



HISTORIC DISTRICT COMMISSION REGULAR MEETING

4 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

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

~~ MINUTES ~~

Tuesday, August 22, 2023

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

Called to order at 4:01 pm. and announcements by Mr. Pohl

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

Attending Members: Camp, Coombs, Oliver, Patten, Paul

Remote Participants: Camp

Absent Members: Pohl, Welch

Late Arrivals:

Early Departures:

Adoption of Agenda.

Motion Motion to hold item 1, 2, 4, 6 on Old Business until next week 08/29. (Oliver)

Motion to Approve as drafted. (Oliver)

Vote Carried 5-0 // Camp, Coombs, Oliver, Patten, Paul-aye

I. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	29 Center st LLC	29 Center St	Projecting sign	42.3.1/122.2	Huw Collins
2.	29 Center st LLC	29 Center St	Window sign	42.3.1/122.2	Huw Collins

Voting Camp, Coombs, Oliver, Patten, Paul

Alternates None

Recused None

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

Representing -

Public -

Concerns -

Motion Motion to approve item #1 with the condition that the sign be placed in the same location as the previous sign. (Oliver)

Motion to approve item #2 due to lack of visibility. (Oliver).

Roll-call Vote Carried 5-0// Camp, Coombs, Oliver, Patten, Paul-aye

Certificate # **HDC2023- (as noted)**

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Joseph Marchese 08-8963	8 Winn St	Shed revision 11-5173	41/51.2	EMDA
2.	Kathryn Cook 08-8919	85 Low Beach Rd	MH color change	75/31.3	Rich Gammons
3.	Kathryn Cook 08-8918	85 Low Beach Rd	Garage color change	75/31.3	Rich Gammons
4.	Kathryn Cook 08-8917	85 Low Beach Rd	Cabana color change	75/31.3	Rich Gammons
5.	79 Polpis Rd RE LLC 08-8966	79 Polpis rd.	Cabana rev	44/23.3	Reid Yenor
6.	Nancy Whelan 08-8921	23 Masaquet Ave	Front door/color chng	80/139	Liza Ottani
7.	Frederic Schroeder 08-8923	22 Exeter rd.	COA Renewal	76.4.2/339	Permits +
8.	Clay St Development 08-8950	44 Skyline rd.	Move on shed	79/990	Structures Unlimited
9.	B Meyer 08-8949	307 Polpis Rd	Move off shed to 44 skyline dr.	25/39	Structures Unlimited
10.	Dan & Anna Mooney 08-8981	171 Orange St	Relocate shed	55/292	Val Oliver
11.	2 Mayflower LLC 08-9018	2 Mayflower Cir	Addition to studio	68/728	LFW
12.	Tiny Sad Elves Realty Trust 08-8972	11 Old South Rd	Add Porch/ Porch roof	55/186	Botticelli + Pohl
13.	2SP LLC 08-8979	2 South Pasture rd.	Addition	80/297.2	Brook Meerbergen
14.	BWANA LLC 08-8934	14 Correia Ln	New Dwelling	80/59.1	Brook Meerbergen
15.	BWANA LLC 08-8933	14 Correia Ln	New 2 nd Dwelling	80/59.1	Brook Meerbergen
16.	BWANA LLC 08-8932	14 Correia Ln	New Garage/studio	80/59.1	Brook Meerbergen
17.	BWANA LLC 08-8928	14 Correia Ln	New Pavilion	80/59.1	Brook Meerbergen

18. Richmond Great Pt 08-8863	4 + 5 Violet Place	Roof hips reduce rev06-6536	68/56.1	KOH
19. Eric & Ann Baurmeister 08-8935	4 Plainfield Rd	Cottage Solar rooftop	73.4.1/1	Ack Smart
20. Philip Taylor 08-8973	21A Pine Grove Rd.	Rooftop Solar	67/420.2	Ack Smart
21. Tyler Albright 08-8937	11 Cannonbury	Color change	74/22	Val Oliver
22. Brian McNeill 08-8957	10 Mattapoissett rd.	Door change	82/117	Val Oliver
23. Cary, Donick 08-8956	6 Dukes rd.	Deck/stairs relocate	41/189	Val Oliver
24. Devon Francis 08-9004	2 Kinikinnik Way	Add shutters	80/422	Devon Francis
25. Bazhen Lapenko 08-8939	4 First Way	Second floor deck	55/669	Linda Williams
26. 51 Okorwaw LLC 08-8993	51 Okorwaw Ave	Main house revisions	79/64	Linda Williams
27. 51 Okorwaw LLC 08-8952	51 Okorwaw Ave	Open Pavilion	79/64	Linda Williams
28. Emil Malfati 08-8952	6 White Whale Ln	Rev to Duplex	66/536	Linda Williams
29. Thedan Holdings Inc 08-8944	37 Milk St	Roof replacement	41/528	T&T Roofing
30. John Dean 08-8927	6 Whitetail Circle	New Garage	71/24	Thornewill Design
31. Ack Long Pond LLC 08-8925	35 Long Pond Dr	New Garage	59.4/12	EMDA
32. Kimberly Walin 08-8920	56 Eel Point Rd	Fenestration chng rev7913	32/27	CWA

