



HISTORIC DISTRICT COMMISSION REGULAR MEETING

4 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 27, 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: Pohl, Welch, Camp, Oliver, Thornewill, Dutra, Patten

Remote Participants: Coombs

Absent Members: None

Late Arrivals: Pohl (4:28pm)

Early Departures:

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Oliver)**
Vote Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten-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. Jeynny Vargas	29 Beach Grass Rd	Fence & gate	68/379	Jeynny Vargas
2. ACK 15 LLC	8 Chuck hollow rd.	Garage rev 7899	72/31	Val Oliver
3. P & M Reis	10 Green Meadow	Duplex door rev	67/382	J. Martinez
4. Lucia Lemus	75a Bartlett RD	Egress window wells	66/427	Lucia Lemus
5. Marshall Cohen	32 Eel Point Rd	New cabana	39/54	Val Oliver
6. Linda Porter	21 Keel Ln	New fence	66/323	Linda Porter
Voting	Welch, Camp, Coombs, Dutra, Thornewill			
Alternates	Patten			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	-			
Motion	Motion to approve. (Coombs)			
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Dutra, Thornewill-aye		Certificate #	HDC2023- (as noted)

II. CONSENTS WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Marshall Cohen	32 Eel Point Rd	Pool & hardscape	39/54	Val Oliver
<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. John Buttrick	26 Warrens Landing	Pool & structure rev	38/113	Linda Williams
<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. 				
Voting	Welch, Camp, Coombs, Patten, Dutra			
Alternates	Thornewill			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	-			
Motion	Motion to approve consent with conditions. (Coombs)			
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Patten, Dutra-aye		Certificate #	HDC2023-(as noted)

III. DISCUSSION FOR EVALUATION

- 7 Fair St- Window replacement

Voting

Alternates

Recused

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

Representing

Public

Concerns

Motion No action.

Roll-call Vote

Certificate #

IV. NEW BUSINESS 06/20/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Paul Donovan 05-8486	89 Vestal St	Fence	56/251	LINK

Voting Welch, Camp, Coombs, Oliver, Thornewill

Alternates -

Recused -

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

Representing -

Public -

Concerns Application not opened

Motion Hold for representation. (Camp)

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

Certificate #

HDC2023-05-8486

2.	Janet Bailey	11 Mill St	Hardscape	42.3.3/32	Mark Godfrey
----	--------------	------------	-----------	-----------	--------------

Voting Pohl, Welch, Camp, Coombs, Oliver

Alternates Dutra, Patten, Thornewill

Recused None

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

Representing **Mark Godfrey**

Public **Mickey Rowland** – Filling the space between the house and the curb with paving is unusual. Bluestone is not a traditional paving material in the OHD. Brick would be better. If you’re going to leave the concrete, there maybe it can be covered with a thin layer of natural pea stone to mute the white color.

Concerns **Anne Dewez** – Has been informed that the drain has been cleaned and should work way more efficiently.

Holly Backus – What you have before you is a partial as built condition for a revision to a 2019 HDC approval that the board had approved for landscaping in this particular area. The hardscaping was put in to help mitigate the drainage concerns. Brick would be more of an appropriate surface on top of the existing concrete that’s been placed down. Feels that adding a different surface like Cobble or Bluestone would be highly inappropriate for this neighborhood.

Oliver – Thinks the solution can be putting up a type 2 picket fence for screening and keeping what is there now.

Camp – Agrees with Val on the fence.

Coombs – Suggest the applicant copy the picture shown with “do not enter” sign, that would work. So, if the cement portion were left as is and a simple old-looking fence is put up that would work.

Welch – Hard surface on top of a hard surface here is inappropriate. The most appropriate solution was suggested by commissioner Oliver. You’re going to want access to keep this concrete clean and propose putting up a type 2 natural to weather picket fence. Fence should go the full length to the extent required to hide that concrete.

Pohl – Thinks the overall benefit would be to add the fence to mitigate visibility of the concrete. Suggests the applicant and owner review the suggestions made by the board today in order to submit proper revisions.

