



## HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

**Tuesday, August 15, 2023**

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

Called to order at 4:02 pm. and announcements by Mr. Pohl

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

Attending Members: Pohl, Welch, Camp, Oliver, Patten, Paul

Remote Participants: Coombs

Absent Members: Thornewill

Late Arrivals:

Early Departures: Welch (7:02pm), Camp (7:02pm)

Adoption of Agenda.

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

### I. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. P & M Reis <b>08-8960</b>	10 Green Meadow Lot 2	New dwelling	67/382	J & M Holdings
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Patten, Paul			
Recused	None			
Documentation	<b>Architectural elevation plans, site plan, photos, correspondence, advisory comments.</b>			
Representing	-			
Public	-			
Concerns	-			
<b>Motion</b>	<b>Motion to approve. (Coombs)</b>			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver		Certificate #	<b>HDC2023-08-8960</b>

### II. CONSENTS WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. NT Land Bank <b>08-8901</b>	17 N Liberty St	Handicap Parking	42.3.4/1	Eleanor Antonietti
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Patten, Paul			
Recused	None			
Documentation	<b>Architectural elevation plans, site plan, photos, correspondence, advisory comments.</b>			
Representing	-			
Public	-			
Concerns	-			
<b>Motion</b>	<b>Motion to approve removing the soldier course of the existing walkway and the edger and continue the running bond pattern from the walkway to the parking spot. (Oliver)</b>			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver		Certificate #	<b>HDC2023-08-8901</b>

**III. NEW BUSINESS 07/25/2023**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Ack Mid Island LLC & Ack Offices LLC <b>08-8888</b>	18/18A/20/22/24/26 Sparks Ave	New Mixed-Use Building	55/231.1/231.2/307/308/3 09/310	Linda Williams

Voting Pohl, Welch, Camp, Patten, Paul  
 Alternates None  
 Recused Oliver, Coombs  
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.  
 Representing **Linda Williams**  
 Public **Chris Young**

- Hopes the board can get enough details of what's proposed before making a decisive decision.

Concerns **Holly Backus**  
 - Would like to mention that the existing structures should not be demolished instead if the proposed structure is approved in the future to take their place, she suggests that the existing structure be moved at that time. The façade on the north along Sparks is too busy. If the intent is to provide an H shaped with e-forward middle mass flanked by two gable ends she suggests losing the busy fenestration. Will need a generous landscaping plan. The massing and the fenestration need visual. Hopes to see interconnectivity with the adjacent parking lot.

**Pohl**  
 - Agrees with the rest of the board on all their thoughts. What is successful about the stop and shop building is that the porches help bring down the scale to a human scale. This building would benefit tremendously from having porches in several places.

**Welch**  
 - Is a little disappointed based on this submission's response to the initial HDC conversation on this project. Originally suggested that this structure be designed in a way that it looks like a broken-up structure or a sense of several structures.

**Camp**  
 - Agrees with Stephen and Joe. The scale and the massing of this structure is her main concern. This building doesn't meld into the rest of the neighborhood. An eave forward would be quieter, and the fenestration could use a little more harmony.

**Patten**  
 - The structure is too encompassing for the neighborhood and site.

**Paul**  
 - The perception renderings are helpful. The third-floor dormers can be scaled back on the street side. The H shape is a very rigid geometry. Having some of the masses come right to the street makes some sense. In an ideal world this is three buildings and not one. Is concerned that 2/3rds of the 1<sup>st</sup> floor program are a bowling alley. That doesn't seem to be very engaging and will create a huge dead zone along the street. There isn't a regular rhythm of fenestration in the front instead there seems to be a lot of pairing fenestrations instead.

