



## HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

**Tuesday August 2, 2022**

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

Called to order at 4:023pm. and announcements by Ms. Camp

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker

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

Remote Participants: None

Absent Members: Pohl

Late Arrivals: Dutra, 4:47 pm

Early Departures: Dutra, 7:30 pm

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Camp)**

Roll-call vote Carried unanimously

### I. COMMISSION COMMENTS

- Welch – The Organization Focus Committee has met and is developing an interest form for public notice for what will be called the Resiliently Integrating Sustainable Energy; the goal is to develop revisions for recommendations of sustainable energy alternatives with respect to the historic district and landmark. Also, discussed bringing best practices under the umbrella of the HDC.

### II. PUBLIC COMMENT

- None

### III. SIGN ENFORCEMENTS & VIOLATIONSS

| <u>Business name</u>         | <u>Street Address</u>                                                                       | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|------------------------------|---------------------------------------------------------------------------------------------|----------------------|-------------------|--------------|
| 1. Nantaco                   | 21 South Water Street                                                                       | Projecting sign      | 42.4.2/103        | N/A          |
| 2. Inkerman                  | 9 Centre Street                                                                             | Armature sign        | 42.3.1/203.1      | N/A          |
| 3. The Dress Code            | 13 Centre Street                                                                            | Armature sign        | 42.3.1/203.2      | N/A          |
| 4. Gyp-Sea                   | 1 South Beach Street                                                                        | A frame sign         | 42.4.2/10         | N/A          |
| 5. Henry Michael Photography | 0 India Street                                                                              | Banner & window sign |                   | N/A          |
| Voting                       | Camp, Coombs, Oliver, Welch, Thornewill                                                     |                      |                   |              |
| Alternates                   | None                                                                                        |                      |                   |              |
| Recused                      | None                                                                                        |                      |                   |              |
| Concerns                     | <b>Martinez</b> – These are the properties she is sending notices to. No vote is necessary. |                      |                   |              |
| Motion                       | <b>Motion to Approve as recommended by the Sign committee. (Welch)</b>                      |                      |                   |              |
| Vote                         | Carried unanimously                                                                         |                      |                   |              |

### IV. SIGN

| <u>Property owner name</u>      | <u>Street Address</u>                                                    | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|---------------------------------|--------------------------------------------------------------------------|----------------------|-------------------|--------------|
| 1. Dreamland Foundation 07-6751 | 17 South Water Street                                                    | Wall sign            | 42.3.1./11        | SHN          |
| Voting                          | Camp, Coombs, Oliver, Welch, Thornewill                                  |                      |                   |              |
| Alternates                      | None                                                                     |                      |                   |              |
| Recused                         | None                                                                     |                      |                   |              |
| Documentation                   | Sign design plans, site plan, and photos, photos, and advisory comments. |                      |                   |              |
| Representing                    | None                                                                     |                      |                   |              |
| Sign Advisory                   | None                                                                     |                      |                   |              |
| Concerns                        | <b>Martinez</b> – SAC recommends holding for revisions                   |                      |                   |              |
| Motion                          | <b>Motion to Hold for revisions. (Coombs)</b>                            |                      |                   |              |
| Vote                            | Carried unanimously                                                      |                      |                   |              |

Certificate #

**V. CONSENTS**

| <b>Property owner name</b>                | <b>Street Address</b> | <b>Scope of work</b>      | <b>Map/Parcel</b> | <b>Agent</b>        |
|-------------------------------------------|-----------------------|---------------------------|-------------------|---------------------|
| 1. Swedish Foster, LCL <b>07-6656</b>     | 18 Cannonbury Lane    | New Shed                  | 74/13             | CWA                 |
| 2. Island Orange Group, LP <b>07-6626</b> | 129 Orange Street     | Batten doors below stairs | 55/147            | Val Oliver          |
| 3. Margaret Owen <b>07-6639</b>           | 16 Golfview Drive     | Alteration fenestration   | 66/188            | Margaret Owen       |
| 4. Back 41, LLC <b>07-6752</b>            | 105 Tom Nevers Road   | New pool cabana           | 91/25             | CWA                 |
| 5. Shawn Casey <b>07-6732</b>             | 3 Fifth Way           | New fence                 | 67/269            | Shawn Casey         |
| 6. Michael&Nancy Curren <b>07-6632</b>    | 94 Goldfinch Drive    | Addition 2nd floor garage | 68/696            | Topham Designs      |
| 7. Tom & Kate Garrett <b>07-6717</b>      | 1 Spindrift Circle    | Addition                  | 66/313            | James Knapp         |
| 8. Robert Walder <b>07-6736</b>           | 1A Perry Lane         | Alteration                | 67/35             | Robert Walder       |
| 9. Julius Pasys <b>07-3738</b>            | 6 Bayberry Lane       | New shed                  | 67/73             | Thornewill Design   |
| 10. Ackuire, LLC                          | 29 Skyline Drive      | New shed                  | 79/91             | Structure Ultd.     |
| 11. Michael Perticari <b>07-6714</b>      | 14 Flintlock Road     | Door/window change        | 76/44             | EMDA                |
| 12. 41 Miacomet Rd, LLC                   | 41 West Miacomet Road | Demo shed                 | 86/13.1           | Marianne Hanley     |
| 13. Ronald Weissman <b>07-6746</b>        | 9 Deer Run Road       | Renew COA 66683           | 47/19             | S. Amaurys          |
| 14. NHA Properties Inc <b>07-6766</b>     | 5 Benjamine Drive     | Solar roof array          | 67/505            | Ack Smart           |
| 15. Barry Ang <b>07-6758</b>              | 11 Jonathan Way       | Rev. 05-3823: Shed        | 75/42             | McMullen & Assoc.   |
| 16. Barry Ang <b>07-6759</b>              | 11 Jonathan Way       | Rev. 02-5672: cottage     | 75/42             | McMullen & Assoc.   |
| 17. Erin Carson <b>07-6742</b>            | 6 Cachalot Lane       | Solar roof array          | 67/857            | Cotuit Solar        |
| 18. Richard Phillips Tr <b>07-6688</b>    | 19 E. Tristram Avenue | Rev. 04-3452:MH otdr shwr | 31/4.1            | Botticelli + Pohl   |
| 19. Maple Ln, LLC <b>07-6678</b>          | 2 Maple Lane          | Cabana                    | 67/303            | Dustin Maury        |
| 20. Holly & Kirk Coburn <b>07-6762</b>    | 5 High Bush Path      | Rev. 11-5120: addition    | 56/388            | Normand Residential |
| 21. Alastair Barthwick <b>07-6745</b>     | 8 North Pasture Lane  | Solar ground array        | 44/90             | Ack Smart           |
| 22. Diane Catino Etal <b>07-6763</b>      | 11 D Street           | Rev. 06-6581: MH          | 60.2.1/17         | EMDA                |
| 23. Ocean Dojo LLC <b>08-6780</b>         | 20 Bartlett Farm Road | Rev. 06-6477: garage      | 65/76             | BPC                 |
| 24. Fleur-De-Lis Prop Tr <b>08-6773</b>   | 8 Shimmo Pond Road    | Rev. 05-6366: cabana      | 54/258            | Botticelli & Pohl   |
| 25. Fleur-De-Lis Prop Tr <b>08-6769</b>   | 8 Shimmo Pond Road    | Rev. 05-6368: shed        | 54/258            | Botticelli & Pohl   |
| 26. Gifford Brown <b>08-6772</b>          | 76 Monomoy Road       | Window replacement        | 43/66             | Val Oliver          |
| 27. Jennifer Bowman <b>08-6795</b>        | 14 Starbuck Road      | Rev. 11-2224: MH          | 60/114            | EMDA                |
| 28. 41 Monomoy, LLC <b>07-6720</b>        | 41 Monomoy Road       | New shed                  | 4/79.1            | Emeritus            |
| 29. 5QPR LLC <b>08-6794</b>               | 5 Quaise Pasture Road | New shed                  | 26/21 40/45       | Botticelli & Pohl   |

Voting Camp, Coombs, Welch

Alternates None

Recused Oliver, Thornewill

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Coombs)**

Vote Carried 3-0

Certificate # **HDC2022-(as noted)**

**VI. 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. John Barry <b>07-6757</b><br>• Proper locus needed                                                                  | 22 Eel Point Road                                      | New shed/cabana       | 40/45             | Emeritus                  |
| 2. Laura Nicholson <b>07-6735</b><br>• Pool not to be visible at time of inspection and thereafter and to have no      | 12 Eat Fire Springs                                    | Rev. 12-0333: pool    | 20/62             | Val Oliver                |
| 3. Maple Ln, LLC <b>07-6672</b><br>• Pool not to be visible at time of inspection and thereafter and to have no        | 2 Maple Lane                                           | Pool/spa              | 67/303            | Dustin Maury              |
| 4. John Barry <b>08-6793</b><br>• Pool not to be visible at time of inspection and thereafter and to have no           | 22 Eel Point Road                                      | Pool/spa              | 40/45             | Emeritus                  |
| 5. Jesse Dutra <b>07-6761</b><br>• Pool not to be visible at time of inspection and thereafter and to have no          | 76 Hummock Pond Road                                   | Renew COA 71527: pool | 56/123            | Waterscapes               |
| 6. Seth & Angela Raynor <b>07-6756</b><br>• Pool not to be visible at time of inspection and thereafter and to have no | 4 Bayberry Lane                                        | New pool              | 67/58             | Emeritus                  |
| Voting                                                                                                                 | Camp, Coombs, Welch, Thornewill                        |                       |                   |                           |
| Alternates                                                                                                             | None                                                   |                       |                   |                           |
| Recused                                                                                                                | Oliver                                                 |                       |                   |                           |
| Documentation                                                                                                          | None                                                   |                       |                   |                           |
| Representing                                                                                                           | None                                                   |                       |                   |                           |
| Public                                                                                                                 | None                                                   |                       |                   |                           |
| Concerns                                                                                                               | No additional concerns.                                |                       |                   |                           |
| Motion                                                                                                                 | <b>Motion to Approve per noted conditions. (Welch)</b> |                       |                   |                           |
| Vote                                                                                                                   | Carried 4-0                                            |                       | Certificate #     | <b>HDC2022-(as noted)</b> |