Motion Motion to hold for revisions. (Coombs)

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

Certificate #

HDC2023-

3.	Steamship Authority	1 Steamboat Wharf	Fence/Gate	42.4.2/101	Michael Bentley
Voting	Welch, Camp, Coombs, Oliver, Patten				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Michael Bentley				
Public	Mickey Rowland – A chain link gate or fence is not traditional by any means. There are examples of board fences in the area that are more appropriate than the chain link.				
Concerns	<p>Holly Backus – What is existing is more appropriate than what is being proposed. The photos help but a better site plan would be more appreciated.</p> <p>Oliver – Thought the application was confusing the way it was put together. If the proposed chain link wasn't so tall and sort of mimicked the aluminum fence that's been there all along, she'd be more for it. The board fence proposal was also confusing because on the bottom of the application it said aluminum, so it's hard to tell you if the applicant was referring to multiple types of fences in that section. Suggested the applicant not copy the stockade looking fence down the road.</p> <p>Camp – If the board were to approve an ornamental fence around the parking area, she would suggest also putting some privet on that left hand side going to town to kind of soften it.</p> <p>Coombs – Would prefer a wood fence and planted trees to soften.</p> <p>Patten – Would be in favor of a wooden fence. Thinks this would be more appropriate for the visitors.</p> <p>Welch – Simple is better unless there's a compelling reason to have a change of materials. To the extent that wood is beneficial to the applicant's operation that would be beneficial for the board aesthetically. The applicant can address any area where there's a potential for the fence to be knocked down with parking lot side bollards. Suggest strategically placing groupings of native plants or plants that would take the weather such as summer sweet plethora or beach grasses, things like that to soften up some of the harder corners or lengths would be appropriate. It would be beneficial to on the site plan go to greater lengths to label the different materials with a key and then key the notations to the tear sheets for images of fence or plants proposed by the applicant so when the board previews the next submission, they'll have a better understanding going into the next review.</p>				
Motion	Motion to hold for revisions. (Camp)				
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten-aye			Certificate #	HDC2023-

4.	63 Hulbert LLC	63 Hulbert St	MH Lift, addition, window door	29/9	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	Dutra, Thornewill, Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Matt MacEachern- Emeritus				
Public	Mickey Rowland- HSAG- exterior chimney brought to the interior, skirt boarding could be spread out.				
Concerns	Holly Backus -Colonial revival, HDC Survey on file. Camp - chimney is too wide. Coombs - move chimney inside.				
Motion	Motion to approve through staff with reducing the width of the new chimney by nine inches on the east elevation and on the west elevation adding an additional post to the sunroom to match the post on the righthand side that is holding up the porch and spacing the skirt board. (Oliver)				
Roll-call Vote	Carried 5-0 // Pohl, Camp, Coombs, Oliver, Thornewill-aye			Certificate #	HDC2023-
5.	63 Hulbert LLC	63 Hulbert St	GH Lift, addition, window door	29/9	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	Dutra, Thornewill, Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Matt MacEachern- Emeritus				
Public	Mickey Rowland – Skirt boards that are proposed should have the same spacing as the main house.				
Concerns	Holly Backus – Overall a street scape would be very helpful. The existing height compared to the proposed height would be nice to have. Thornewill – The stairs coming down straight such a long way is a little distracting. Otherwise, no concerns. Oliver – Concerned it’s going to block the view of the main house. Wondering if there’s a way to minimize the impact of the little wing. Coombs – Agrees with the design. Camp – No concerns. Pohl – Agrees with Mickey about spacing the boards the same as the house.				
Motion	Motion to approve through staff spacing the skirt boards ¾ inches. (Coombs)				
Roll-call Vote	Carried 4-1 // Pohl, Camp, Coombs, Thornewill-aye // Oliver-nay			Certificate #	HDC2023-
6.	63 Hulbert LLC	63A Hulbert St	Lift, addition, window door	29/9.1	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	Dutra, Thornewill, Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Matt MacEachern- Emeritus				
Public	Mickey Rowland – No Concerns.				
Concerns	Holly Backus – Thinks a streetscape is needed. Also knowing the existing elevation and proposed would be helpful. Camp – Wondering if the v-groove on the Hulbert side can be replicated on the other side which has a simpler door. Coombs – Would like to see a streetscape and land scaping plan. Otherwise thinks the design is appropriate. Oliver – Biggest concerned is the south and the window configuration. The three and the three. Would be ok with this if some windows could be eliminated. Thornewill – The trellis at 11 feet is concerning.				
Motion	Motion to approve through staff with eliminating the middle window on the south elevation right in the mudroom, recreating a barn slash garage type door to mimic existing on the rear of the garage which is the north elevation and spacing the boards to match everything else. (Oliver)				
Roll-call Vote	Carried 5-0 // Pohl, Camp, Coombs, Oliver, Thornewill -aye			Certificate #	HDC2023-