**Motion** **Motion to hold for revisions. (Camp)**  
 Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Patten, Paul Certificate # **HDC2023-08-8888**

2.	Nantucket Prop Owner LLC <b>08-8884</b>	18 Honeysuckle	New Dwelling	68/865	Linda Williams
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Paul, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Linda Williams</b>				
Public	n/a				
Concerns	<b>Welch</b>				
	- Concerned about the triple window on the south.				
	<b>Camp</b>				
	- Concerned about the transoms.				
	<b>Coombs</b>				
	- Has the same concern as Stephen.				
	<b>Oliver</b>				
	- Gable window should be taken out.				
	<b>Pohl</b>				
	- On the south take the three triple casement windows out and replace them with two double hung.				
<b>Motion</b>	<b>Motion to approve through staff per exhibit a. On the south elevation gable forward two double hung windows instead of three casements, removal of the gable end window on the west elevation, not visible at time of inspection or thereafter. (Coombs)</b>				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver		Certificate #	<b>HDC2023-08-8884</b>	
3.	Nantucket Prop Owner LLC <b>8886</b>	18 Honeysuckle	Pool House	68/865	Linda Williams
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Paul, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Linda Williams</b>				
Public	n/a				
Concerns	<b>Pohl</b>				
	- Agrees on the windows and door change.				
	<b>Welch</b>				
	- The fenestration with respect to proportions is kind of wacky.				
	<b>Oliver</b>				
	- In favor of changing out the windows and door recommended by the board.				
	<b>Camp</b>				
	- Agrees with the rest of the board.				
	<b>Coombs</b>				
	- The size of the panes on the southwest elevation are inappropriate. The two over twos on the southeast elevation are also inappropriate. And the windows on the northwest elevation are too big.				
<b>Motion</b>	<b>Motion to approve per exhibit a. (Coombs)</b>				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver		Certificate #	<b>HDC2023-08-8886</b>	
4.	Nantucket Prop Owner LLC <b>8885</b>	18 Honeysuckle	Garage	68/865	Linda Williams
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Paul, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Linda Williams</b>				
Public	n/a				
Concerns	<b>Welch</b>				
	- Suggests knocking down the window size 75 – 80% in each direction. Specifically mentions the window on the gable of the garage.				
	<b>Oliver</b>				
	- The front door lite pattern does not go with the two over two windows in any way. The front doors have eight lite that are horizontal. Suggests taking out the horizontal and having them vertical. Four lite across vertically.				
<b>Motion</b>	<b>Motion to approve through staff downsizing the gable window 75 to 80% in size, changing the grill pattern of the garage door to 3 lite as opposed to 8. Per exhibit a. (Oliver)</b>				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver		Certificate #	<b>HDC2023-08-8885</b>	

5. Nantucket Prop Owner LLC **8904** 24 Honeysuckle Pool & hardscape 68/390 KLMD  
 Voting Pohl, Welch, Coombs, Paul, Patten  
 Alternates Camp, Oliver  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.  
 Representing **Katie Mitchell / Linda Williams**  
 Public n/a  
 Concerns **Pohl**  
 - Agrees with Stephen's comments.  
**Welch**  
 - Is concerned that it's all asphalt. Suggests an exposed aggregate like a native stone. Suggests moving the fence in enough to get plant material to soften up the exterior look.  
**Paul**  
 - No concerns regarding the pool and the fence.  
**Patten**  
 - Agrees with Stephen's comment about the asphalt.  
**Motion** **Motion to approve through staff with vining plant material on the fence shown in the front, rear and left elevations on sheet L3, with the plant materials to be on the left most and right most panels and then alternating every other panel in between and exposed aggregate as opposed to asphalt. (Welch)**  
 Roll-call Vote Carried 5-0 // Pohl, Welch, Coombs, Paul, Patten Certificate # **HDC2023-08-8904**

6. Mattew & Marta Judson **8877** 143 Orange St Addition 55/154 Permit +  
 Voting  
 Alternates  
 Recused  
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.  
 Representing  
 Public  
 Concerns Application no opened  
**Motion** **No action.**  
 Roll-call Vote Certificate # **HDC2023-**