**VII. OLD BUSINESS 06/28/2022**

| <u>Property owner name</u>              | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u>      |
|-----------------------------------------|-----------------------|----------------------|-------------------|-------------------|
| 1. 32 Hulbert Trust <b>HOLD FOR 8/9</b> | 32 Hulbert Avenue     | New dwelling         | 29/72             | Botticelli + Pohl |

**VIII. NEW BUSINESS 07/05/2022**

| <u>Property owner name</u>            | <u>Street Address</u>                                                                                                                                                                                     | <u>Scope of work</u>  | <u>Map/Parcel</u> | <u>Agent</u>           |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------|------------------------|
| 1. PFox Nantucket, LLC <b>07-6595</b> | 20 Orange Street                                                                                                                                                                                          | Remove Exterior Stair | 42.3.2/70         | Botticelli + Pohl      |
| Voting                                | Camp, Coombs, Oliver, Welch, Thornewill                                                                                                                                                                   |                       |                   |                        |
| Alternates                            | None                                                                                                                                                                                                      |                       |                   |                        |
| Recused                               | None                                                                                                                                                                                                      |                       |                   |                        |
| Documentation                         | Architectural elevation plans, site plan, photos, historical documents, and advisory comments.                                                                                                            |                       |                   |                        |
| Representing                          | Syi Tong, Botticelli & Pohl                                                                                                                                                                               |                       |                   |                        |
| Public                                | None                                                                                                                                                                                                      |                       |                   |                        |
| Concerns (4:12)                       | <b>Tong</b> – Presented project.<br><b>Backus</b> – Read HSAB comments 7/18: No concerns.<br>John Beard house circa 1799; the section to be removed is not historic. She has no concerns.<br>No concerns. |                       |                   |                        |
| Motion                                | <b>Motion to Approve. (Oliver)</b>                                                                                                                                                                        |                       |                   |                        |
| Vote                                  | Carried unanimously                                                                                                                                                                                       |                       | Certificate #     | <b>HDC2022-07-6595</b> |
| 2. Patience Killen <b>06-6585</b>     | 1 Old North Wharf                                                                                                                                                                                         | Demo/Move Shed        | 42.3.1/80.1       | Linda Williams         |
| Voting                                | Camp, Coombs, Welch, Thornewill                                                                                                                                                                           |                       |                   |                        |
| Alternates                            | None                                                                                                                                                                                                      |                       |                   |                        |
| Recused                               | Oliver                                                                                                                                                                                                    |                       |                   |                        |
| Documentation                         | Architectural elevation plans, site plan, photos, historical documents, and advisory comments.                                                                                                            |                       |                   |                        |
| Representing                          | Linda Williams                                                                                                                                                                                            |                       |                   |                        |
| Public                                | None                                                                                                                                                                                                      |                       |                   |                        |
| Concerns (4:14)                       | <b>Williams</b> – Asked to hold for a 5-person board.<br>Not opened at this time.                                                                                                                         |                       |                   |                        |
| Motion                                | <b>Motion to Hold for Tuesday, August 9<sup>th</sup> at representative's request. (Welch)</b>                                                                                                             |                       |                   |                        |
| Vote                                  | Carried 4-0                                                                                                                                                                                               |                       | Certificate #     |                        |

|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                             |                  |                        |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------|------------------------|
| <b>3. 7 New St, LLC 07-6611</b>          | <b>7 New Street</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Hardscape</b>            | <b>55.4.1/37</b> | <b>Ahern</b>           |
| Voting                                   | Camp, Coombs, Oliver, Welch, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                  |                        |
| Alternates                               | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                             |                  |                        |
| Recused                                  | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                             |                  |                        |
| Documentation                            | Landscape design plans, site plan, photos, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                             |                  |                        |
| Representing                             | Miroslava Ahern, Ahern Design, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                             |                  |                        |
| Public                                   | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                             |                  |                        |
| Concerns (4:15)                          | <p><b>Ahern</b> – Presented project.</p> <p><b>Backus</b> – Read HSAB comments 7/18: A 4’ picket fence is not appropriate right on the edge of Warren Street; it should be 3 feet max. A fire pit within 8’ of Warren Street is not appropriate and will be very at night when in use. A square-cut bluestone patio is not appropriate in the old historic district (OHD); it should be a natural-colored irregular-cut stone. The stone wall will be visible from Warren Street, and the material is not appropriate; one leg of the wall could easily be eliminated.</p> <p>This is a 1990s infill located within the OHD. Agrees the material needs to be thought out more.</p> <p><b>Thornewill</b> – She sees a bunch of gates and no fence lines; asked that fences be highlighted on plans. Agrees the sunken firepit shouldn’t be that close to Warren Street, okay with the small bluestone patio. 36” pickets are more appropriate.</p> <p><b>Oliver</b> – Agrees with Ms. Thornewill; also, there is no photo of the proposed firepit. The parking space is huge and needs to be broken up and softened.</p> <p><b>Coombs</b> – Confirmed the curb is existing. The bluestone patio should be broken up, be rounded, and softened; this is very formal for an informal street. Would like to see a planting plan. It needs to be much simpler; it will be very visible.</p> <p><b>Welch</b> – The firepit will be visible at night and will change character and setting. Regarding the bluestone patio, he agrees the proposal is formal; its approval would depend on visibility.</p> <p><b>Camp</b> – She’d like to see the house and have street names on the plans. Wants to see a planting plan and list; move the firepit. Need to label driveway material.</p> |                             |                  |                        |
| Motion                                   | <b>Motion to Hold for revisions. (Coombs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |                  |                        |
| Vote                                     | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                             | Certificate #    |                        |
| <b>4. Chris Gould 06-6563</b>            | <b>7 Beach Grass Road</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Duplex</b>               | <b>68/882</b>    | <b>Val Oliver</b>      |
| Voting                                   | Camp, Coombs, Welch, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                             |                  |                        |
| Alternates                               | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                             |                  |                        |
| Recused                                  | Oliver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                             |                  |                        |
| Documentation                            | Architectural elevation plans, site plan, and photos.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                             |                  |                        |
| Representing                             | Val Oliver, V. Oliver Design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             |                  |                        |
| Public                                   | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                             |                  |                        |
| Concerns (4:31)                          | <p><b>Oliver</b> – Presented project; there is a duplex of the same design across the street; trim, sash, and doors white.</p> <p><b>Coombs</b> – It seems to be a simple building and fits into the neighborhood. No significant concerns.</p> <p><b>Welch</b> – No concerns.</p> <p><b>Thornewill</b> – It has a lot of wall space with little windows; lattice might help. This area is little properties; she doesn’t want to see everyone with a house like this or there will be no character.</p> <p><b>Camp</b> – Asked that the “G” window in the gable be a 4 light and a little larger.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                             |                  |                        |
| Motion                                   | <b>Motion to Approve through staff with the gable “G” windows to be a larger 4-light. (Coombs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                             |                  |                        |
| Vote                                     | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                             | Certificate #    | <b>HDC2022-06-6563</b> |
| <b>5. Sheila Coffin-Harshman 06-6569</b> | <b>1 Windsor Road</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Windows, Doors, Roof</b> | <b>49/195</b>    | <b>Val Oliver</b>      |
| Voting                                   | Camp, Coombs, Welch, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                             |                  |                        |
| Alternates                               | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                             |                  |                        |
| Recused                                  | Oliver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                             |                  |                        |
| Documentation                            | <b>Architectural elevation plans, site plan, and photos.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             |                  |                        |
| Representing                             | Val Oliver, V. Oliver Design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             |                  |                        |
| Public                                   | Sheila Coffin-Harshman                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                             |                  |                        |
| Concerns (4:37)                          | <p><b>Oliver</b> – Presented project; suggested a view.</p> <p><b>Coffin-Harshman</b> – Similar to other houses on this street; not in the village.</p> <p><b>Backus</b> – Read SAB comments 7/11: does not feel part of “Sconset experience; too many of same type window. Doesn’t read as additive massing. Entry too formal. Cardinal directions would help understand the dormer changes.</p> <p><b>Thornewill</b> – The plan is not 1/4” scale. The windows are as large as the door, which looks tiny; the portico is very formal; in the secondary mass, the left door is tiny and shouldn’t have sidelights.</p> <p><b>Welch</b> – Agrees with Ms. Thornewill. The secondary mass isn’t subordinate enough. The windows, compared to the doors, take up a tremendous amount of space.</p> <p><b>Coombs</b> – Agrees. The west elevation, right side, triple-ganged windows should be reduced to 2 and separated. Same issue on the east elevation left.</p> <p><b>Camp</b> – The front portico is way too formal; 2<sup>nd</sup>-floor left windows are too large; . Prefers the old additive massing.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                             |                  |                        |
| Motion                                   | <b>Motion to View and hold for revisions and addition of cardinal points on 1/4” scale drawings. (Coombs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |                  |                        |
| Vote                                     | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                             | Certificate #    |                        |