7.	1010 Wins LLC	10 Lincoln Ave	Main house revision	30/184	Emeritus
Voting	Pohl, Welch, Coombs, Oliver, Dutra				
Alternates	Camp, Patten, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Matt MacEachern- Emeritus				
Public	Mickey Rowland – The three windows in the middle between the two doors are like floor to ceiling windows, they should be more traditional double hung windows. They could be tall but shouldn't be quite as high, the current arrangement looks odd. The French doors are shown as 15 lite but should match the other 12 lite right next to it.				
Concerns	Holly Backus – No concerns with the fenestration changes. Has a concern with the pergola, thinks its inappropriate for this colonial revival. Oliver – Is also concerned with the floor to ceiling windows. It is odd that there is a bank of doors that have no kick panels, that is odd. The pergola makes no sense. Coombs – Agrees with Mickey about the windows. Agrees with Val about the kick panels and pergola. Welch – Agrees that the pergola is an odd adornment. Suggests making the pergola a couple feet deeper and a little less ornamental. Dutra – Not concerned about the pergola due to visibility. Likes the idea of adding kick panels to the large windows to mitigate the windows going all the way to the floor. Pohl – Would like to see some of the windows reduced in size vertically. If the applicant really wants some covering over those back doors, he suggests to extend the 4 and 12 roof pitch out and have brackets. This way is just a continuation of the roof.				
Motion	Motion to hold for minor revisions. (Welch)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Coombs, Oliver, Dutra-aye		Certificate #	HDC2023-	

V. OLD BUSINESS 06/27/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Charles Pastore 04-8288	35 Sankaty Rd	Pool & hardscape	49/46.2.3	Atlantic Landscaping
Voting	Pohl, Welch, Coombs, Oliver, Dutra				
Alternates	Patten, Thornewill				
Recused	none				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Lindsay Congleton- Atlantic Landscaping				
Public	-				
Concerns	Application not opened				
Motion	Motion to hold until July 18th meeting. (Welch)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Coombs, Oliver, Dutra-aye		Certificate #	HDC2023-04-8288	
2.	Biff Folbert 05-8495	58 Walsh st	Color chng/as built alter.	29/97	Tim Rogovich
Voting	Welch, Camp, Coombs, Patten,				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Tim Rogovich				
Public	Mickey Rowland – The window opening to the right of the porch is reflected differently from the plan that was previously approved. The corner boards still running down towards the foundation seem a little odd.				
Concerns	Holly Backus – Concerned with the beam across the opening on the porch not being changed. Camp – The four open previously approved porch openings are very odd. Coombs – Agrees with Mickey and Holly on the board over the stairs going into the front. Is fine with the design if the corner boards don't go all the way down. Not sure what the applicant should do with the porch windows to make them look better. Patten – Nothing to add. Welch – Porch windows should be lower. Overall, this is a net improvement design. Extending the beam fascia across is going to give it an odd look. Advises the applicant to please stick to the drawings when building starts.				
Motion	Motion to approve as submitted through staff subject to the as-built fee. (Camp)				
Roll-call Vote	Carried 3-1 // Welch, Camp, Patten-aye // Coombs-nay		Certificate #	HDC2023-05-8495	