Voting Camp, Coombs, Patten, Paul

Alternates None

Recused Oliver

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

Representing -

Public -

Concerns -

Motion Motion to approve. (Camp)

Roll-call Vote Carried 4-0// Camp, Coombs, Patten, Paul-aye

Certificate #

HDC2023- (as noted)

III. CONSENT WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Rios Kline 08-8914	23 Tashama Ln.	Plunge Pool	55/464	Thornewill Design
-	pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.			
2. 51 Okorwaw LLC 08-8953	51 Okorwaw Ave	Pool & Hardscape	79/64	Linda Williams
-	pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.			
3. 79 Polpis Rd RE LLC 08-8967	79 Polpis rd.	Pool & Hardscape rev	44/23.3	Reid Yenor
-	pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.			
4. 42 Easton St LLC 08-8962	42 Easton St	Hardscape rev 03-8175	42.4.1/21	Emeritus LTD
-	The type of stone curb to match existing to be indicated on the COA and with photo.			
5. 7 Lauretta LLC 08-8976	7 Lauretta Ln	Pool & Hardscape	14/53	Atlantic Landscaping
-	pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.			
6. Susan Munn 08-8936	6 Sconset ave	Plunge pool	49.3.2/12	Val Oliver
-	pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.			
7. BWANA LLC 08-8930	14 Correia Ln	Pool & hardscape	80/59.1	Brook Meerbergen
-	pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.			
8. BWANA LLC 08-8929	14 Correia Ln	Sport court	80/59.1	Brook Meerbergen
-	vegetation to be retained, maintained and/or replaced as of time of inspection and thereafter.			
9. BWANA LLC 08-8931	14 Correia Ln	Solar ground array	80/59.1	Brook Meerbergen
-	vegetation to be retained, maintained and/or replaced as of time of inspection and thereafter.			
10. Erin Wilson 08-8974	6 Swayze's Drive	Pool & hardscape	66/163	Atlantic Landscaping
-	pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.			

Voting Camp, Coombs, Patten, Paul

Alternates None

Recused Oliver

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

Representing -

Public -

Concerns -

Motion Motion to approve consent with conditions. (Patten)

Roll-call Vote Carried 4-0// Camp, Coombs, Patten, Paul-aye

Certificate #

HDC2023-(as noted)

III. 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. Brandon Scimone 04-8324	6 Sandpiper Way	Addition	76/89	SCI- Robert Newman
Voting	Welch, Camp, Coombs, Oliver, Thornewill;			
Alternates	None			
Recused	None.			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	Application not opened			
Motion	No Action			
Roll-call Vote			Certificate #	HDC2023-04-8324
2. George Metri	12 Angola St	New dwelling	55.4.4/78	Topham Design
Voting	Pohl, Welch, Camp, Coombs, Thornewill			
Alternates	Dutra, Patten			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	Application not opened			
Motion	No Action			
Roll-call Vote			Certificate #	HDC2023-05-8496
3. More than enough	30 Russell's Way	New dwelling	77/8.1	CWA
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Patten, Paul			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Lucas Velle			
Public	-			
Concerns	-			
Motion	Application withdrawn.			
Roll-call Vote			Certificate #	HDC2023-
4. 1010 Wins LLC 06-8669	10 Lincoln Ave	Main house rev11-5270	30/184	Emeritus LTD
Voting	Pohl, Welch, Coombs, Oliver, Paul			
Alternates	Camp, Patten,			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing				
Public				
Concerns	Applications not opened held until 08/29			
Motion	No Action			
Roll-call Vote			Certificate #	HDC2023-06-8669
5. Harold Bros. Realty 06-8707	2 4 Highland Ave	Guest House (formerly known as Cabana)	30/187 & 289	Emeritus LTD
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Patten, Paul			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing				
Public				
Concerns	Applications not opened held until 08/29			
Motion	No Action			
Roll-call Vote			Certificate #	HDC2023-06-8707

6.	16 Quaker LLC TO BE HELD 08/29	16 Quaker St	Hardscape	41/39	Linda Williams
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Patten, Paul				
Recused	None.				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing Public					
Concerns	Applications not opened held until 08/29				
Motion	No Action				
Roll-call Vote					Certificate # HDC2023-