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| 6.              | 30 Pearl, LLC <b>HOLD FOR 8/9</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 30 India Street      | Addition                      | 42.3.4/137             | Botticelli + Pohl   |
| 7.              | Shenandoah Tr <b>07-6592</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 40 Easton Street     | Rev.11-5235: fenest,deck, etc | 42.1.4/20              | Botticelli + Pohl   |
| Voting          | Camp, Coombs, Oliver, Welch, Dutra                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                               |                        |                     |
| Alternates      | Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                               |                        |                     |
| Recused         | Pohl                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |                               |                        |                     |
| Documentation   | Architectural elevation plans, site plan, photos, historical documents, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |                               |                        |                     |
| Representing    | Syi Tong, Botticelli & Pohl                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                               |                        |                     |
| Public          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |                               |                        |                     |
| Concerns (4:47) | <p><b>Tong</b> – Presented project.</p> <p><b>Backus</b> – Read HSAB comments 7/18: Breaking up the long skirt board with piers would be appropriate. Circa 1893 eclectic per HDC survey. Agrees with HSAB; it should be consistent with “Resilient Nantucket”; we don’t have an elevation certificate and want a historic determination application.</p> <p><b>Welch</b> – Agrees with Ms. Backus. South elevation, the extension of the deck is atypical but only perceived from the water.</p> <p><b>Dutra</b> – He feels these are all approvable.</p> <p><b>Oliver</b> – Concurs.</p> <p><b>Coombs</b> – West elevation has a long wall with only 2 windows; asked why (in the setback and no changes).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |                               |                        |                     |
| Motion          | <b>Motion to Approve as submitted. (Oliver)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                               |                        |                     |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      | Certificate #                 | <b>HDC2022-07-6592</b> |                     |
| 8.              | Petrillo & Thomas Tr <b>07-6598</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 92 Washington Street | Rev. 02-0589: small addition  | 42.2.3/22              | Smith & Hutton, LLC |
| Voting          | Camp, Coombs, Oliver, Welch, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                               |                        |                     |
| Alternates      | Dutra                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                               |                        |                     |
| Recused         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |                               |                        |                     |
| Documentation   | Architectural elevation plans, site plan, photos, historical documents, advisory comments, and “Resilient Nantucket”.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                               |                        |                     |
| Representing    | Joseph Deimler, Smith & Hutton, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                               |                        |                     |
| Public          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |                               |                        |                     |
| Concerns (4:56) | <p><b>Deimler</b> – Presented project; no change in ridge height or north-south direction. Landscaping is pending.</p> <p><b>Backus</b> – Read HSAB comments 7/18: The outdoor fireplace will be visible from the beach and should be eliminated. All of the brick should remain natural, not painted.</p> <p>Infill within the OHD and needs to comply with Chapter 11 of “Resilient Nantucket” guidelines. Appreciates the proposed changes for the 2<sup>nd</sup>-floor balcony; echoes HSAB on the firepit, which changes the character and setting. The skirt and piers appear consistent with “Resilient Nantucket” guidelines.</p> <p><b>Welch</b> – West elevation, the change in mass is large, though not the square footage. South elevation, the front porch is too small and roof pitch is inappropriate at 6/12; the Juliet balcony is inappropriate. East elevation has the same issues as the west. Massing changes are too much.</p> <p><b>Thornewill</b> – Agrees with Mr. Welch. The doors are overwhelming the side view. There isn’t much difference between the main mass and secondary ridge heights. It reads so much bigger than it is.</p> <p><b>Oliver</b> – Agrees with what’s been said. To the east and west, suggested differentiating the gable forms. East elevation needs a window near the chimney. Natural to weather would be better.</p> <p><b>Coombs</b> – Also agrees. North elevation gable dormers with 12/7 are too squat a don’t look to belong there; would like them reduced to single windows and dropped; the windows on this elevation are not connected; right side windows should be split and made larger.</p> <p><b>Camp</b> – Agrees. The middle mass is being swallowed up by the sides; those need to be reduced.</p> |                      |                               |                        |                     |
| Motion          | <b>Motion to Hold for revisions and hardscape to track. (Coombs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |                               |                        |                     |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      | Certificate #                 |                        |                     |
| 9.              | Michael Dobbert <b>06-6561</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 38 Surfside Road     | Roof Mount Solar              | 67/15.1                | Sunwind, LLC        |
| Voting          | Camp, Coombs, Oliver, Welch, Dutra                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                               |                        |                     |
| Alternates      | Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                               |                        |                     |
| Recused         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |                               |                        |                     |
| Documentation   | Architectural elevation plans, site plan, photos, and manufacturer spec sheet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |                               |                        |                     |
| Representing    | Timothy Holmes, Sunwind, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |                               |                        |                     |
| Public          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |                               |                        |                     |
| Concerns (5:11) | <p><b>Holmes</b> – Presented project.</p> <p><b>Oliver</b> – This is an appropriate application; it follows all our guidelines.</p> <p>No concerns.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                               |                        |                     |
| Motion          | <b>Motion to Approve as submitted. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |                               |                        |                     |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      | Certificate #                 | <b>HDC2022-06-6561</b> |                     |

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| 10.             | 36 Surfside, LLC <b>06-6560</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 36 Surfside Road | Roof Mount Solar        | 67/15.2       | Sunwind, LLC           |
| Voting          | Camp, Coombs, Oliver, Welch, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |                         |               |                        |
| Alternates      | Dutra                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |                         |               |                        |
| Recused         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |                         |               |                        |
| Documentation   | Architectural elevation plans, site plan, photos, and manufacturer spec sheet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |                         |               |                        |
| Representing    | Timothy Holmes, Sunwind, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |                         |               |                        |
| Public          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |                         |               |                        |
| Concerns (5:15) | <p><b>Holmes</b> – Presented project.</p> <p><b>Oliver</b> – Although we can catch a glimpse, this is appropriate if screening remains.</p> <p><b>Welch</b> – Concerned about the visibility; he'd like to view it.</p> <p>No others have concerns.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |                         |               |                        |
| Motion          | <b>Motion to Approve as submitted. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |                         |               |                        |
| Vote            | Carried 4-0//Welch abstain                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |                         | Certificate # | <b>HDC2022-06-6560</b> |
| 11.             | Not So Easy, LLC <b>06-6579</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 26 Easy Street   | New mixed-use structure | 42.4.2/23     | Emeritus               |
| Voting          | Camp, Coombs, Oliver, Welch, Dutra                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |                         |               |                        |
| Alternates      | Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |                         |               |                        |
| Recused         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |                         |               |                        |
| Documentation   | Architectural elevation plans, site plan, photos, historical documents, advisory comments, and “Resilient Nantucket”.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |                         |               |                        |
| Representing    | Matt MacEachern, Emeritus Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |                         |               |                        |
| Public          | William Cassidy, owner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                         |               |                        |
| Public          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |                         |               |                        |
| Concerns (5:17) | <p><b>MacEachern</b> – Presented project; foundation and 1<sup>st</sup> floor to be built with pargetted concrete forms; the elevation floor plane is 2/3<sup>rd</sup> the height of the 1<sup>st</sup> floor.</p> <p><b>Backus</b> – Read HSAB comments 7/18: The main eave line is awkwardly high above the 2<sup>nd</sup>-floor windows presenting as a 2¾ story building rather than a normal 2½ story; the eave should drop down to the top of the attic floor. The steep roof pitch creates a very vertical mass; it should be a shallower pitch. The west shed dormer should be broken into 2 dormers with two windows each to reduce the amount of shingled area. It feels like the desire for 2 large 3<sup>rd</sup>-floor bedrooms is adding to the height and volume more than necessary; smaller bedrooms will still fit, and the overall height will decrease. The window in the gabled end should be a little smaller than those below. The projecting 2<sup>nd</sup>-floor shed should not have a roof that extends from the main roof line; it should have its own isolated, shallower pitched roof. A full-height concrete wall is not appropriate for the OHD; a natural brick may be more suitable, or maybe just shingles. Double French doors for a store front are unusual; one could remain fixed. Blue sash and shutters are not appropriate in this location.</p> <p>The adjacent structure is attributed to Harry Gordon circa 1940s. This must meet FEMA guidance and Chapter 11 “Resilient Nantucket” guidelines. Wants to know how the attachment to the adjacent structure would meet FEMA.</p> <p><b>Oliver</b> – Appreciates keeping the simple structure on the corner. Agrees with HSAB, especially the pitch. The structures around this are much simpler; the only ones with dormers are the rear ones not on Easy Street. It would fit in better with a shallower pitch and no 3<sup>rd</sup>-floor dormers.</p> <p><b>Welch</b> – One concern is the height; the masonry 1<sup>st</sup> floor forces it to get taller; it should be the minimum height required; the ceilings should be 8’ or lower. The continued roof form over the “jog” should break below the eave with a shallower pitch. Agrees on the dormers, it would be beneficial to have ½-sized dormers. East elevation, the left dormer is appropriate, but the Juliet balcony dormer is inappropriate in downtown; again, the ceiling height could be reduced.</p> <p><b>Coombs</b> – Agrees with what’s been said. East elevation, the Juliet balcony is not appropriate; she would prefer no 3<sup>rd</sup>-floor dormers and windows, especially over the simple 1<sup>st</sup> and 2<sup>nd</sup> floors. West elevation, the dormer should be reduced.</p> <p><b>Dutra</b> – South elevation, the “B” window should be smaller than the “As”. Okay with the roof pitch, if you reduce it, there would be more shingled wall space on the east and west. Would like the height minimized. West elevation, the 3<sup>rd</sup>-floor dormer should be smaller. A red-brick 1<sup>st</sup> floor would make it look more antique. East elevation, eliminate the balcony and flush dormer.</p> <p><b>Camp</b> – She thinks this is charming as drawn and is appropriate. Agrees about using cement. The 2 sets of French doors on Oak Street might be nicer as store-front windows.</p> <p><b>Cassidy</b> – He agrees about the pargetted concrete; we’ll come back with something different. There is another building in front of this blocking the east elevation.</p> |                  |                         |               |                        |
| Motion          | <b>Motion to Hold for revisions and to go back to HSAB. (Coombs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |                         |               |                        |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |                         | Certificate # |                        |