3. Ashkan Vaziri 01-7699	9 Woodbury Lane	Pool & hardscape	41/551	Atlantic Landscaping
Voting	Pohl, Welch, Oliver, Thornewill, Dutra			
Alternates	Coombs, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Lindsay Congleton- Atlantic Landscaping			
Public	Mickey Rowland – Suggests that the gate and the fence between the house is labeled as type 2 picket fence, 4 foot high. Ideally it would be a taller board fence to hide the pool. And it should be pushed back to where the doors are or as far as one can.			
Concerns	Holly Backus – The sighting of the garage that was approved by staff will be important for this application. Oliver – Agrees with Mickey on the fence should move back and be taller. Also suggest that the site plan match the garage location plan that was approved. Welch – Agrees with Val.			
Motion	Motion to approve through staff with the site plan matching the approved site plan of the garage location, moving the fence back to where the doors start, making it a taller board fence and showing on the plan what the arbor and the fence will look like. Pool not to be visible at time of inspection and in perpetuity or thereafter. (Oliver)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Oliver, Thornewill, Dutra-aye		Certificate #	HDC2023-01-7699
4. Joshua Malitsky 01-7857	253 Madaket rd	Solar roof array	59.4/210	Ack Smart
Voting	Pohl, Camp, Coombs, Oliver, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Tobias Glidden- AckSmart			
Public	Welch – The windows seem skewed or stretched on the images.			
Concerns	Oliver – Confused that the image and plans don't seem to match in proportion size. Appreciates the attempted screening but doesn't think it's the right spot. Screening on that lefthand side corner would go a long way. Coombs – Agrees with Val on the screening. Patten – Also agrees with the board on screening.			
Motion	Motion to approve through staff with additional vegetation on the left-hand side of the building. (Camp)			
Roll-call Vote	Carried 5-0 // Pohl, Camp, Coombs, Oliver, Patten-aye		Certificate #	HDC2023-01-7857
5. Sachem Corner 11-7426	1 E Hallowell	Move off garage	30/100	Linda Williams
Voting	Pohl, Welch, Coombs, Dutra, Thornewill			
Alternates	Patten, Oliver			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Linda Williams			
Public	Mickey Rowland – The building was possibly built in the 1920s and an effort should be made to preserve it on site. Removing the additions would enable it to fit beside the house so it could move within the property. Steven Cohen – There is nothing historic about this structure in its design or age. Having it moved off would give it a nice home somewhere else. Otherwise, it should be allowed to be demolished.			
Concerns	Holly Backus – Supports this application. Thornewill – The argument made by Linda about all these other structures have been demolished therefore this structure should be allowed to be demolished as well is not appropriate in changing times where we're trying to preserve buildings that were historic or appropriate in neighborhoods the community doesn't want to see lost anymore. With that said, she appreciates that this structure is being saved and moved to a lot where it would be similarly situated to the way it currently is now. Welch – Agrees with Carrie. Also, if something replaces this in the future, thinks the board is going to be pushing hard for a similar silhouette. Coombs – Agrees with Carrie. Also agrees that this would be a good move to race way. Dutra – Has no concerns with this structure moving to raceway.			
Motion	Motion to approve through staff for a move off only. (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Coombs, Dutra, Thornewill-aye		Certificate #	HDC2023-11-7426

6. Champoux Housing LLC	4 Raceway Drive	Move on garage	66/271	Linda Williams
Voting	Pohl, Welch, Coombs, Dutra, Thornewill			
Alternates	Patten, Oliver			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Linda Williams			
Public	-			
Concerns	-			
Motion	Motion to approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Coombs, Dutra, Thornewill-aye		Certificate #	HDC2023-

7. Bistany- Rubenstein	04-8279	51 Tennessee rd.	Connector	59.4/202	Brook Meerbergen
Voting	Welch, Coombs, Oliver, Thornewill, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Brook Meerbergen				
Public	None				
Concerns	<p>Holly Backus – Appreciates the proposed landscape plan to hide as seen in the Northwest.</p> <p>Oliver – Hopes there will be a more natural application of natural plantings and other vegetation.</p> <p>Coombs – Doesn't see a typical Madaket bush within the plantings proposed. The house is huge and she doesn't like the connector.</p> <p>Thornewill – Suggests a layering effect in the zone where its visible. Along with the boards caveat of making not visible in perpetuity.</p> <p>Patten – Nothing to add.</p> <p>Welch – Suggests layers of plantings. Suggest Juniper's Virginiana or Gardenia for layering of indigenous plant materials. Explore some kind of a binding material on the connector to soften up to the extent that its visible. This would break up the sense of having a monolithic large spread out structure.</p>				
Motion	Motion to approve through staff with a layering of indigenous plant materials for screening in perpetuity, some kind of a binding material on the connector to soften up its look. (Oliver)				
Roll-call Vote	Carried 4-1 // Welch, Oliver, Thornewill, Patten-aye // Coombs-nay		Certificate #	HDC2023-	