V. NEW BUSINESS 08/22/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Town of Nantucket 08-8992	16 Broad St	Windows replacement	42.4.2/30	SMRT/ LFW
2.	Stoyan Ivanov 08-8943	18 South Shore rd.	Demo/ move off Dwelling	80/66	Linda Williams
3.	Stoyan Ivanov 08-8941	18 South Shore rd.	New Dwelling	80/66	Linda Williams
4.	Stoyan Ivanov 08-8942	18 South Shore rd.	Pool & Hardscape	80/66	Linda Williams
5.	Bazhen Lapenko 08-8940	4 First Way	Pool & Hardscape	55/669	Linda Williams
6.	51 Okorwaw LLC 08-8954	51 Okorwaw Ave	New Garage	79/64	Linda Williams
Voting					
Alternates					
Recused					
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing Public					
Concerns	Applications 1-6 not opened held until 08/29				
Motion	No Action				
Roll-call Vote					Certificate # HDC2023-

7.	12 Sankaty LLC 08-8913	12 W Sankaty Rd	M.H. Relocate on site	73.4.2/82	Normand Residential
Voting	Coombs, Camp, Oliver, Patten, Paul				
Alternates	None				
Recused	none				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing Public	Ben Normand-Normand Residential				
Concerns	Backus-				
	<ul style="list-style-type: none"> - For the record structure is the 1920s Bungalow in Sconset. - Expressing happiness about the preservation and restoration of the historic house. - Appreciating the explanation of the proposed work beyond lifting and adding a foundation. - Acknowledging the importance of preserving the Town tree and inquiring about its impact on the Foundation plans. - Noting the discrepancy in the submitted plans and the need for accuracy. - Ensuring that the plans accurately reflect the existing grade height of the block and pier foundation, aiming for consistency in the finished floor level pre- and post-construction. - Mentioning an email from the community expressing appreciation for the work on the house at 12 West Sankaty and a concern about the fire pit facing New Street, which should be well screened as agreed upon by all parties. 				
	Paul-				
	<ul style="list-style-type: none"> - Appreciation for maintaining the single-story structure without attempting to expand it. - Approval of the application as submitted, with the condition that the basement plan reflects the crawl space area. - Acknowledgment of the sensitive treatment and stabilization of the building. - Requesting clarification on the location of the tree on the site plan and inquiring about window screening. 				
Motion	Motion to approve through staff; an updated basement plan that accurately reflects the crawl space as mentioned by Ben, a site plan that clearly depicts the town trees part of this application. (Paul)				
Roll-call Vote	Carried 4-0// Coombs, Camp, Oliver, Patten, Paul-aye				Certificate # HDC2023-08-8913

8.	22 Easton St LLC TO BE HELD 08/29	22/24 Easton St	MH move window	42.1.4/12,12.1	WAPD
9.	22 Easton St LLC TO BE HELD 08/29	22/24 Easton St	GH add rail	42.1.4/12,12.1	WAPD
10.	22 Easton St LLC TO BE HELD 08/29	22/24 Easton St	Garage Barn door	42.1.4/12,12.1	WAPD
11.	22 Easton St LLC TO BE HELD 08/29	22/24 Easton St	Studio window	42.1.4/12,12.1	WAPD

12.	14 Hussey St LLC 08-8926	14 Hussey St	Window revision	42.3.4/132	EMDA
Voting	Coombs, Camp, Oliver, Patten Paul				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing Public	Ethan McMorrow- EMDA Mickey Rowland, representing HSAG, -				
	<ul style="list-style-type: none"> - Disagrees with ganged windows, citing potential visibility from India Street. - Prefers having two individual units on each floor rather than three-ganged windows. - Suggests making the windows taller and narrower to match the old original windows in the house. 				
Concerns	<p>Holly Backus-</p> <ul style="list-style-type: none"> - The building is a Circa 1795 typical Nantucket structure originally by Cornelius Allen. - There's a proposed change on the East Elevation from ganged to unganged windows. - Recommends keeping the East Elevation as previously approved or reducing window scale and size. - She finds the addition of very large, triple-ganged windows inappropriate for the typical Nantucket style. - Suggested maintaining the South Elevation as is or reducing the window scale considerably. - The proposed window changes are excessive. <p>Camp- Recommends two windows with a more vertical orientation for appropriateness.</p> <p>Oliver- unganged the windows.</p> <p>Paul-</p> <ul style="list-style-type: none"> - Supports the idea of ganged windows on the first floor and unganged on the second floor if visible. - Agrees with Mickey's comment on proportions but is fine with the pane size if it matches the first floor. - Expresses concern that three-over-three stacked windows on both floors may appear excessive. <p>Patten-</p> <ul style="list-style-type: none"> - Agrees with previous comments about the proportions being too wide. - Expresses more concern about the South Elevation than the East Elevation, particularly regarding the two sets of three-over-three windows. - Endorses the sentiments previously expressed by others. <p>Coombs-</p> <ul style="list-style-type: none"> - Recommends separating the second-floor triple window into individual units, as done on the East Elevation's first floor. - Observe that some second-floor windows appear larger than those on the first floor. - Supports this approach for the proposed changes. 				
Motion	Motion to approve through staff to have the second-floor triple windows be represented as two unganged windows similar in spacing to the East Elevation. (Paul)				
Roll-call Vote	Carried 5-0// Coombs, Camp, Oliver, Patten Paul-aye		Certificate #	HDC2023-08-8926	