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|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------|---------------|-------------------|
| 12.             | 55 Eel Point Hldgs, LLC <b>07-6619</b>                                                                                                                                                                                                                                                                                                                                                                                                                          | 55 Eel Point Road | New Cabana     | 32/47         | Botticelli + Pohl |
| Voting          | Camp, Coombs, Oliver, Welch, Dutra                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |                |               |                   |
| Alternates      | Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |                |               |                   |
| Recused         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                |               |                   |
| Documentation   | None                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                |               |                   |
| Representing    | None                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                |               |                   |
| Public          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                |               |                   |
| Concerns (time) | Not opened at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |                |               |                   |
| Motion          | <b>Motion to Hold for representation. (Oliver)</b>                                                                                                                                                                                                                                                                                                                                                                                                              |                   |                |               |                   |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |                | Certificate # |                   |
| 14.             | Nantucket G & S, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                            | 81 Vestal Street  | New fence      | 56/254        | MCA               |
| Voting          | Camp, Coombs, Oliver, Welch, Dutra                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |                |               |                   |
| Alternates      | Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |                |               |                   |
| Recused         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                |               |                   |
| Documentation   | None                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                |               |                   |
| Representing    | None                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                |               |                   |
| Public          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                |               |                   |
| Concerns (5:41) | Not opened at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |                |               |                   |
| Motion          | <b>Motion to Hold for representation. (Oliver)</b>                                                                                                                                                                                                                                                                                                                                                                                                              |                   |                |               |                   |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |                | Certificate # |                   |
| 15.             | 14 Bishops Rise Nant, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                       | 14 Bishops Rise   | MH alterations | 40/124        | Emeritus          |
| Voting          | Camp, Coombs, Oliver, Welch, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |                |               |                   |
| Alternates      | Dutra                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                   |                |               |                   |
| Recused         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                |               |                   |
| Documentation   | Architectural elevation plans, site plan, and photos.                                                                                                                                                                                                                                                                                                                                                                                                           |                   |                |               |                   |
| Representing    | Emeritus                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |                |               |                   |
| Public          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                |               |                   |
| Concerns (5:43) | <p><b>MacEachern</b> – Presented project; doesn't believe this is visible.<br/> <b>Welch</b> – Asked for a view. This is a large expansion of the 2<sup>nd</sup>-floor deck.<br/> <b>Thornewill</b> – Agrees; the change is extensive, and a view is warranted.<br/> <b>Coombs</b> – A view would be good.<br/> <b>Oliver</b> – You can't see it; but everyone should view.<br/> <b>Camp</b> – That extension of the 2<sup>nd</sup>-floor deck is too much.</p> |                   |                |               |                   |
| Motion          | <b>Motion to View. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |                |               |                   |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |                | Certificate # |                   |
| 16.             | Michael Wilson                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 7 Cornwall Street | Fence          | 71.3.2/9      | Linda Williams    |
| Voting          | Camp, Coombs, Oliver, Welch, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |                |               |                   |
| Alternates      | Dutra                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                   |                |               |                   |
| Recused         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                |               |                   |
| Documentation   | Landscape design plans, site plan, and photos.                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |                |               |                   |
| Representing    | None                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                |               |                   |
| Public          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                |               |                   |
| Concerns (5:47) | <b>Oliver</b> – It's 100' of fence; it would be better as a natural to weather 5&1 rather than a 6' solid board.                                                                                                                                                                                                                                                                                                                                                |                   |                |               |                   |
| Motion          | <b>Motion to Hold for representation. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                               |                   |                |               |                   |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |                | Certificate # |                   |

|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                             |               |                        |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------|------------------------|
| 17. 27 Cato Ln, LLC <b>08-6798</b>      | 27 Cato Lane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Rev.: fenst changes         | 55/118        | CWA                    |
| Voting                                  | Camp, Coombs, Oliver, Welch, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                             |               |                        |
| Alternates                              | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |               |                        |
| Recused                                 | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |               |                        |
| Documentation                           | Architectural elevation plans, site plan, and photos.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                             |               |                        |
| Representing                            | Chip Webster, Chip Webster Associates<br>Victoria Ewing, LINK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                             |               |                        |
| Public                                  | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |               |                        |
| Concerns (7:57)                         | (5:40) Ewing – Mr. Webster asked her to request this be held for later in the meeting.<br>Motion to Hold & Cato Lane until later tonight (Coombs) Carried unanimously<br><b>Webster</b> – Presented project; hardscape plan is pending; we can come back for changes to the picture window later.<br><b>Oliver</b> – Not convinced the rear elevation is not visible; it backs onto another way.<br><b>Coombs</b> – Agrees; suggested a view to check visibility; the cemetery is also regarded as a public way.<br><b>Thornewill</b> – Her concern is the basement-level sunken garden and the pool; asked when that is coming in.<br><b>Welch</b> – Asked why it’s been a month since it was submitted, and we still have no digital submission; in the future he will make motions to hold applications until they are complete. He did not sit on this before so will not comment.<br><b>Camp</b> – She too would like to view this. |                             |               |                        |
| Motion                                  | <b>Motion to Approve through staff with no change to the rear picture window at this time. (Oliver)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                             |               |                        |
| Vote                                    | Carried 4-0//Welch abstain                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                             | Certificate # | <b>HDC2022-08-6798</b> |
| 13. 4 The Kids Realty Tr <b>07-6708</b> | 79 Pocomo Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Rev. 10-4971: add roof walk | 15/5          | CWA                    |
| Voting                                  | Camp, Coombs, Oliver, Welch, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                             |               |                        |
| Alternates                              | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |               |                        |
| Recused                                 | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |               |                        |
| Documentation                           | Architectural elevation plans, site plan, and photos.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                             |               |                        |
| Representing                            | Chip Webster, Chip Webster Associates<br>Victoria Ewing, LINK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                             |               |                        |
| Public                                  | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |               |                        |
| Concerns (8:07)                         | (5:40) Ewing – Mr. Webster asked her to request this be held for later in the meeting.<br>Motion to Hold & Cato Lane until later tonight (Coombs) Carried unanimously<br><b>Webster</b> – Presented project.<br><b>Welch</b> – The roof walk with a skirt is inappropriate; its height relative to the ridge is also inappropriate. The chimneys will have to be a 2’ taller to meet code.<br><b>Thornewill</b> – Proportions aren’t right; it looks like a tiny hat.<br><b>Coombs</b> – It’s inappropriate on this structure.<br><b>Oliver</b> – It needs to be bigger to fit this house; natural to weather would be more palatable.<br><b>Camp</b> – Agrees it should be larger east-west by 1 more bay.                                                                                                                                                                                                                              |                             |               |                        |
| Motion                                  | <b>Motion to Hold for revisions. (Coombs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                             |               |                        |
| Vote                                    | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             | Certificate # |                        |

**IX. OLD BUSINESS 07/12/2022**

|                 | <u>Property owner name</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u>      | <u>Agent</u>      |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------|------------------------|-------------------|
| 1.              | JK Baxter, LLC <b>05-6336</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 114 Baxter Road       | Deck Extension       | 48/35                  | Thornewill Design |
| Voting          | Camp, Coombs, Welch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |                      |                        |                   |
| Alternates      | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                       |                      |                        |                   |
| Recused         | Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |                      |                        |                   |
| Documentation   | Architectural elevation plans, site plan, and photos.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                       |                      |                        |                   |
| Representing    | Luke Thornewill, Thornewill Design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       |                      |                        |                   |
| Public          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                       |                      |                        |                   |
| Concerns (5:51) | <b>Thornewill</b> – Asked to go forward with a 3-person board. Reviewed changes made per previous concerns. West faces the golf course; the deck structure is existing.<br><b>Welch</b> – Appreciates the changes. West elevation, the character has been transformed and this is approvable.<br><b>Coombs</b> – It’s heavy facing the golf course but it’s a little broken up with some character.<br><b>Camp</b> – Thought more was going to be done to give the basement some architecture; doesn’t like the brackets, which look pasted on and not structural. |                       |                      |                        |                   |
| Motion          | <b>Motion to Approve through staff with the brackets decreased to fall within the perpendicular plain of the 2<sup>nd</sup>-floor deck. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                |                       |                      |                        |                   |
| Vote            | Carried 2-1//Camp opposed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                       | Certificate #        | <b>HDC2022-05-6336</b> |                   |



|                                  |                                                    |                    |               |     |
|----------------------------------|----------------------------------------------------|--------------------|---------------|-----|
| 2. Joseph Minella <b>03-5939</b> | 9 Giny Lane                                        | MH grading         | 41/851        | SCI |
| 3. Joseph Minella <b>06-6555</b> | 9 Giny Lane                                        | MH solar           | 41/851        | SCI |
| 4. Joseph Minella <b>03-5937</b> | 9 Giny Lane                                        | Pool & hardscaping | 41/851        | SCI |
| Voting                           | Camp, Coombs, Oliver, Welch, DutraThornewill       |                    |               |     |
| Alternates                       | None                                               |                    |               |     |
| Recused                          | None                                               |                    |               |     |
| Documentation                    | None                                               |                    |               |     |
| Representing                     | None                                               |                    |               |     |
| Public                           | None                                               |                    |               |     |
| Concerns (5:58)                  | Not opened at this time.                           |                    |               |     |
| Motion                           | <b>Motion to Hold for representation. (Coombs)</b> |                    |               |     |
| Vote                             | Carried unanimously                                |                    | Certificate # |     |