8. Brandon Scimone	04-8324	6 Sandpiper Way	Addition	76/89	SCI- Robert Newman
Voting	Welch, Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Robert Newman				
Public	-				
Concerns	<p>Oliver – The issue is that this is just one ginormous box that is being extended. The eave lines are the same as the building that is there. The dormer on the west is very large. It might be better served as a shed because the windows look so diminutive with all that gable space above it. A little bit of a break in the building would go a long way. It just doesn't read as a building that existed and was added on to.</p> <p>Thornewill – The flush front wall is an issue with that porch centered the way it is between the two Gables with the hips. Maybe Val's idea of a shed dormer, but then push that mass a little bit away so the main gable base is itself and not flush with the addition. So, the addition is shoved back with a shed, and then reduce the torch. You don't need that much torch in that funny sort of non-centered way.</p> <p>Coombs - Has gone around on all sides and sees very little one story. Anything has enough room to telescope some of it into one story instead of having it all a two-story or two and a half story building. Thinks on the proposed West elevation, the windows on the second Gable up there on the second floor are too small. The windows should be bigger. Agrees with Val on the shed dormer. Would like it not to be a box or rectangle box. It's wide and then long on the sides. You've got the only thing you got: this one-story porch and entrance. That one that goes in, it needs to have some more variation. The East Elevation, everything there is modeled, and the windows are all sort of different. The windows on the first floor and the little shed are different. They're two over twos, Foursquare, but they're different sizes than the windows right above them. The windows have got to get together with what they're doing, and those three squat ones, put in another four squares with the right size, and get some continuity in the windows that are around because this is what you're going to see, and the windows are too small. And it needs to be distributed differently.</p> <p>Camp – The main concern is that there is no additive massing and the windows aren't relating.</p> <p>Welch – Agrees with the comments that were made.</p>				
Motion	Motion to hold for revisions. (Camp)				
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill-aye		Certificate #	HDC2023-04-8324	

9. 17 Ranger LLC **04-8303** 17 Ranger Rd New cottage 39/28 SCI- Robert Newman
 Voting Welch, Camp, Coombs, Patten, Thornewill
 Alternates Oliver
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Robert Newman**
 Public -
 Concerns **Thornewill** – Thinks the applicant did all that was asked of him. The design looks great.

Patten – Agrees with Carrie.
Camp – On the west elevation where there are 4 French doors would like to see the balusters on the second floor reduced or pulled in a bit.
Coombs – Wondered if kick plates on the French doors on that second floor would be good.
Welch – Agrees with Abby on the upstairs second floor deck. On the south elevation where the sidewall enclosure is shingled, suggested on the second floor only to bring that around to cut down on the width of the baluster. About to the edge of the door casing.

Motion **Motion to approve through staff bringing enclosed shingle area on the south elevation around to the west elevation to reduce the width of the baluster to about the door casing. (Camp)**

Roll-call Vote Carried 5-0 // Welch, Camp, Coombs, Patten, Thornewill-aye Certificate # **HDC2023-04-8303**

10. Conway Family LLC 4 Canonicus St. New dwelling 87/116 Val Oliver

Voting Pohl, Camp, Coombs, Thornewill, Patten
 Alternates None
 Recused Oliver
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Val Oliver**
 Public -
 Concerns **Thornewill** – The little porch is now insignificant and not proportional to the big dormer up there. Would like to see about a 6-foot projecting front porch inside the corner boards. Like a farmers porch.

Camp – Agrees with Carrie that a front porch at more depth would work well.
Coombs – It would bring some recognition to the front door if it had a baluster on either side of those front steps. More of a frontispiece.
 Patten – Agrees with the rest of the board.

