.</p> <p>Coombs – Agrees with Ms. Oliver about the use of privet; this is in the moors and the area is very informal. Should be much less formal and should use indigenous plants. Agrees with Mr. Pohl about minimizing the use of retaining walls.</p> <p>Camp – Nothing to add.</p> <p>McLaughlin – No comments.</p>			
Motion	Motion to Hold for revisions and more information on grade and retaining. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye	Certificate #		

18. C. Wendzicki Et al. 05-3726	13 Equator Drive	Pool	66/261	JB Studios
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (7:41)	<p>Bencat – Presented project; the two driveways are existing; pool has an autocover.</p> <p>Oliver – Her concerns will be mitigated by the caveat. This space is wide open so will require more plantings.</p> <p>Coombs – She’s alright with this; it needs proper vegetation.</p> <p>Camp – The caveat will protect visibility; a corner lot does have a lot of responsibility regarding screening. She’s not seeing the screening vegetation reflected on the plans and is concerned about that. A row of Leland Cyprus isn’t natural to this area; they should be staggered with other trees.</p> <p>McLaughlin – No comments.</p> <p>Pohl – Okay with the visibility caveat attached.</p>			
Motion	Motion to Approve through staff with the pool to be screened with staggered native cedars and not visible at time of inspection and thereafter in perpetuity. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #	HDC2021-05-372697
19. C. Wendzicki Et al. 05-3727	13 Equator Drive	Cabana	66/261	JB Studios
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (7:49)	<p>Bencat – Presented project; can change the windows and make the French doors 15-lights.</p> <p>Oliver – The proposed windows are 2-over-2 and the house has 6-over-6; they should be changed to match the house. No additional concerns.</p>			
Motion	Motion to Approve through staff with the 6-over-6 double-hung windows and 15-light French doors to match the house. (McLaughlin)			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2021-05-3727
20. Dolores Martin 05-3796	80 Easton Street	Spa	42.4.2/6	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:52)	<p>Flynn – Doesn’t see Ms. Martin in the queue. Not opened at this time.</p>			
Motion	Motion to Hold for representation. (camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #	
21. Stephen Slosek 05-3798	40 Polpis Road	Rooftop solar	54/265	Cotuit Solar
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Karen Alence, Cotuit Solar			
Public	None			
Concerns (7:53)	<p>Alence – Presented project; goal is for the whole farm to go solar; black asphalt roof with very high trees along the road.</p> <p>Camp – Given that this is a farm and on a black roof, this is acceptable.</p> <p>Coombs – Her concern is that this is proposed on the front of the main mass facing the street; doesn’t see why it can’t be put on the rear section south elevation and east elevation roof; that would make up for more than is on the front roof.</p> <p>Oliver – We can’t keep approving these just because it’s a farm; this is on the front of the house facing the street and would need more screening. Some of those panels could go on the back ell facing south, that or a ground array.</p> <p>McLaughlin – With the current landscaping and the black roof, he would motion to approve as submitted.</p> <p>Pohl – There is talk about supplemental vegetation for further screening from Polpis Road.</p>			
Motion	Motion to Approve through staff with additional evergreen vegetation between the house and Polpis Road. (McLaughlin)			
Roll-call Vote	Carried 3-2//Camp, McLaughlin, and Pohl-aye; Oliver and Coombs-nay		Certificate #	HDC2021-05-3798