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                           |               |                        |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------|------------------------|
| 5. Greg Raiff <b>09-1845</b> | 100 Low Beach Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Renovate/rebuild dwelling | 75/27         | Emeritus               |
| Voting                       | Coombs (acting chair), Oliver, Welch, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                           |               |                        |
| Alternates                   | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                           |               |                        |
| Recused                      | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                           |               |                        |
| Documentation                | Architectural elevation plans, site plan, and photos.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                           |               |                        |
| Representing                 | Matt MacEachern, Emeritus Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                           |               |                        |
| Public                       | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                           |               |                        |
| Concerns (6:00)              | <p><b>MacEachern</b> – Reviewed changes made per previous concerns; studio to the left not part of this.</p> <p><b>Welch</b> – The roof walk skirt on the rear is very high but on the front the skirt looks shorter by at least 1’; asked if the ship’s ladder access a room within the boundary of the roof walk (just the roof walk); the access could be moved to the rear and eliminate the skirt on the front. The modifications are helpful and a simplification from previously proposed.</p> <p><b>Thornewill</b> – The roof walk isn’t on center; that’s why the roof walk is different; however, agrees with Mr. Welch; it overwhelms the small center mass and is very heavy. This is much taller than the existing; that could be reduced by keeping the original roof pitch. This is a large, grand house and the front door needs to be more prominent.</p> <p><b>Oliver</b> – Appreciates the reduction in the addition massing on the right of the north elevation. This is a large structure right on the street. She questions the reason for the roof walk on this structure, which has an unencumbered view of the water. Agrees with Ms. Thornewill.</p> <p><b>Coombs</b> – The roof walk should be eliminated; it doesn’t fit with the design. The window shouldn’t be 2-over-2; that looks too modern and will be extensive on the beach when the sun goes down. This needs to be simpler and settle into the vegetation.</p> |                           |               |                        |
| Motion                       | <b>Motion to Approve through staff without the roof walk without prejudice and 11/12 pitch. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                           |               |                        |
| Vote                         | Carried 3-1//Oliver-nay                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                           | Certificate # | <b>HDC2021-09-1845</b> |

|                                   |                                         |                     |               |           |
|-----------------------------------|-----------------------------------------|---------------------|---------------|-----------|
| 6. 9 E Street, LLC <b>05-6359</b> | 9 E Street                              | MH solar roof array | 60.2.1/6      | Ack Smart |
| 7. 9 E Street, LLC <b>05-6360</b> | 9 E Street                              | GH solar roof array | 60.2.1/6      | Ack Smart |
| Voting                            | Camp, Coombs, Oliver, Welch, Thornewill |                     |               |           |
| Alternates                        | Dutra                                   |                     |               |           |
| Recused                           | None                                    |                     |               |           |
| Documentation                     | None                                    |                     |               |           |
| Representing                      | None                                    |                     |               |           |
| Public                            | None                                    |                     |               |           |
| Concerns (6:20)                   | Not opened at this time.                |                     |               |           |
| Motion                            | <b>Motion to Hold. (Welch)</b>          |                     |               |           |
| Vote                              | Carried unanimously                     |                     | Certificate # |           |

8. Brew Bean 01-5616 2 Candle House Lane New dwelling 55.4.1/1 Concept Design

Voting Camp, Coombs, Oliver, Welch  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.  
 Representing TJ Watterson, Concept Design  
 Public Warren Feldberg  
 Concerns (6:21) **Watterson** – Reviewed changes made per previous concerns and supplemental information.

**Backus** – Read HSAB comments 7/25: As stated last time by HSAB and HDC, this does not work as a 3 bay; it should be either narrower or change to a 4 bay. The 1<sup>st</sup>- and 2<sup>nd</sup>-floor windows should all be the same height, as was historically done, and they should be a little narrower for proper proportion. As stated last time, the east shed dormer should not run into the main mass and has too much shingled area; drop it back down on the right side and add a window. The west-facing sunroom climbs up too high on the adjacent roof; it should have a hipped roof and fenestration that would feel more like a glassed-in porch. The basement areaway should not include the chimney mass; stop it at the edge of the chimney. The roofwalk should not have a skirt. The chimney should be taller. The 4-ganged French doors should be a pair of French doors with windows on either side. The short roof section above the French doors should not be a continuation of the shed next to it; changing that shed to a hipped roof would correct this awkward condition. The retaining for the parking area is too tall; the driveway should slope as close to existing grade as possible; the parking area does not have to be perfectly level. Asked to review revisions.

Infill lot within the OHD and been extensively reviewed. Appreciates the topo plan and adding the chimney. Concurs with HSAB on the boxiness and having too much shingle space for a 3-bay. The visibility of the west elevation should be viewed; in the past, the commission has received letters of concern from abutters.

**Feldberg** – Agree with comments heard; driveway height changes the nature of the neighborhood and should contour more to what’s there now. By virtue of building this home and adjustments to the contouring, it creates a significant flow of water into the corner; asked the new owner provide a water management system at that corner.

**Welch** – Appreciates the changes with respect to the grade; the grade at the proposed front entry is lower than the driveway; asked how they will handle that transition (it’s coplanar). The grade at the front should match existing with more steps, no skirt on the front or front sides, chimney height should increase, and have plank frames on the front.

**Oliver** – Agrees with Mr. Welch. The 9’6” 1<sup>st</sup>-floor ceiling height is adding to the proportion issues. Agrees about the roof walk and with HSAB on the east elevation. Front needs more fenestration.

**Coombs** – Appreciates the concerns about the grading and the driveway; concerned about the number of steps at the front to the driveway. West elevation, the 4 windows should be reduced to 2 doors and 2 windows. Regarding this being a 3 bay, more historically sized windows would help. Agrees about the roof going into the main roof and height of the chimney. Can’t decide between a larger roof walk with no skirt or no roof walk.

**Camp** – The fenestration doesn’t read as a historic quaker house; the windows should be larger with vertical panes. Shouldn’t have a picket fence across the front door. The roof walk should go around a central chimney. The right shed bumpout should have a window. The fascia strip on the north elevation, the windows should become a part of that.

Motion **Motion to Hold for revisions. (Coombs)**

Vote Carried unanimously/ Certificate #

X. NEW BUSINESS 07/19/2022

| Property owner name | Street Address                                        | Scope of work        | Map/Parcel | Agent        |
|---------------------|-------------------------------------------------------|----------------------|------------|--------------|
| 1. Maple Ln, LLC    | 2 Maple Lane                                          | New garage/apartment | 67/303     | Dustin Maury |
| Voting              | Camp, Coombs, Welch, Dutra, Thornewill                |                      |            |              |
| Alternates          | None                                                  |                      |            |              |
| Recused             | Oliver                                                |                      |            |              |
| Documentation       | Architectural elevation plans, site plan, and photos. |                      |            |              |
| Representing        | Dustin Maury                                          |                      |            |              |
| Public              | None                                                  |                      |            |              |

Concerns (6:49) **Maury** – Presented project; garage door natural to weather with black pedestrian doors; height 23’2”.  
**Coombs** – The double windows in the gable ends should be separated or reduced to a single window. The dormers should have one more window or be reduced to 2 separate dormers.  
**Welch** – Agrees with Ms. Coombs; thinks they’ll add lattice to tone down the height; the height needs to come down.  
**Thornewill** – North elevation is the only that would be visible; it does have a lot of shingle space; beef up the garage doors. The dormers are very long for just 2 small windows.  
**Dutra** – Okay with the height but it might help to see it compared to the approved buildings. The gable end double windows should be separated to fill the walls.  
**Camp** – Would like the height reduced 1’. The 2-over-2 windows in the shed dormers look tiny; there should be more windows or reduce the dormers.

Motion **Motion to Hold for revisions. (Coombs)**

Vote Carried unanimously/ Certificate #

|                 |                                                                                                                    |          |               |              |
|-----------------|--------------------------------------------------------------------------------------------------------------------|----------|---------------|--------------|
| 2. Sankaty, LLC | 49 Sankaty Road                                                                                                    | Garage   | 49/66         | Dustin Maury |
| 3. Sankaty, LLC | 49 Sankaty Road                                                                                                    | Pool/spa | 49/66         | Dustin Maury |
| 4. Sankaty, LLC | 49 Sankaty Road                                                                                                    | Cabana   | 49/66         | Dustin Maury |
| Voting          | Camp, Coombs, Oliver, Welch, Dutra                                                                                 |          |               |              |
| Alternates      | None                                                                                                               |          |               |              |
| Recused         | None                                                                                                               |          |               |              |
| Documentation   | Architectural elevation plans, site plan, and photos.                                                              |          |               |              |
| Representing    | Dustin Maury                                                                                                       |          |               |              |
| Public          | None                                                                                                               |          |               |              |
| Concerns (6:59) | <b>Maury</b> – The main dwelling is in old business; suggested holding these to track.<br>Not opened at this time. |          |               |              |
| Motion          | <b>Motion to Hold to track the main house. (Welch)</b>                                                             |          |               |              |
| Vote            | Carried unanimously                                                                                                |          | Certificate # |              |