Motion **Motion to approve through staff with a shallower pitch roof, deeper front porch with columns, and more trim around the front door to give it more presence. (Camp)**

Roll-call Vote Carried 5-0 // Pohl, Camp, Coombs, Thornewill, Patten-aye Certificate # **HDC2023-**

11. SeaHero **05-8447** 12 Pilgrim Rd New dwelling 41/476 Linda Williams
 Voting Pohl, Welch, Camp, Coombs, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Linda Williams / Spencer**
 Public **Patricia and Bill Clock –**

Kristen Graham – “As close neighbors and direct abutters of 12 Pilgrim Road, we would like to share the following combined statements. We appreciate your initial comments and concerns about the proposal for 12 Pilgrim Road at the HTC meeting on May 16th, specifically about the height, massing, formality, placement on the lot grade, and appropriateness for the neighborhood. We continue to share these concerns regarding the revised plan for 12 Pilgrim Road. Seeing the prospective drawings and the height pulls further highlights these concerns. We feel that the proposed residence is not in keeping with Priscilla Lane and the side of Pilgrim Road that it is on. The proposed house towers over all others, is significantly bigger in size, more complex, and fills up the lot in every way possible between structures, hardscape, and pool spa. Thank you for your consideration of our input and for the work that you do to ensure building with Nantucket in mind. Signed, Aaron Mandel, 14 Pilgrim Road (direct abutter), Patience Kill, 10 Pilgrim Road (direct abutter), John and Margaret Bonce, 16 Priscilla Lane, Holly McDonald, 14 Priscilla Lane, Elliott Pollock, 16 Pilgrim Road, Bill and Pat Clock, 7 Priscilla Lane, Heather McDonald, 6 Priscilla Lane, and Gardner and Betty McDonald, 10 Priscilla Lane. I did mention the grading, I just really want clarification on that. And then when you get to whether it's today or another day, to the hardscape and the pool, then I would love a chance to comment on that as well.”

Concerns

Aaron Mandel – The structure is very odd and is a very odd angle. The structure has significant height.
Holly Backus – Siting and orientation to the street of this proposed structure is very atypical and it should follow the traditional forms regardless of lot layout. It does not follow building with Nantucket in mind. Recommends a site plan, did not see one in the packet.
Coombs – Building is much too big for the area. Too tall, too massive, with very little telescoping down to one story. On the North elevation the structure is too narrow. Suggest bringing the building down and spreading it out. In some ways it should also come in.
Thornewill – Understands that this is an odd lot but thinks the applicant is trying to maximize space by going up and she doesn't think that is appropriate or in keeping with this neighborhood. The structure is telescoping back and up. The angle at which this design is telescoping is troublesome. The bridge poles verified that this structure is too tall and telescoping back and up. The color changes to natural are appreciated but the black windows are not appropriate in this neighborhood.
Welch – Agrees with pretty much everything Carrie said. The focus on the telescoping angle is atypical. The origin points of the telescoping, which begins towards the front right side from the street, is also atypical. The height of what should be the secondary mass is too tall, and in fact, the overall secondary mass is too large. Would like to say two other things: One, in the minutes last time, it doesn't have concerns about the structure. That may have been misconstrued from his not having commented on it but commenting on the grade. Thinks that this needs a thoughtful redesign. Along with those in that line of thought, we do have this concept of three meetings with material changes. Would suggest that this first meeting was a buy because we needed additional information, a view, perspective drawings. So, he would consider the first and second meeting really to be one meeting in my mind. Because now he has enough information to comment fundamentally on required modifications, and then that gives the applicant a couple of meetings to come to Jesus if you will.
Camp – Feels it still seems shoehorned into this site. Suggest paring back this main dwelling. 28 Feet is far too high for this neighborhood. Agrees with the rest of the board's comments.
 Pohl – Agrees with the rest of the board that this is relentlessly tall.

Motion

Motion to hold for revisions and more information to include site plan and typography. Also, to include fundamental changes, a structure that is viewed from the street more in keeping with the surrounding neighborhood. Development of the rear of the lot is more open to interpretation. (Welch)

Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill-aye Certificate # **HDC2023-05-8447**

12. SeaHero **05-8450** 12 Pilgrim Rd New shed 41/476 Linda Williams
 Voting Pohl, Welch, Camp, Coombs, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Linda Williams**
 Public -
 Concerns -
Motion **Motion to track with MH. (Welch)**
 Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill-aye Certificate # **HDC2023-05-8450**

13. SeaHero **05-8448** 12 Pilgrim Rd Pool & Hardscape 41/476 Linda Williams
 Voting Pohl, Welch, Camp, Coombs, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Linda Williams**
 Public -
 Concerns -
Motion **Motion to track with MH. (Welch)**
 Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill-aye Certificate # **HDC2023-05-8448**