7.	Tom Kershaw 8873	121 Washington ex	Deck Windows	55.1.4/14	Val Oliver
Voting	Pohl, Welch, Coombs, Paul, Patten				
Alternates	Camp				
Recused	Val Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing Public	<b>Val Oliver / Mr. Kershaw</b> <b>Mickey Rowland</b>				
	<ul style="list-style-type: none"> <li>- The proposed window and deck changes will be very visible and detract from the appearance of the building. It looks better as it is.</li> </ul>				
Concerns	<b>Holly Backus</b>				
	<ul style="list-style-type: none"> <li>- Is concerned with the proposed fenestration changes, specifically the gable end and eave forward are symmetrical in nature. The picture window to the right gives it an odd configuration. The proposed ganged windows on the gable end on the east should move closer to the single door.</li> </ul>				
	<b>Coombs</b>				
	<ul style="list-style-type: none"> <li>- Windows in the east are inappropriate. They go to the edge of the structure and should be pushed in away from the edges. Is also concerned with the windows on the south elevation.</li> </ul>				
	<b>Welch</b>				
	<ul style="list-style-type: none"> <li>- Suggest the applicant separate the windows in any area where they are adding a window adjacent to another window. More specifically on the right side of the east elevation.</li> </ul>				
	<b>Paul</b>				
	<ul style="list-style-type: none"> <li>- Likes Stephen suggestion on the double hung windows on the east. Suggest doing a second floor deck all the way across instead of the fragment of the hip on the left and adding a second picture window for symmetry.</li> </ul>				
	<b>Patten</b>				
	<ul style="list-style-type: none"> <li>- Is concerned about the two windows on the east. Doesn't look like they can be moved. Has no other concerns.</li> </ul>				
	<b>Pohl</b>				
	<ul style="list-style-type: none"> <li>- Agrees with Joe's suggestions on the windows and using picture units.</li> </ul>				
Motion	<b>Motion to approve maintaining the symmetry on the south elevation by having the deck run across that façade in line with where it is now below. Adding a picture window between the double hung center on the left side of the French door. On the east elevation replace the gang Double Hung's with a picture window that matches the picture windows on the south. Subject to exhibit a. (Paul)</b>				
Roll-call Vote	Carried 3-1 // Pohl, Paul, Patten-aye // Welch abstained // Coombs-nay				Certificate # <b>HDC2023-08-8873</b>
8.	Katherine Potter 8866	14 Berkley St	Addition	76.1.3/233	JN Design
Voting					
Alternates					
Recused					
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing Public					
Concerns	Application not opened.				
Motion	<b>No action.</b>				
Roll-call Vote					Certificate # <b>HDC2023-08-8866</b>

9.	Hoehn-Saric <b>8883</b>	34 Easton St	Deck/Door	42.1.4/18	CWA
Voting	Welch, Camp, Coombs, Paul, Oliver				
Alternates	Pohl, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Chip Webster</b>				
Public	<b>Mickey Rowland</b>				
	- Door ought to have a kick panel.				
Concerns	<b>Holly Backus</b>				
	- The proposed second floor deck over the front door is atypical.				
	<b>Camp</b>				
	- Suggest the porch over the front door be shingled.				
	<b>Coombs</b>				
	- Doors should have a kick panel. The porch over the front door is ok.				
	<b>Oliver</b>				
	- Like it as presented. Has no concerns.				
	<b>Paul</b>				
	- Agrees with Val.				
	<b>Welch</b>				
	- Agrees with Abby's comment about shingling the porch.				
<b>Motion</b>	<b>Motion to approve as submitted. (Camp)</b>				
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Paul, Oliver			Certificate #	<b>HDC2023-08-8883</b>
10.	450 Green Park LLC <b>8882</b>	2 Stone Alley	Rev Fenestration	42.3.1/102	Emeritus
Voting					
Alternates					
Recused					
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Matt MacEachern</b>				
Public					
Concerns	Application not opened				
<b>Motion</b>	<b>No action.</b>				
Roll-call Vote				Certificate #	<b>HDC2023-08-8882</b>
11.	16 Quaker Rd LLC <b>08-8955</b>	16 Quaker Rd	Hardscape, pergola	41/1762	Linda Williams
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Paul, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Linda Williams</b>				
Public	<b>Mickey Rowland</b>				
	- Bluestone is not a historic paving material. The steps should be a natural stone and the walkway and pergola area - natural stone or brick.				
	- Will driveway cut require retaining?				
	- A topo plan would be helpful.				
Concerns	<b>Holly Backus</b>				
	- No concerns.				
	<b>Oliver</b>				
	- Is concerned about the pergola and how visible it will be.				
	<b>Welch</b>				
	- Steps should just be bluestone or granite. The two tones are inappropriate for the steps.				
	<b>Coombs</b>				
	- The pergola is large for the area. Is also concerned about what the new stone steps are.				
<b>Motion</b>	<b>Motion to hold for a view. (Coombs)</b>				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver			Certificate #	<b>HDC2023-08-8955</b>