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |               |                     |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------|---------------------|
| 5. David & Diane Lilly | 4 Quince Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Rear stairs (egress) | 42.3.4/20     | McMullen Associates |
| Voting                 | Camp, Coombs, Oliver, Dutra, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |               |                     |
| Alternates             | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |               |                     |
| Recused                | Welch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |               |                     |
| Documentation          | Architectural elevation plans, site plan, photos, historical documents, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |               |                     |
| Representing           | Nathan McMullen, McMullen Associates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |               |                     |
| Public                 | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |               |                     |
| Concerns (7:01)        | <b>McMullen</b> – Presented project; there is a lot and house blocking visibility from Hussey Street; trim and door are grey and all<br><b>Backus</b> – Read HSAB comments 8/1: These stairs will be visible from Hussey Street. Exterior stairs are not appropriate in the OHD.<br>Circa 1840 3-bay within the OHD: 2-story stairs on this is not appropriate; recommend a view; the need is dictating the architecture. Concerned about the material proposed.<br><b>Oliver</b> – This egress is not required, though she understands the safety concern. She wants to view this.<br><b>Coombs</b> – The proposal is inappropriate on this historic structure. She would like to view.<br><b>Thornewill</b> – Agrees this is unusual for an old house; would like to view for visibility.<br><b>Dutra</b> – It looks awkward, and the posts look long and narrow; shingling might camouflage it.<br><b>Camp</b> – We should look at other alternatives; this looks like the back of a city structure, not Nantucket. A trellis rather than shingles might work. |                      |               |                     |
| Motion                 | <b>Motion to View and hold for revisions and to go back to HSAB. (Coombs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |               |                     |
| Vote                   | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      | Certificate # |                     |

|                        |                                                                                                                                                                                                                                                                                       |                  |                     |                        |                   |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------|------------------------|-------------------|
| 6. Steve Michael et al | <b>Held 8/9</b>                                                                                                                                                                                                                                                                       | 6 Marcus Way     | Demo                | 91/9.1                 | Will Stephens     |
| 7. Steve Michael et al | <b>Held 8/9</b>                                                                                                                                                                                                                                                                       | 6 Marcus Way     | New dwelling        | 91/9.1                 | Will Stephens     |
| 8. 73 Vestal, LLC      | <b>07-6651</b>                                                                                                                                                                                                                                                                        | 73 Vestal Street | Move & reno cottage | 56/192                 | Thornewill Design |
| Voting                 | Camp, Coombs, Oliver, Welch, Dutra                                                                                                                                                                                                                                                    |                  |                     |                        |                   |
| Alternates             | None                                                                                                                                                                                                                                                                                  |                  |                     |                        |                   |
| Recused                | Thornewill                                                                                                                                                                                                                                                                            |                  |                     |                        |                   |
| Documentation          | Architectural elevation plans, site plan, and photos.                                                                                                                                                                                                                                 |                  |                     |                        |                   |
| Representing           | Luke Thornewill, Thornewill Design                                                                                                                                                                                                                                                    |                  |                     |                        |                   |
| Public                 | None                                                                                                                                                                                                                                                                                  |                  |                     |                        |                   |
| Concerns (7:12)        | <b>Thornewill</b> – Presented project.<br><b>Oliver</b> – This was built in 1960s by her grandfather, uncles, and father. Glad it's being repurposed.<br><b>Welch</b> – He'd prefer it not be so close to the setback.<br><b>Coombs</b> – No concerns.<br><b>Dutra</b> – No concerns. |                  |                     |                        |                   |
| Motion                 | <b>Motion to Approve as submitted. (Coombs)</b>                                                                                                                                                                                                                                       |                  |                     |                        |                   |
| Vote                   | Carried unanimously                                                                                                                                                                                                                                                                   |                  | Certificate #       | <b>HDC2022-07-6651</b> |                   |
| 9. 73 Vestal, LLC      | <b>07-6652</b>                                                                                                                                                                                                                                                                        | 73 Vestal Street | Move garage on site | 56/192                 | Thornewill Design |
| Voting                 | Camp, Coombs, Oliver, Welch, Dutra                                                                                                                                                                                                                                                    |                  |                     |                        |                   |
| Alternates             | None                                                                                                                                                                                                                                                                                  |                  |                     |                        |                   |
| Recused                | Thornewill                                                                                                                                                                                                                                                                            |                  |                     |                        |                   |
| Documentation          | Architectural elevation plans, site plan, and photos.                                                                                                                                                                                                                                 |                  |                     |                        |                   |
| Representing           | Luke Thornewill, Thornewill Design                                                                                                                                                                                                                                                    |                  |                     |                        |                   |
| Public                 | None                                                                                                                                                                                                                                                                                  |                  |                     |                        |                   |
| Concerns (7:19)        | <b>Thornewill</b> – Presented project.<br>No concerns.                                                                                                                                                                                                                                |                  |                     |                        |                   |
| Motion                 | <b>Motion to Approve as submitted. (Coombs)</b>                                                                                                                                                                                                                                       |                  |                     |                        |                   |
| Vote                   | Carried unanimously                                                                                                                                                                                                                                                                   |                  | Certificate #       | <b>HDC2022-07-6652</b> |                   |

10. 73 Vestal, LLC **07-6653**      73 Vestal Street      New dwelling      56/192      Thornewill Design

Voting      Camp, Coombs, Oliver, Welch, Dutra  
 Alternates      None  
 Recused      Thornewill  
 Documentation      Architectural elevation plans, site plan, and photos.  
 Representing      Luke Thornewill, Thornewill Design  
 Public      None  
 Concerns (7:20)      **Thornewill** – Presented project.  
                                  **Oliver** – It’s handsome and appropriate.  
                                  **Welch** – West elevation screen porch lower the eaves and height of the windows.  
                                  **Dutra** – No concerns.  
                                  **Coombs** – No concerns.  
                                  **Camp** – No concerns.

Motion      **Motion to Approve as submitted. (Coombs)**  
 Vote      Carried 4-0//Welch abstain      Certificate #      **HDC2022-07-6653**

11. Bryan and Diane Rolfe **07-6636**      6 Seven Mile Lane      Main house addition      72/3      Normand Residential

Voting      Camp, Coombs, Oliver, Welch, Thornewill  
 Alternates      None  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, photos, and advisory comments.  
 Representing      Ben Normand, Normand Residential  
 Public      None  
 Concerns (7:30)      **Normand** – Presented project.  
                                  **Backus** – Read SAB comments 8/1: north & south elevation ridge should match height of west gable; 2<sup>nd</sup>-floor deck busy; enclose stairs.  
                                  Circa 2003.  
                                  **Oliver** – Agrees about the 2<sup>nd</sup>-floor deck; concerned about visibility from walking trails.  
                                  **Coombs** – Agrees with HSAB.  
                                  **Welch** – Doesn’t make sense to change the gable because of lack of visibility and distance from the street and similarity to other gables.  
                                  **Thornewill** – It’s a little long; but it is set back a bit.  
                                  **Camp** – Front far right, asked for a corner board on the shed; left 2<sup>nd</sup>-floor dormer could be a little larger with more substantial windows.

Motion      Motion to Approve as submitted. (Thornewill) Carried unanimously  
                                  Motion to reopen. (Welch) Carried unanimously  
                                  **Motion to Approve with the applicant to have the option for the front left dormer to have a hipped roof. (Welch) 07-6636**

Vote      Carried unanimously      Certificate #      **HDC2022-07-6636**

12. Bryan and Diane Rolfe **07-6638**      6 Seven Mile Lane      New shed      72/3      Normand Residential

Voting      Camp, Coombs, Oliver, Welch, Thornewill  
 Alternates      None  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, photos, and advisory comments.  
 Representing      Ben Normand, Normand Residential  
 Public      None  
 Concerns (7:39)      **Normand** – Presented project.  
                                  **Backus** – Read SAB comments 8/1: No concerns.  
                                  **Welch** – The hipped roof is a great detail and picks up the roof over the front door. Suggested the house front dormer could have a hipped roof as well.  
                                  No concerns.

Motion      **Motion to Approve. (Oliver)**  
 Vote      Carried unanimously      Certificate #      **HDC2022-07-6638**