14. Carleton Dufoe **01-7788** 102 Quidnet Rd Outdoor stair rev 21/74 JB Studio
 Voting Camp, Coombs, Oliver, Thornewill, Patten
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Juraj Bencat**
 Public -
 Concerns **Holly Backus** – Both the circular outdoor stairs and bi-folding doors are not appropriate and will be visible. The changes to the west are the only appropriate proposals.
Thornewill – Agrees with Holly about the doors and the stairs. When looking at the east elevation the stairs can be tucked in by incorporating them into that end of the deck. Rather than have it come away from the deck incorporate into the deck. Looking at the first level proposed where the stairs come out on the left and there's a post there. Suggest trying to do the same thing but on the right where the little bump out is. There's one post you can incorporate in the stairs and retain the rest of the deck. Therefore, if you're looking at the level one proposed, change it to the other side and that could work.
Oliver – Agrees with Carrie that the circular stair would be fine if it were incorporated into the deck without bumping out. Maybe add some lattice to mitigate visibility.
Patten – Agrees with the rest of the board about incorporating the stairs into the deck so that it tucks in. Also adding an element for screening.
Coombs – Would like to see if the applicant could try again to incorporate the circular stairs into the deck and screen them somehow.
Motion **Motion to approve through staff shifting the circular stair to the right side of the deck incorporated within the footprint of the second-floor deck and just changing one post to accommodate it. Per exhibit A. (Thornewill)**
 Roll-call Vote Carried 5-0 // Camp, Coombs, Oliver, Thornewill, Patten-aye Certificate # **HDC2023-01-7788**

15. Balaji Gandhi **01-7686** 9 New Jersey Ave MH Addition & Reno 60.31/408 Shelter 7
 Voting -
 Alternates -
 Recused -
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Jason Olbres**
 Public -
 Concerns Application not opened.
Motion **No action.**
 Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye Certificate # **HDC2023-01-7686**

16. Warrens Landing	04-8222	40 Warrens Landing	Move off cottage	38/45	Normand Residential
Voting	Pohl, Coombs, Oliver, Dutra, Patten				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Ben Normand				
Public	-				
Concerns	<p>Holly Backus – Appreciates the revised proposal for a move off but no demo. This is a contributing resource towards the local natural district. It should be kept on site. However, if it is moved, she would hope it's the whole structure and not parts and pieces.</p> <p>Oliver – Is ok with it since the house is getting saved.</p> <p>Coombs – Would love if the building could be used on the current site. But, has no issue with it being moved and not demolished.</p> <p>Dutra – Would want the motion to say upon approval of the new location.</p> <p>Patten – Is in favor of a move off and agrees with the rest of the board.</p>				
Motion	Motion to approve through staff move off subject to approval at new location. (Dutra)				
Roll-call Vote	Carried 5-0 // Pohl, Coombs, Oliver, Dutra, Patten-aye		Certificate #	HDC2023-04-8222	
17. DeMichelle	02-7889	2 Birdsong Lane	Hardscape	55.4.4/80.2	Brook Meerbergen
Voting	Pohl, Welch, Camp, Coombs, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Brook Meerbergen				
Public	<p>Mickey Rowland – The newly planted hedge kind of adds to the somewhat unnatural terrace look of the property. A dense swath of indigenous type plantings of trees and tall brush along N. Mill St would mitigate the terrace look and create a more natural setting.</p> <p>Steven Cohen – The board generally doesn't have jurisdiction over or make recommendations about plantings or vegetation except those that are structural. A hedge is not something the HDC regulates.</p>				
Concerns	<p>Holly Backus – Appreciates removal of fire pit, addition of pea stone driveway and the vegetation to the site. There is still a proposal for a grade change that may or may not be visible.</p> <p>Camp – We do talk about street scape. The line privet does look very formal. The hill originally had just a few trees and grass. That is in our jurisdiction.</p> <p>Welch – Screening with respect to structures in context of character and setting the board is going to reserve the right to comment on that in perpetuity and thereafter.</p> <p>Thornewill – Nothing to add.</p> <p>Coombs – Is good with it. Glad the wall got straightened out.</p> <p>Pohl – Agrees with Mickey about the plantings.</p>				
Motion	Motion to approve through staff with the curved retaining wall straightening. (Coombs)				
Roll-call Vote	Carried 4-1 // Pohl, Welch, Coombs, Thornewill-aye // Camp-nay		Certificate #	HDC2023-02-7889	
18. 111 Cliff Rd Trust		111 Cliff Rd	Garage	41/10	Emeritus
Voting	Pohl, Welch, Camp, Coombs, Dutra				
Alternates	Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Matt MacEachern				
Public	-				
Concerns	<p>Holly Backus – It could be simpler without the pent roof. The rakes should have to match the main house.</p> <p>Coombs – Make the little roof over the garage doors come in a little bit as you take that rake off it should make it smaller.</p> <p>Welch – Agrees with Dianne.</p> <p>Dutra – Agrees with the board.</p> <p>Camp – Agrees with the board.</p>				
Motion	Motion to approve through staff making the little roof over the garage doors come in a little bit and reducing the rake distance to match the main house. (Coombs)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Dutra-aye		Certificate #	HDC2023-	