**IV. OLD BUSINESS 08/01/2023**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	<b>QV3NT 05-8446</b>	22 Vestal st	New dwelling	41/39	Linda Williams
Voting	Pohl, Welch, Camp, Coombs, Paul				
Alternates	Patten, Oliver				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Linda Williams</b>				
Public	<b>Mickey Rowland</b>				
	<ul style="list-style-type: none"> <li>- No site plan, no floor plans</li> <li>- The building is still too tall and massive for that end of Vestal Street. This should be story and a half or three quarters like 18 Vestal.</li> <li>- Details for the trim should be spelled out.</li> </ul>				
Concerns	<ul style="list-style-type: none"> <li>- more information needed</li> </ul>				
<b>Motion</b>	<b>Motion to hold for more information. (Welch)</b>				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Paul			Certificate #	<b>HDC2023-05-8446</b>
2.	<b>Brandon Scimone 04-8324</b>	6 Sandpiper Way	Addition	76/89	SCI- Robert Newman
Voting	Welch, Camp, Coombs, Oliver, Thornewill				
Alternates					
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing					
Public					
Concerns	Application not opened				
<b>Motion</b>	<b>No action.</b>				
Roll-call Vote				Certificate #	<b>HDC2023-04-8324</b>
3.	<b>12 Derrymore RT 11-7499</b>	12 Derrymore Lane	New dwelling	41/241	EMDA
Voting	Pohl, Coombs, Oliver, Paul, Patten				
Alternates	Thornewill, Camp				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Ethan McMorrow</b>				
Public	n/a				
Concerns	<b>Holly Backus</b>				
	<ul style="list-style-type: none"> <li>- The commission asked during the last hearing for a thoughtful redesign, she does not think this design is what the commission asked for.</li> </ul>				
	<b>Oliver</b>				
	<ul style="list-style-type: none"> <li>- The design still needs to go a little further and have a more additive mass feel. Should be broken up a little more somehow.</li> </ul>				
	<b>Paul</b>				
	<ul style="list-style-type: none"> <li>- The eave line in the middle is now higher and should have dropped with the centerpiece so that the eave line was on the top of the windows. Would look better to read as three parts rather than one big mass.</li> </ul>				
	<b>Coombs</b>				
	<ul style="list-style-type: none"> <li>- The right side is very long. Suggest breaking up the eave line.</li> </ul>				
	<b>Patten</b>				
	<ul style="list-style-type: none"> <li>- Agrees with the rest of the board.</li> </ul>				
	<b>Pohl</b>				
	<ul style="list-style-type: none"> <li>- Is also concerned with the long ridge, seems to be lacking an identity.</li> </ul>				
<b>Motion</b>	<b>Motion to hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 5-0 // Pohl, Coombs, Oliver, Paul, Patten			Certificate #	<b>HDC2022-11-7499</b>