22. Daniel Omstead 05-3799	9 Quaise Pasture Road	Garage/studio	26/20.1	SMRD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Steve Roethke, Steve M. Roethke Design			
Public	None			
Concerns (8:04)	<p>Roethke – Presented project.</p> <p>Oliver – She viewed this and saw a more substantial garage right on the road across the street; she now has no concerns.</p> <p>Coombs – Given the location, this is appropriate.</p> <p>McLaughlin – As designed it is appropriate.</p> <p>Camp – No concerns.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye	Certificate #	HDC2021-05-3799	
23. Alex Karis 05-3855	11 Mill Hill Lane	Rev. 2356: fnst, deck, + perg	55/924	B. Meerbergen
Voting	Pohl, Coombs, McLaughlin, Oliver, Thornewill			
Alternates	None			
Recused	Camp on break			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:10)	<p>Meerbergen – Presented project; can separate the east elevation ganged windows; west is not visible.</p> <p>Oliver – Appreciates changes.</p> <p>Thornewill – The north is the most visible; no concerns.</p> <p>Coombs – The front door needs one-more level of trim. West elevation, the ganged windows should be separated. East elevation, reduce the dormer or separate the windows to fill it.</p> <p>McLaughlin – No comments.</p>			
Motion	Motion to Approve through staff with the east elevation dormer “B” windows separated. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Pohl-aye	Certificate #	HDC2021-05-3855	
24. Ack11 Pleasant, LLC 05-3810	11 Pleasant Street	Replace windows	42.3.3/121	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, advisory comments, and window survey.			
Representing	Linda Williams			
Public	None			
Concerns (8:18)	<p>Williams – Presented project; reviewed the window survey; asking for Green Mountain double-glazed but could do that on the sides and rear with true-divided light (TDL) on the front; the rear was added between 1923 and 1949; the windows are in too poor condition to rehab.</p> <p>Backus – Typical Nantucket circa 1750; windows are a hot-button topic when it comes to preservation with Secretary of the Interior having set standards. Read HSAB comments: all windows have sash-weighted balances apparently in good condition; need complete window survey; windows should be restored.</p> <p>Oliver – Because of the age of the house and its location, it’s key to have all the windows identified; each window should be numbered with an accompanied photo and size. The front and sides should be sussed out as to what could be kept. Would like a 3rd-party expert to assess the windows for HDC.</p> <p>Coombs – Agrees with Ms. Oliver; would like original the front and side windows rehabilitated with internal storms. Okay with Green Mountain on the rear.</p> <p>Camp – A lot of old houses changed to 6-over-6; the 12-over-12 speaks to the age of the house. Would like to see the front and first course of side windows kept and repaired; elsewhere okay with the Green Mountain double pane.</p> <p>McLaughlin – If the windows are replaced, it should be with wood TDLs and with harmony for each wall.</p>			
Motion	Motion to View and Hold for review of the window survey packet. (McLaughlin)			
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, McLaughlin, and Pohl-aye	Certificate #		

25.	37 Pocomo Road RT 05-3811	37 Pocomo Road	Pool and hardscape	14/38	Ahern
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (8:37)	<p>Ahern – Presented project; vegetation will be enhanced as needed; pool has an autocover; can extend a fence off the cabana to help screen the pool.</p> <p>Oliver – The pool is ridiculously large at 58’ long. She didn’t view this; if we can’t see it, we have no jurisdiction. This is only 40 feet from Village Way.</p> <p>Coombs – At nearly 60’ long, the pool is longer than a typical house. Can’t say it is in keeping with the area.</p> <p>Camp – Agrees about the size being inappropriate, but this is well hidden. The proposed fence could exasperate things.</p> <p>McLaughlin – No comments.</p> <p>Pohl – For someone who swims laps, this is an appropriate length. There is plenty of vegetation and this is very remote.</p>				
Motion	Motion to Approve through staff with elimination of the 6’ fence east of the pool and with the pool not to be visible at time of inspection in perpetuity and thereafter. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye			Certificate #	HDC2021-05-3811
26.	37 Pocomo Road RT 05-3813	37 Pocomo Road	Cabana	14/38	Workshop/APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Michael Luft-Weissberg, Workshop APD				
Public	None				
Concerns (8:53)	Luft-Weissberg – Asked this be held for Mr. Kotchen to represent. Not opened at this time.				
Motion	Motion to Hold for Friday, June 11th at applicant’s request. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye			Certificate #	
27.	11 India Street, LLC 05-3814	11 India + 31 Centre Street	Bike bollards & replace steps	42.3.1/122 + 68	Ahern
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (8:54)	<p>Ahern – Presented project; asked for guidance on the type of bike rack.</p> <p>Backus – Read HSAB comments from 5/24: confirm location with Town, within right of way; prefer wooden bike racks; bollards should be turned so as not to block sidewalk.</p> <p>Camp – Okay with the brick walkway; would prefer a standard wood bike rack.</p> <p>Oliver – You can’t use those round bikes racks; they don’t work.</p> <p>McLaughlin – Those are a disgrace to Nantucket and put up with no permit.</p> <p>Coombs – No one uses them; they don’t hold the bike up creating a mess; should be typical wooden bike rack.</p> <p>Pohl – He doesn’t like them either; they are too modern and over designed. A more traditional rack would be better.</p>				
Motion	Motion to Approve the material change to the path but through staff with no bike racks at this time. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye			Certificate #	HDC2021-05-3814
Following items held					
28.	11 India Street, LLC 05-3816	11 India Street	Fence	42.3.1/122.2	Ahern
29.	Cannonbury Lane Part 05-3817	14 Cannonbury Lane	New dwelling	74/11	Workshop APD
30.	Cannonbury Lane Part 05-3788	14 Cannonbury Lane	Pool & harscape	74/11	Workshop APD
31.	Gifford Whitney A Trst 05-3818	6 Lily Street	Window and door change	42.3.4/45	CWA
32.	8 Walsh, LLC 05-3819	8 Walsh Street	Addition	42.4.1/83	B. Meerbergen
33.	Barry + Robert Ang 05-3821	11 Jonathan Way	New dwelling	75/42	McMullen Assoc.
34.	Barry + Robert Ang 05-3822	11 Jonathan Way	Cottage	75/42	McMullen Assoc.
35.	Barry + Robert Ang 05-3823	11 Jonathan Way	Shed	75/42	McMullen Assoc.
36.	Barry + Robert Ang 05-3824	11 Jonathan Way	Pool and hardscape	75/42	McMullen Assoc.
37.	LBC Sconset, LLC 05-3826	9 Hawk’s Circle	Minor resite + bumpout	74/37.1	JGG Architects
38.	Beach Not, LLC 05-3827	16 Cannonbury Lane	Pool and hardscape	74/12	JGG Architects
39.	Beach Not, LLC 05-3828	16 Cannonbury Lane	Rev. 3026: location + window	74/12	JGG Architects
40.	103 Main Street, LLC 05-3829	103 Main Street	Gate	42.3.3/153	Atlantic Lndscpng
41.	Steven J. Renehan Tr 05-3830	24 Stone Post Way	Pool and hardscape	73.3.2/68	Atlantic Lndscpng
42.	38 Prospect, LLC 05-3831	38 Prospect – Lot 29	Spa/hardscape	54.4.4/56	Mark Lombardi