19. 111 Cliff Rd Trust **04-8482** 111 Cliff Rd New dwelling 41/10 Emeritus
 Voting Pohl, Welch, Camp, Coombs, Dutra
 Alternates Thornewill, Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Matt MacEachern**
 Public -
 Concerns **Holly Backus** – The French doors should have a kick panel. Its odd having the same plane of French doors and front door. The gable roof over the front door as seen from the east is odd and too deep.
Camp – Is concerned about the three doors on the south elevation and is wondering if any of those could be windows. Also, if the chimney as seen from the front can be corbelled closer together so the owls sit on a smaller surface and give the chimney some height.
Welch – Is concerned about the flying rakes on the east elevation on the first story of the structure unnecessarily complicating the structure. On the side elevation of the covered porch certainly to the left but as you look to the center of the first floor shed roof with the overhangs there seem to be many extra details there. Might be something the applicant can address with hips, potential clip gables to tie the hip. That is the only concern right now in the south and the east.
Coombs – Agrees with Stephen about the first story roof details. Would like to see the chimney come up about a foot and keep the owls.
Dutra – Agrees with the board. Recommends quick panels on the French doors.
Pohl – Kick panels on the French doors. Make the chimney taller and corbel it more to get the owl’s work. Correct the amount of rake overhang on the first floor if that were trimmed back about 4 or 5 inches.
Motion **Motion to approve through staff with kick panels on the three French doors on the south elevation, lift the chimney a bit and corbel it pulling the owls together, reduce the break overhangs distance to 6. (Camp)**
 Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Dutra-aye Certificate # **HDC2023-04-8482**

20. Nantucket Develop LLC **04-8363** 8 Sconset Ave Addition & Renovation 49.3.2/28 LINK
 Voting Welch, Camp, Coombs, Patten, Thornewill
 Alternates Pohl, Dutra
 Recused Oliver
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Victoria Ewing**
 Public -
 Concerns Application not opened.
Motion **No action.**
 Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye Certificate # **HDC2023-04-8363**

21. Bob & Jeanette LLC 43 Kendrick Rd. New dwelling revision 76/4.3 CWA
 Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates Patten, Dutra
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Chip Webster**
 Public -
 Concerns Application not opened.
Motion **No action.**
 Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye Certificate # **HDC2023-**

VI. DISCUSSION AND VOTE	
	<ul style="list-style-type: none"> Save Our Sound Endorsement – Held for next meeting. HDC Schedule for July – October 2023.
Motion	Motion to approve HDC schedule for July – October 2023. (Pohl)
Vote	Carried 5-0 // Pohl, Welch, Camp, Oliver, Thornewill-aye
Approved Minutes –	No new minutes to approve.
Review Minutes -	May 30 & June 6, 8, 13, 2023.
Other Business -	<ul style="list-style-type: none"> NO HDC MEETING THE WEEK OF JULY 4TH. Next HDC Meeting- July 11 at 4 pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. - COMMUNITY RM – Hybrid

Potential Items for Discussion-	<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 demos• 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 8:40pm. (Welch)**
Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye

Submitted by:
Esmeralda Martinez

YouTube link: https://www.youtube.com/watch?v=iZ74sb9TZ_o

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village