4.	Warrens Landing	04-8220	40 Warren's Landing	New dwelling	38/45	Normand Residential
Voting	Pohl, Coombs, Oliver, Paul, Patten					
Alternates	Welch, Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.					
Representing	<b>Ben Normand</b>					
Public	n/a					
Concerns	<p><b>Holly Backus</b></p> <ul style="list-style-type: none"> <li>- 6/6 would be more appropriate. Crossbuck versus single rail would be more appropriate. A typical corbelled chimney versus the very formal one would be more appropriate. Misses seeing something that resembles the structure that was there.</li> </ul> <p><b>Coombs</b></p> <ul style="list-style-type: none"> <li>- Agrees with all of Holly's comments. Would like to see a simpler design. Reduction of mold windows and would like to see six over sixes.</li> </ul> <p><b>Oliver</b></p> <ul style="list-style-type: none"> <li>- No concerns.</li> </ul> <p><b>Patten</b></p> <ul style="list-style-type: none"> <li>- Agrees with six over six on the windows.</li> </ul> <p><b>Paul</b></p> <ul style="list-style-type: none"> <li>- Agrees with Holly's crossbuck detail.</li> </ul> <p><b>Pohl</b></p> <ul style="list-style-type: none"> <li>- Agrees with Joe on introducing some detail that relates to Madaket.</li> </ul>					
<b>Motion</b>	<b>Motion to approve as submitted with railings to be natural and 6 over 6 windows. (Paul)</b>					
Roll-call Vote	Carried 5-0 // Pohl, Coombs, Oliver, Paul, Patten				Certificate #	<b>HDC2023-04-8220</b>
5.	Warrens Landing	04-8219	40 Warren's Landing	New guest house	38/45	Normand Residential
Voting	Pohl, Coombs, Oliver, Paul, Patten					
Alternates	Welch, Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.					
Representing	<b>Ben Normand</b>					
Public	n/a					
Concerns	<p><b>Holly Backus</b></p> <ul style="list-style-type: none"> <li>- The second-floor deck can be scaled down a bit. Also suggest having the trim to match the main house that was just approved.</li> </ul> <p><b>Paul</b></p> <ul style="list-style-type: none"> <li>- Agrees with Holly that the deck can be scaled down a bit. On the west elevation deck should come in about 18 inches left and right.</li> </ul> <p><b>Oliver</b></p> <ul style="list-style-type: none"> <li>- Agrees with the board the deck should be pulled back a bit and agrees that the trim should change to match the main house.</li> </ul> <p><b>Coombs</b></p> <ul style="list-style-type: none"> <li>- Agrees with the board's comments. Would also like to see a chimney within the design.</li> </ul> <p><b>Patten</b></p> <ul style="list-style-type: none"> <li>- Agrees with the board on reducing the deck size.</li> </ul>					
<b>Motion</b>	<b>Motion to approve through staff with reduction in the depth of the deck by 1' and a total of 3' reduction in the width of the deck on the west, 6 over 6 windows, adding a chimney and the balusters to be natural to weather. (Coombs)</b>					
Roll-call Vote	Carried 5-0 // Pohl, Coombs, Oliver, Paul, Patten				Certificate #	<b>HDC2023-04-8219</b>