|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |               |                        |  |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------|------------------------|--|
| <b>13. Bryan and Diane Rolfe 07-6637</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |               |                        |  |
|                                          | 6 Seven Mile Lane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | New shed              | 72/3          | Normand Residential    |  |
| Voting                                   | Camp, Coombs, Oliver, Welch, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                       |               |                        |  |
| Alternates                               | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Recused                                  | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Documentation                            | Landscape design plans, site plan, photos, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                       |               |                        |  |
| Representing                             | Ben Normand, Normand Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                       |               |                        |  |
| Public                                   | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Concerns (7:43)                          | <b>Normand</b> – Presented project; pool equipment in shed behind privet.<br><b>Backus</b> – Read SAB comments 8/1: Asked where the pool equipment will be.<br>Due to lack of visibility no concerns but the patio would be nicer with rounded edges. Land behind is ‘Sconset Trust.<br><b>Welch</b> – It shouldn’t be visible at time of inspection.<br><b>Thornewill</b> – The patio should not be in the setback; that space should be used for screening.<br><b>Oliver</b> – Nothing to add.<br><b>Coombs</b> – Nothing to add. |                       |               |                        |  |
| Motion                                   | <b>Motion to Approve through staff with the patio not to extend into the setback. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |               |                        |  |
| Vote                                     | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       | Certificate # | <b>HDC2022-07-6637</b> |  |
| <b>14. Stephan &amp; Kim Schaefer</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |               |                        |  |
|                                          | 86 Cliff Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Solar roof            | 30/74.2       | Robert Newman          |  |
| <b>15. Rorelly Jody Newman</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |               |                        |  |
|                                          | 6 Topping Lift Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Solar roof            | 66/308        | Robert Newman          |  |
| Voting                                   | Camp, Coombs, Oliver, Welch, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                       |               |                        |  |
| Alternates                               | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Recused                                  | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Documentation                            | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Representing                             | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Public                                   | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Concerns (time)                          | Not opened at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                       |               |                        |  |
| Motion                                   | <b>Motion to Hold for representation. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                       |               |                        |  |
| Vote                                     | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       | Certificate # |                        |  |
| <b>16. James Van Tassci</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |               |                        |  |
|                                          | 42B Union Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Replace fence         | 42.3.2/28     | James Van Tassci       |  |
| Voting                                   | Camp, Coombs, Oliver, Welch, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                       |               |                        |  |
| Alternates                               | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Recused                                  | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Documentation                            | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Representing                             | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Public                                   | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Concerns (7:49)                          | Not opened at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                       |               |                        |  |
| Motion                                   | <b>Motion to Hold for representation. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                       |               |                        |  |
| Vote                                     | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       | Certificate # |                        |  |
| <b>17. Eric Silfen</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |               |                        |  |
|                                          | 3 Meadowview Drive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Rooftop solar for MH  | 56/92         | Cotuit Solar           |  |
| Voting                                   | Camp, Coombs, Oliver, Welch, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                       |               |                        |  |
| Alternates                               | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Recused                                  | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Documentation                            | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Representing                             | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Public                                   | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Concerns (7:49)                          | Not opened at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                       |               |                        |  |
| Motion                                   | <b>Motion to Hold for representation. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                       |               |                        |  |
| Vote                                     | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       | Certificate # | <b>HDC2022-</b>        |  |
| <b>18. McGovern Moriarty 07-6633</b>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |               |                        |  |
|                                          | 26 Lincoln Street Sias                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Window & door changes | 73.4.2/3      | Thornewill Design      |  |
| Voting                                   | Camp, Coombs, Oliver, Welch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |               |                        |  |
| Alternates                               | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Recused                                  | Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                       |               |                        |  |
| Documentation                            | Architectural elevation plans, site plan, photos, historical documents, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                      |                       |               |                        |  |
| Representing                             | Luke Thornewill, Thornewill Design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |               |                        |  |
| Public                                   | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |               |                        |  |
| Concerns (7:51)                          | <b>Thornewill</b> – Presented project.<br><b>Backus</b> – No SAB comments. Main dwelling was circa 1975; this is new, approved last year. Agrees the awning windows won’t be visible.<br><b>Oliver</b> – It’s appropriate.<br><b>Coombs</b> – Agrees; this is a nice, fun house.                                                                                                                                                                                                                                                    |                       |               |                        |  |
| Motion                                   | <b>Motion to Approve as submitted. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                       |               |                        |  |
| Vote                                     | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       | Certificate # | <b>HDC2022-07-6633</b> |  |

|                               |                                                                                                                                                                   |                         |               |                              |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------|------------------------------|
| 19. William Irwin             | 2 North Cliff Way                                                                                                                                                 | Shed                    | 30/214        | William Irwin                |
| Voting                        | Camp, Coombs, Oliver, Welch, Thornewill                                                                                                                           |                         |               |                              |
| Alternates                    | None                                                                                                                                                              |                         |               |                              |
| Recused                       | None                                                                                                                                                              |                         |               |                              |
| Documentation                 | None                                                                                                                                                              |                         |               |                              |
| Representing                  | None                                                                                                                                                              |                         |               |                              |
| Public                        | None                                                                                                                                                              |                         |               |                              |
| Concerns (7:56)               | Not opened at this time.                                                                                                                                          |                         |               |                              |
| Motion                        | <b>Motion to Hold for representation. (Coombs)</b>                                                                                                                |                         |               |                              |
| Vote                          | Carried unanimously                                                                                                                                               |                         | Certificate # |                              |
| 20. Victor Healy              | 94 Orange Street                                                                                                                                                  | Addition                | 55.1.4/47     | Paul Dreher                  |
| 21. Matthew and Theresa Stone | 47 Milk Street                                                                                                                                                    | New mh dwelling         | 56/201        | LW/ Woodmeister              |
| 22. Matthew and Theresa Stone | 47 Milk Street                                                                                                                                                    | Move house on lot/ reno | 56/201        | LW/ Woodmeister              |
| 23. Matthew and Theresa Stone | 47 Milk Street                                                                                                                                                    | Pool and hardscape      | 56/201        | LW/ Woodmeister              |
| 24. Matthew and Theresa Stone | 47 Milk Street                                                                                                                                                    | Cabana                  | 56/201        | LW/ Woodmeister              |
| 25. Matthew and Theresa Stone | 47 Milk Street                                                                                                                                                    | Garage                  | 56/201        | LW/ Woodmeister              |
| Voting                        | Camp, Coombs, Oliver, Welch, Thornewill                                                                                                                           |                         |               |                              |
| Alternates                    | None                                                                                                                                                              |                         |               |                              |
| Recused                       | None                                                                                                                                                              |                         |               |                              |
| Documentation                 | None                                                                                                                                                              |                         |               |                              |
| Representing                  | None                                                                                                                                                              |                         |               |                              |
| Public                        | None                                                                                                                                                              |                         |               |                              |
| Concerns (7:57)               | Williams – Asked this be held for next week and for commissioners to views.<br>Not opened at this time.                                                           |                         |               |                              |
| Motion                        | <b>Motion to Hold for Tuesday, August 9 at representative’s request. (Welch)</b>                                                                                  |                         |               |                              |
| Vote                          | Carried unanimously                                                                                                                                               |                         | Certificate # |                              |
| 26. Stephen Virtue            | 39 Pleasant Street                                                                                                                                                | Fence revision          | 55.4.1/154    | Linda Williams               |
| Voting                        | Camp, Coombs, Oliver, Welch, Thornewill                                                                                                                           |                         |               |                              |
| Alternates                    | None                                                                                                                                                              |                         |               |                              |
| Recused                       | None                                                                                                                                                              |                         |               |                              |
| Documentation                 | None                                                                                                                                                              |                         |               |                              |
| Representing                  | None                                                                                                                                                              |                         |               |                              |
| Public                        | None                                                                                                                                                              |                         |               |                              |
| Concerns (7:58)               | Not opened at this time.                                                                                                                                          |                         |               |                              |
| Motion                        | <b>Motion to Hold for HSAB review. (Welch)</b>                                                                                                                    |                         |               |                              |
| Vote                          | Carried unanimously                                                                                                                                               |                         | Certificate # |                              |
| 27. John Bessie Connelly      | 90 Washington Street.                                                                                                                                             | Addition                | 42.2.3/21     | Bentley & Churchill          |
| 28. Willard Overlock          | 29 Coffin Street Sias                                                                                                                                             | New shed                | 73.4.1/26.2   | Bentley & Churchill          |
| Voting                        | Camp, Coombs, Oliver, Welch, Thornewill                                                                                                                           |                         |               |                              |
| Alternates                    | None                                                                                                                                                              |                         |               |                              |
| Recused                       | None                                                                                                                                                              |                         |               |                              |
| Documentation                 | None                                                                                                                                                              |                         |               |                              |
| Representing                  | None                                                                                                                                                              |                         |               |                              |
| Public                        | None                                                                                                                                                              |                         |               |                              |
| Concerns (7:59)               | Not opened at this time.                                                                                                                                          |                         |               |                              |
| Motion                        | <b>Motion to Hold 27 &amp; 28. (Welch)</b>                                                                                                                        |                         |               |                              |
| Vote                          | Carried Unanimously                                                                                                                                               |                         | Certificate # |                              |
| 29. NISDA 07-6701             | 23-25 Wauwinet Road                                                                                                                                               | Demo west silo          | 20/36 + 80    | Val Oliver                   |
| 30. NISDA 07-6700             | 23-25 Wauwinet Road                                                                                                                                               | Rebuild west silo       | 20/36 + 80    | Val Oliver                   |
| Voting                        | Camp, Coombs, Welch, Thornewill                                                                                                                                   |                         |               |                              |
| Alternates                    | None                                                                                                                                                              |                         |               |                              |
| Recused                       | Oliver                                                                                                                                                            |                         |               |                              |
| Documentation                 | Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.                                                    |                         |               |                              |
| Representing                  | Val Oliver, V. Oliver Design                                                                                                                                      |                         |               |                              |
| Public                        | None                                                                                                                                                              |                         |               |                              |
| Concerns (8:18)               | <b>Oliver</b> – Presented project.<br><b>Backus</b> – Read into the record a letter dated Aug. 1 from Mary Bergman, Nantucket Preservation Trust.<br>No concerns. |                         |               |                              |
| Motion                        | <b>Motion to Approve the demolition and rebuilding of west silo. (Welch)</b>                                                                                      |                         |               |                              |
| Vote                          | Carried unanimously                                                                                                                                               |                         | Certificate # | <b>HDC2022-6701&amp;6700</b> |

Rest held for August 9.

|                             |                        |                         |            |                |
|-----------------------------|------------------------|-------------------------|------------|----------------|
| 31. Jessica N. Torre        | 53 Miacomet Avenue     | Move on from 8 Holly St | 67/90      | LINK           |
| 32. 18 Sherburne Nom Tr     | 18 Sherburne Turnpike  | New garage              | 30/196     | S. Metz        |
| 33. 18 Sherburne Nom Tr     | 18 Sherburne Turnpike  | New guest house         | 30/196     | S. Metz        |
| 34. Lloyd Realty, LLC       | 7 Heather Lane         | Guest house revisions   | 30/24.2    | S. Metz        |
| 35. Lloyd Realty, LLC       | 7 Heather Lane         | New cabana              | 30/24.2    | S. Metz        |
| 36. Lloyd Realty, LLC       | 7 Heather Lane         | New garage              | 30/24.2    | S. Metz        |
| 37. Chris and Ashley Austin | Maple Lane (Lot 7)     | New dwelling            | 67/303     | Emeritus       |
| 38. Karl Slatoff            | 28 India Street        | Fence                   | 42.3.4/108 | Time           |
| 39. RJ Glidden              | 47 Warren's Landing Rd | Move/ demo building     | 38/54      | Jessie Glidden |

