



## HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Raymond Pohl (Chair), Stephen Welch (Vice-chair), Diane Coombs, Abby Camp, Vallorie Oliver,  
**Associate Commissioners:** Jessie Dutra, Carrie Thornewill, Connie Patten

~~ MINUTES ~~

**Thursday, June 8, 2023**

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

Called to order at 1:02 pm. and announcements by Mr. Pohl

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

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

Remote Participants: Pohl, Coombs

Absent Members: Patten, Dutra

Late Arrivals:

Early Departures: Pohl 1:30 pm

Adoption of Agenda.

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

### I. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Brent Morneau <b>05-8586</b>	7 Goldfinch Dr	Omit railing rev 03-3256	68/504	Brett Morneau
2. Denise Kronau <b>05-8472</b>	5 Old Quidnet Rd	Sport court	20/54.1	Atlantic Landscaping
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	-			
<b>Motion</b>	<b>Motion to approve consent agenda. (Oliver)</b>			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Coombs, Camp, Oliver-aye		Certificate #	<b>HDC2023-(as-noted)</b>

### II. 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. Yerzhan Jumabov <b>05-8561</b>	7 Boynton Ln	Fenestration & color chng	67/1.2	DTA
Voting	Welch, Coombs, Camp, Oliver, Thornewill			
Alternates	Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	<b>Anton Dimov- DTA</b>			
Public	None			
Concerns	none			
<b>Motion</b>	<b>Motion to approve (Oliver)</b>			
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill-aye		Certificate #	<b>HDC2023-05-8561</b>

2. Summer House <b>05-8582</b>	1 Magnolia Ave	Handicap ramps	73.3.1/123	John Shea
Voting	Welch, Coombs, Camp, Oliver, Thornewill			
Alternates	Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	<b>John Shea</b>			
Public	-			
Concerns	-			
<b>Motion</b>	<b>Motion to approve through staff, rail to be cross buck railing. (Oliver)</b>			
Roll-call Vote	Carried 5-0 // Welch, Coombs, Camp, Oliver, Thornewill-aye		Certificate #	<b>HDC2023-05-8582</b>

**III. 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. Nicole & Phillip Hadley <b>04-8300</b>	4 Underhill Lane	New garage	73.3.2/38.1	WAPD
Voting	Pohl, Welch, Coombs, Oliver, Thornewill.			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	Application not opened, held for 06/13.			
<b>Motion</b>	<b>No Action</b>			
Roll-call Vote			Certificate #	<b>HDC2023-04-8300</b>

**IV. 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. 14 Bishop Rise NT LLC <b>05-8557</b>	14 Bishop Rise	MH Revision 07-6715	40/124	Emeritus
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	<b>Matthew MacEachern- Emeritus</b>			
Public	-			
Concerns	-			
<b>Motion</b>	<b>Motion to approve as submitted with the door being rectangular instead of oval. (Camp)</b>			
Roll-call Vote	Carried 4-1 // Pohl, Camp, Coombs, Thornewill-aye & Welch-nay		Certificate #	<b>HDC2023-05-8557</b>
2. Jane Berman <b>05-8571</b>	98 Tom Nevers Rd	Remove porch roof rev 04-6169	91/40	NAG
Voting	-			
Alternates	-			
Recused	-			
Documentation	- Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	Application not opened.			
<b>Motion</b>	<b>No Action</b>			
Roll-call Vote			Certificate #	<b>HDC2023-05-8571</b>
3. Richards Evans <b>05-8533</b>	11 Wanoma Rd	Roof mount solar	92.4/229	Team Sunshine
Voting	-			
Alternates	-			
Recused	-			
Documentation	- Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	Application not opened.			
<b>Motion</b>	<b>No Action</b>			
Roll-call Vote			Certificate #	<b>HDC2023-05-8533</b>