6.	Warrens Landing <b>04-8218</b>	40 Warren's Landing	New cabana	38/45	Normand Residential
Voting	Pohl, Coombs, Oliver, Paul, Patten				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Ben Normand</b>				
Public	n/a				
Concerns	<p><b>Holly Backus</b></p> <ul style="list-style-type: none"> <li>- The corbeling on the chimney is atypical. Is concerned about the potential visibility of a new element not typically seen in that area.</li> </ul> <p><b>Oliver</b></p> <ul style="list-style-type: none"> <li>- Would like to push the chimney in board if it will be visible.</li> </ul> <p><b>Paul</b></p> <ul style="list-style-type: none"> <li>- Agrees with Val's comments.</li> </ul> <p><b>Coombs</b></p> <ul style="list-style-type: none"> <li>- Also agrees with Val's comments.</li> </ul> <p><b>Patten</b></p> <ul style="list-style-type: none"> <li>- Agrees with the board.</li> </ul> <p><b>Pohl</b></p> <ul style="list-style-type: none"> <li>- Also agrees with Val's suggestions.</li> </ul>				
<b>Motion</b>	<b>Motion to through staff moving the chimney inboard, simplifying the corbeling, downsizing the girth of it, if possible. And no railing. (Oliver)</b>				
Roll-call Vote	Carried 5-0 // Pohl, Coombs, Oliver, Paul, Patten			Certificate #	<b>HDC2023-04-8218</b>
7.	Warrens Landing <b>04-8217</b>	40 Warren's Landing	New shed	38/45	Normand Residential
Voting	Pohl, Coombs, Oliver, Paul, Patten				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Ben Normand</b>				
Public	n/a				
Concerns	<p><b>Holly Backus</b></p> <ul style="list-style-type: none"> <li>- This design is atypical for a shed.</li> </ul> <p><b>Oliver</b></p> <ul style="list-style-type: none"> <li>- This design is too complicated for a shed. Simpler is better.</li> </ul> <p><b>Paul</b></p> <ul style="list-style-type: none"> <li>- Would be in favor of this design without the dormers and pent roof.</li> </ul> <p><b>Coombs</b></p> <ul style="list-style-type: none"> <li>- Needs to be simplified. Windows are too heavy, should be 4s instead of 8s.</li> </ul> <p><b>Patten</b></p> <ul style="list-style-type: none"> <li>- Agrees with Daine that it should be simplified.</li> </ul>				
<b>Motion</b>	<b>Motion to hold for revisions. (Oliver)</b>				
Roll-call Vote	Carried 5-0 // Pohl, Coombs, Oliver, Paul, Patten			Certificate #	<b>HDC2023-04-8217</b>
8.	Warrens Landing <b>04-8221</b>	40 Warren's Landing	Garding & hardscape	38/45	Normand Residential
Voting	Pohl, Coombs, Oliver, Paul, Patten				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Ben Normand</b>				
Public	n/a				
Concerns	<p><b>Holly Backus</b></p> <ul style="list-style-type: none"> <li>- Would be helpful to have photos from Warren's Landing to gauge visibility. The pool seems large. Would like to see what vegetation is exists and what will be augmented.</li> </ul> <p><b>Coombs</b></p> <ul style="list-style-type: none"> <li>- Would like to see the edges of the pool rounded off so that they're not squared. Would like to see the patio fit in with the existing vegetation.</li> </ul> <p><b>Paul</b></p> <ul style="list-style-type: none"> <li>- This pool won't be visible if the buffer stays intact.</li> </ul> <p><b>Patten</b></p> <ul style="list-style-type: none"> <li>- Would like to make the caveat of not visible at time of inspection to be applied.</li> </ul>				
<b>Motion</b>	<b>Motion to approve through staff, rounding the hard right-angle geometry of the patio, revising COA as needed, pool to be visible in perpetuity in time of inspection and thereafter. (Paul)</b>				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten			Certificate #	<b>HDC2023-04-8221</b>

Approved Minutes –	July 11, 2023.
Motion	<b>Motion to approve the minutes of July 11, 2023. (Coombs)</b>
Roll-call Vote	5-0 // Pohl, Coombs, Oliver, Patten, Paul
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> <li>• <b>Discussion of Previously Approved Best Practices.</b></li> <li>• <b>Next HDC Meeting- August 22<sup>nd</sup> at 4pm *HYBRID &amp; IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – Hybrid</b></li> </ul>
<b>Potential Items for Discussion-</b>	<ul style="list-style-type: none"> <li>• Classification of street trees &amp; vegetating mapping</li> <li>• Discussion of Wind Turbines</li> <li>• Section 106 – Sunrise Wind Farm Project, Intro (update as needed)</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demos</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 8:06pm. (Coombs)**

Vote Carried 5-0 // Pohl, Coombs, Oliver, Patten, Paul

Submitted by:

Adrian Rodriguez

YouTube link: <https://youtu.be/Y6dv2gX6wBU>

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village