**XI. OLD BUSINESS 07/26/2022**

| <u>Property owner name</u>       | <u>Street Address</u> | <u>Scope of work</u>  | <u>Map/Parcel</u> | <u>Agent</u>      |
|----------------------------------|-----------------------|-----------------------|-------------------|-------------------|
| 1. Jason & Jen Mendelson 05-6328 | 7a Sherburne Turnpike | New dwelling          | 30/112            | Studio Ppark      |
| 2. Sankaty, LLC 06-6439          | 49 Sankaty Road       | New dwelling          | 49/66             | Dustin Maury      |
| 3. Bob Harrington 05-6330        | 7 Sherburne Turnpike  | Addition/renovation   | 30/112            | MCA               |
| 4. Lisa Holby                    | 19 Low Beach Road     | New dwelling          | 74/83             | Val Oliver        |
| 5. 88 Pocomo Road, LLC           | 88 Pocomo Road        | New dwelling          | 15/42             | Emeritus          |
| 6. 88 Pocomo Road, LLC 04-6092   | 88 Pocomo Road        | New guest house       | 15/42             | Emeritus          |
| 7. 88 Pocomo Road, LLC 05-6419   | 88 Pocomo Road        | Sport court           | 15/42             | Ahern             |
| 8. 88 Pocomo Road, LLC 05-6420   | 88 Pocomo Road        | Pool & hardscape      | 15/42             | Ahern             |
| 9. Sandy Ack 04-6147             | 6 Sandy Drive         | New dwelling          | 29/76             | NAG               |
| 10. Lifesaving Museum 04-6124    | 158 Polpis Road       | Window replacement    | 26/27             | LINK              |
| 11. Chicken Box                  | 12 Daves Street       | New dwelling (Bldg 1) | 55/158            | Emeritus          |
| 12. Chicken Box                  | 12 Daves Street       | New dwelling (Bldg 2) | 55/158            | Emeritus          |
| 13. 18 Sherburn TP N.T.          | 18 Sherburne Turnpike | New dwelling          | 30/196            | S. Metz           |
| 14. India and Rose Tr            | 28 India Street       | Fenst rev/patio demo  | 42.3.4/108        | Botticelli & Pohl |

**XII. NEW BUSINESS 08/02/2022**

| <u>Property owner name</u>   | <u>Street Address</u>  | <u>Scope of work</u>    | <u>Map/Parcel</u> | <u>Agent</u>        |
|------------------------------|------------------------|-------------------------|-------------------|---------------------|
| 1. Nantucket Land Bank       | 19 Wauwinet Road       | Demo storage bldg.      | 20/35             | Normand Residential |
| 2. Nantucket Land Bank       | 19 Wauwinet Road       | Move/demo gazebo        | 20/35             | Normand Residential |
| 3. Nantucket Land Bank       | 19 Wauwinet Road       | Demo pool & fence       | 20/35             | Normand Residential |
| 4. Caleb Cressman            | 300 Polpis Road        | New barn                | 20/11             | Thornewill Design   |
| 5. NHA Properties            | 5R Norquarta Drive     | Roof change             | 67/512            | Stegra Corp         |
| 6. US FAA                    | Squam Road             | Demo shed               | 21/120.1          | Kevin Grant         |
| 7. Julia Meade               | 8 Bayberry Lane (Sias) | New basement/stair/wndo | 49/92.1           | NAG                 |
| 8. Zero Inda St, LLC         | 1 Cambridge Street     | Historic determination  | 42.3.1/130.2      | Emeritus            |
| 9. Richard & Jane Leider Tr  | 64 Sankaty Road        | Pool                    | 49/80.1           | NAG                 |
| 10. Richard & Jane Leider Tr | 64 Sankaty Road        | Cabana                  | 49/80.1           | NAG                 |
| 11. Six New St, LLC          | 6 New Street           | Dormer                  | 55.4.1/34         | Brandon Casement    |
| 12. Gregory & Aileen Tourto  | 20 Midland Avenue      | Move off/demo house     | 59.3/164          | Gryphon Architects  |
| 13. Gregory & Aileen Tourto  | 20 Midland Avenue      | New dwelling            | 59.3/164          | Gryphon Architects  |
| 14. Gregory & Aileen Tourto  | 20 Midland Avenue      | New garage/studio       | 59.3/164          | Gryphon Architects  |
| 15. Lisa McKechnie           | 6 South Water Street   | Fence                   | 42.3.1/130.1      | L. McKechnie        |
| 16. John & Katie Owsley      | 2 Maxey Pond Road      | New shed                | 40/96             | Thornewill Design   |
| 17. Johnathan Pressement     | 2 Ash Lane             | Change deck steps       | 42.4.2/93         | Thornewill Design   |
| 18. Johnathan Pressement     | 2 Ash Lane             | Fence, gates, & arbor   | 42.4.2/93         | Thornewill Design   |
| 19. Roberta Brown            | 9 Beach Street (Sias)  | Main house addition     | 73.1.3/24         | Topham Design       |
| 20. Chicken Box              | 12 Dave Street         | Move off/demo           | 55/158            | Emeritus            |
| 21. Chicken Box              | 12 Dave Street         | Partial demo            | 55/158            | Emeritus            |
| 22. Hesham&Gwen elnaggar     | 30 Union Street        | New garage              | 42.4.3/143        | Gryphon Architects  |
| 23. 12 Pilgrim Rd, LLC       | 12 Pilgrim Road        | Demo concrete house     | 41/476            | Val Oliver          |
| 24. HMSW, LLC                | 25 Sankaty Head        | Demo, addition & fenst  | 48/3              | Emeritus            |
| 25. 51 Fair St, LLC          | 51 Fair Street         | Addition/alteration     | 42.3.2/40         | Emeritus            |
| 26. NHA Properties Inc.      | 27 Dartmouth St. Apt A | Solar roof array        | 76.4.2/363        | Ack Smart           |
| 27. NHA Properties Inc.      | 27 Dartmouth St. Apt B | Solar roof array        | 76.4.2/363        | Ack Smart           |
| 28. NHA Properties Inc.      | 18 Irving Street       | Solar roof array        | 79/158            | Ack Smart           |
| 29. Richmond Great Pt        | 4 Blue Court           | New dwelling            | 68/348            | KOH                 |
| 30. Richmond Great Pt        | 5 Blue Court           | New dwelling            | 68/345            | KOH                 |
| 31. Richmond Great Pt        | 7 Blue Court           | New dwelling            | 68/344            | KOH                 |
| 32. Richmond Great Pt        | 8 Blue Court           | New dwelling            | 68/347            | KOH                 |
| 33. Richmond Great Pt        | 9 Blue Court           | New dwelling            | 68/343            | KOH                 |
| 34. Richmond Great Pt        | 11 Blue Court          | New dwelling            | 68/342            | KOH                 |
| 35. Richmond Great Pt        | 5 Sandplain Court      | New dwelling            | 68/349            | KOH                 |
| 36. Richmond Great Pt        | 7 Sandplain Court      | New dwelling            | 68/350            | KOH                 |

|                        |                       |                            |           |                   |
|------------------------|-----------------------|----------------------------|-----------|-------------------|
| 37. Richmond Great Pt  | 21 Sandplain Court    | New dwelling               | 68/387    | KOH               |
| 38. Decatur XIX, LLC   | 12 Westerwyck Way     | Demo/move off garage       | 82/64     | Val Oliver        |
| 39. OkayOkay Café, LLC | 15 Washington Street  | Rev. :fenestration         | 42.3.1/99 | BPC               |
| 40. Brandon Lower      | 146 Main Street       | New garage, patio & perg   | 41/518    | Matthew Rider     |
| 41. Brandon Lower      | 146 Main Street       | Clapboard, perg & trim clr | 41/518    | Matthew Rider     |
| 42. Ack N Back, LLC    | 33 Quidnet Road       | Pool & hardscape           | 21/27.2   | Ahern             |
| 43. 5QPR, LLC          | 5 Quaise Pasture Road | New barn                   | 26/21     | Botticelli & Pohl |
| 44. 42 Easton St, LLC  | 42 Easton Street      | Add shutters               | 42.4.1/21 | Emeritus          |

**XIII. OTHER BUSINESS**

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Approved Minutes<br>Motion<br>Vote | July 19, 2022<br><b>Motion to Approve. (Oliver)</b><br>Carried 4-0//Welch abstain                                                                                                                                                                                                                                                                                                                                                                                                    |
| Amend Minutes<br>Motion<br>Vote    | John Wise, 10 Starbuck Lane June 21, 2022<br><b>Motion to amend previously adopted HDC minutes of June 21, 2022, as follows: Page 7 of 13, change the voting commissioners eliminating Ms. Camp to read, “Pohl, Coombs, Oliver, Welch, Thornewill” (Welch)</b><br>Carried unanimously                                                                                                                                                                                                |
| Review Minutes                     | July 26, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Other Business                     | <ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Tuesday, August 9 @ 4:00 pm</b> Hybrid – Zoom &amp; 4 Fairgrounds Rd, Community Room</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 8:26 pm. (Welch)**  
Vote Carried unanimously

Submitted by:  
Terry L. Norton

Historic isory Board Scosnet Advisory Board Madaket Advisory Board Sign Advisory Council