HDC Minutes for June 07, 2021, adopted June 22

43. Greg Raiff 05-3832	100 Low Beach Road	Rev 10-21882 minor revs	75/27	Bernice Wahler
44. Jim Ikard 05-3833	1 Bloom Street	Addition	42.3.3/140	Emeritus
45. Jim Helfrich 05-3834	37 Fair Street	Addition/alteration	42.3.2/212	Emeritus
46. Earret, LLC 05-3836	6A Morey Lane	New dwelling	73.3.1/47	Emeritus
47. John Berry 05-3837	22 Eel Point Road	Demo/move off	40/45	Emeritus
48. John Berry 05-3838	22 Eel Point Road	New dwelling	40/45	Emeritus
49. Bill Burke 05-3839	54 Pochick Avenue	Addition	79/128	Emeritus
50. Doug Meyer 05-3841	18 Gardner Road	New dwelling	43/135	Emeritus
51. Doug Meyer 05-3840	18 Gardner Road	Garage	43/135	Emeritus
52. Darrell Ferguson 05-3842	28 Main Street, Sias	Rev 02-2856 cupola + pergola	73.3.1/47	Emeritus
53. Eric Kraeutler 05-3843	35 New Street	Move off/demo	73.4.2/42	Botticelli + Pohl
54. Eric Kraeutler 05-3844	35 New Street	New dwelling	73.4.2/42	Botticelli + Pohl
55. Hannah Gardner House 05-3845	6 Gull Island Lane	Revise bldg size + alterations	42.4.3/61	Sarah McLane
56. NISDA 05-3846	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
57. NISDA 05-3847	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
58. NISDA 05-3848	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
59. William Scannell 05-3849	119R Eel Point Road	Rev 12-2446 cupola revs	33/17.1	BPC
60. Sweet Meadow Sylvia Ln 05-3851	74 West Chester Street	Hardscape	41/478	NAG

VI. 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 nd 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 Design
16.	Grey Lady Lane, LLC 04-3600	4 Grey Lady Lane	New dwelling	66/702	Val Oliver Design
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