4.	Dallas Pioli <b>05-8579</b>	15 Plainfield Rd	Addition	49/118	Emeritus
Voting	Welch, Coombs, Camp, Thornewill				
Alternates	None				
Recused	Pohl, Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Matthew MacEachern- Emeritus</b>				
Public	-				
Concerns	No cocerns				
<b>Motion</b>	<b>Motion to approve (Thornewill)</b>				
Roll-call Vote	Carried 4-0 // Welch, Coombs, Camp, Thornewill-aye			Certificate #	<b>HDC2023-05-8579</b>
5.	Davkim Smiley <b>05-8578</b>	10-12 Davkim Ln	New dwelling	68/61&62	Emeritus
Voting	Pohl, Welch, Camp, Coombs, Thornewill				
Alternates	-				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Matthew MacEachern- Emeritus</b>				
Public	-				
Concerns	Coombs- appreciates location, no concern due to visibility. Thornewill- add pent roof to give relief. Camp- 2 <sup>nd</sup> floor ganged windows to look more standard and spaced more residential-like. Welch- concern with the proximity of the rear lot.				
<b>Motion</b>	<b>Motion to approve through staff with 2<sup>nd</sup> floor ganged windows to be spread apart. (Coombs)</b>				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill-aye			Certificate #	<b>HDC2023-05-8578</b>
6.	Davkim Smiley <b>05-8581</b>	10-12 Davkim Ln	Fence, gate, hardscaping	68/61&62	Jardins Intl.
Voting	Welch, Camp, Coombs, Thornewill, Oliver				
Alternates	-				
Recused					
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Elisabeth O'Rourke- Jardins Intl.</b>				
Public	-				
Concerns	Coombs- would suggest this lot to be exposed to more water drainage. Camp- would like to see more vegetation on the public side of the fence and an opportunity to make more landscaped. Thornewill- no concerns Oliver – No concerns Welch- lack of landscaping on the lot, some deciduous tree material, and lumbar would be beneficial to soften the view. concern with the length of the fence, add vegetation, every other section.				
<b>Motion</b>	<b>Motion to approve through staff extra planting every other panel. (Camp)</b>				
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill-aye			Certificate #	<b>HDC2023-05-8581</b>
7.	NT Land Bank <b>05-8588</b>	125 Somerset Rd	Roof replacement & dormers	66/69	Gryphon Architects
Voting					
Alternates					
Recused					
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing					
Public					
Concerns					
<b>Motion</b>	<b>Application withdrawn.</b>				
Roll-call Vote				Certificate #	<b>HDC2023-05-8588</b>

Rest held 06/13/23-

8.	Bent Shimmo NT <b>05-8510</b>	2 S Valley RD	Pool & retaining wall	43/165	Atlantic Landscaping
9.	Paul Donovan <b>05-8486</b>	89 Vestal ST	Fence	56/251	LINK
10.	Nt Boat Basin <b>05-8430</b>	29 Commercial Whrf	Partial demo	42.2.4/3	Dennis Patnaude
11.	14 Hussey St LLC <b>05-8419</b>	14 Hussey St	Foundation & door chng	42.3.4/132	EMDA
12.	Laura Iannetta	7 Paul Jones Rd	Relocate spa rev 12-7591	30/68.1	Ahern LLC
13.	22 Easton St LLC <b>05-8575</b>	22 Easton St	GH revision	42.1.4/12.1	Roland Voyages

14. 22 Easton St LLC <b>05-8576</b>	22 Easton St	Garage revision	42.1.4/12.1	Roland Voyages
15. 22 Easton St LLC <b>05-8574</b>	22 Easton St	MH revision	42.1.4/12.1	Roland Voyages
16. 22 Easton St LLC <b>05-8573</b>	22 Easton St	Studio revision	42.1.4/12.1	Roland Voyages

IX. OTHER BUSINESS	
Approved Minutes <b>Motion</b> Vote	<b>Welch- March 28 minutes should be reviewed.</b>
Review Minutes	February 23 & March 9, 2023.
Other Business	<ul style="list-style-type: none"> <li>• <b>Next HDC Meeting- June 13 at 4 pm *HYBRID &amp; IN-PERSON @ 4 FAIRGROUNDS RD. - COMMUNITY RM</b></li> <li>• Classification of street trees &amp; vegetating mapping</li> <li>• Discussion of Wind Turbines</li> <li>• Section 106 – Sunrise Wind Farm Project, intro (update as needed)</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demolitions</li> <li>• Discussion of options for house moves</li> </ul>

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion           **Motion to Adjourn at 1:50 pm. (Oliver)**  
 Vote               Carried 4-0 // Pohl, Welch, Camp, Oliver-aye

Submitted by:  
 Esmeralda Martinez

YouTube link: [https://www.youtube.com/watch?v=LjhY\\_mHmzzY](https://www.youtube.com/watch?v=LjhY_mHmzzY)

Nantucket Old Historic District    Sconset Old Historic District    Madaket Old Village