VII. NEW BUSINESS (06/07/2021)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Josh Morash 05-3885	8 Bayberry Lane – Lot A	Move/demo	67/72	Val Oliver Design
2.	Josh Morash 05-3886	8 Bayberry Lane – Lot A	New dwelling	67/72	Val Oliver Design
3.	Jeff Morash 05-3881	8 Bayberry Lane – Lot B	New dwelling w/ garage	67/72	Val Oliver Design
4.	Laurence Goode 05-3887	10 Grey Lady Lane	New dwelling	66/705	Val Oliver Design
5.	Lawrence Conway 05-3891	167 Surfside Road	New dwelling	87/118	Val Oliver Design
6.	Local Buoy Props. 05-3890	39 Beach Grass Road	New duplex	66/368	Val Oliver Design
7.	Linda Towne 05-3884	5 Evergreen Way – Lot B	New dwelling	68/726	Val Oliver Design
8.	Jacob Martinson 05-3883	16 West York Lane	New dwelling	55/8.2	Val Oliver Design
9.	Diane Catino Et al 05-3892	11 D Street	New dwelling	60/2.1	E McMorrow
10.	Tomaiolo Development 05-3901	3 Raceway Drive	Move off/demo	66/281	E McMorrow
11.	3 Raceway Drive, LLC 06-3964	3 Raceway Drive	New dwelling	66/281	Sophie Metz
12.	Michael + Rachel Watts 05-3896	20 Lincoln Avenue	New gate	30/115	Sanne Payne
13.	Town of Nantucket 05-3897	58 Bunker Road	New metal shop building	78/119	S.M. Roethke
14.	Hatcreek Cattle Co. 05-3898	15 Beach Grass Road	New dwelling	68/394	Karsten Reinemo
15.	Patti Duester 05-3876	13 Monomoy Road	As built deer fence	54/198	Self
16.	Magnus Nicolin 06-3957	6 Brier Patch Road	Rooftop solar	21/136	Karen Alence
17.	Robert Meyer Jr. 06-3961	307 Polpis Road	Renovate barn	25/39	CWA
18.	Kristen Engle Trust 06-3979	90 Pocomo Road	Pool and hardscape	15/43	CWA
19.	Howard + Holt _____	10 Bayberry Lane	Addition	67/71	Newman INC.

HDC Minutes for June 07, 2021, adopted June 22

20. Oliver Carr 06-3954	84 Cliff Road	New dwelling	30/74.1	Robert Newman
21. Robert Newman 06-3972	6 Topping Lift Road	Addition/garage	66/308	Robert Newman
22. Downyflake Inc 06-3974	14 West Creek Road	Commercial building	55/175	Robert Newman
23. Downyflake Inc 06-3971	14 West Creek Road	Rooftop solar array	55/175	Robert Newman
24. Stuart Whitlock 06-3965	101 Orange Street	As built fence	55.1.4/17	Self
25. 17 Lincoln Realty Trust 06-3968	17 Lincoln Circle	Pool and hardscape	30/18	Ben Champoux
26. Gary Winn 06-3960	25 North Water Street	Window replacement	42.4.2/2.1	Linda Williams
27. Peter Dupont 06-3963	47 Millbrook Road	New dwelling	56/231	E McMorrow
28. 3 Old Mill Court 06-3980	3 Old Mill Court	Rev. 73363: add window	55/927	E McMorrow
29. Tim Quinlisk 06-3962	88 Quidnet Road	Rev. 0793:	21/109	Botticelli + Pohl
30. Okay Okay House, LLC 06-3934	10 Union Street	Rev. 2342: door change	42.3.1/43	BPC
31. 6 Gull Island, LLC _____	6 Gull Island	Historic determination	42.4.3/61	Sarah McLane
32. Thomas Rhodes II Trst 06-3932	125 Main Street	New dwelling	42.3.3/49	Gryphon Arch
33. Tim Vieth 06-3912	3 Gladlands Avenue	Pool and hardscape	88/234	Atlantic Landscap
34. Aileen Newquist 06-3911	29 Main Street	Pool and hardscape	73.3.1/9	Atlantic Landscap
35. Rhack, LLC0 06-3909	20 Sherburne Turnpike	Pool and hardscape	30/195	Atlantic Landscap
36. Brian Nester 06-3908	4 East Lincoln Avenue	Pool and hardscape	42.4.1/49	Atlantic Landscap
37. 41 Beach Grass, LLC 06-3953	41 Beach Grass Road	New dwelling	68/367	Val Oliver Design
38. 43 Beach Grass, LLC 06-3952	43 Beach Grass Road	New dwelling	66/358	Val Oliver Design
39. John Barry 06-3956	22 Eel Point Road	New guest house	40/45	Emeritus
40. John Barry 06-3955	22 Eel Point Road	New garage	40/45	Emeritus
41. Barbara Henderson 06-3981	6A Silver Street	Spa and hardscape	55.4.1/184.1	Waterscapes
42. Thomas Wynn Trst 06-3966	10 Moors End Lane	Addition	43/214	Studio Ppark

VIII. OTHER BUSINESS	
Approved Minutes	May 25 & 27, 2021
Motion	Motion to Approve. (Coombs)
Roll-call vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye
Review Minutes	June 3, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Old Business Friday, June 11, 2021 at 1:00 p.m. • Backus – Resilient Nantucket contractor will speak before the business portion and would like a motion for adoption on Friday. The grant expires at the end of this month. • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:04 p.m. (McLaughlin)**
 Roll-call Vote Carried 5-0//Coombs, Camp, Oliver, McLaughlin, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Tuckernuck Advisory Board