13.	Christopher Hurd ALREADY HEARD 08/08	25 E Lincoln Ave	Reduce size revision	42.4.1/2	EMDA
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14.	Carl & Sharon Nilsen	2 Cabot Ln	Addition	30/254	EMDA
Voting					
Alternates					
Recused					
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing Public					
Concerns	Applications not opened held until 08/29				
Motion	No Action				
Roll-call Vote			Certificate #	HDC2023-	

15. John Ward **08-8924** 44 Monohansett Rd New Garage 68/700 EMDA

Voting Coombs, Oliver, Patten, Paul
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Ethan McMorrow**
 Public -
 Concerns HDC Sitting Board Members comments- (Due to aggregate cross-talking)
 Discussed the proposed structure and its visibility, making the following key points:
 - Concerns were raised about the visibility of the proposed structure from different angles and streets.
 - Questions were asked about the location of existing trees on the property and their impact on visibility.
 - Some board members suggested mirroring the structure to have a more palatable facade facing the street.
 - Questions were raised about the color of the doors, with a preference for matching the adjacent house.

Motion **Motion to approve though staff as follows, Approve the proposal with the following conditions: Flip the structure so that the West and East sides are swapped; Shift the structure back by an additional 10 feet; Request screening to minimize visibility. (Oliver)**

Roll-call Vote Carried 4-0// Coombs, Oliver, Patten, Paul Certificate # **HDC2023-08-8924**

16. Mayra Escobar **08-9015** 3 Macy Ln Color change clapboard 68/40.1 Mayra Escobar

Voting Coombs, Oliver, Patten, Paul
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing Mayra Escobar
 Public -
 Concerns -

Motion **Motion to approve. (Paul)**

Roll-call Vote Carried 4-0// Coombs, Oliver, Patten, Paul Certificate # **HDC2023-08-9015**

17. Mayra Escobar **08-9000** 5 Macy Ln Color change clapboard & window 68/40.1 Mayra Escobar

Voting Coombs, Oliver, Patten, Paul
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing Mayra Escobar
 Public -
 Concerns -

Motion **Motion to approve. (Paul)**

Roll-call Vote Carried 4-0// Coombs, Oliver, Patten, Paul Certificate # **HDC2023-08-9000**

18. Robert Stock **08-9002** 50 Squam Rd As-built Fence 13/31 Robert Stock
 Voting Coombs, Camp, Oliver, Patten, Paul
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Robert Stock**
 Public Esmeralda Martinez- Land Use Specialist

- The fence application came to the HDC due to a neighbor's complaint.
- Conducted a site visit and confirmed that the fence is not visible from any public or private way.
- Neighbors' concerns about property boundaries and wetlands were addressed, and they were advised to contact relevant authorities or a surveyor for clarification.
- Emphasized that the fence is not visible from any public or private location.

Concerns

Backus-

- Requested a site plan indicating property boundary and the proposed fence location.
- Noted that split rail fences are typically allowed without approval.
- Recommended specifying the type of fence (e.g., board fence, five-in-one fence) and its height as part of the revisions.
- Emphasized the importance of providing clear and detailed guidance for the fence's specifications and location.

HDC Sitting Board Members comments- (Due to aggregate cross-talking)

Discussed the fence application and provided the following key points:

- Concerns were raised about the haphazard construction of the fence, with various fence types cobbled together.
- The height of the fence, approximately seven feet, was mentioned as being too tall.
- Members emphasized the importance of the "good" side of the fence facing the neighbor and the "bad" side facing the property owner.
- Suggested reversing the fence and setting it back to allow for planting vegetation between the fence and the neighbor's property.
- Proposed having a site plan that includes setback details and specifications for the fence.
- Acknowledged the need for deer protection but advised against excessive height.
- It was suggested that the applicant work with a professional to revise and plan the fence accordingly.
- Requested a comprehensive site plan showing the fence's delineation, height, and the proposed fence sections.
- Emphasized the need for a clear depiction of what the fence will look like.
- Questioned the feasibility of approving a combination of open and closed fence types.
- Raised concerns about the fence's height and its transition around the property.
- Advised the applicant to consult with staff for guidance in planning the fence.
- Mentioned the importance of a surveyed plan to address potential Wetland considerations.
- Highlighted the significance of providing a clear scope of the fence's extent on the plan

Motion

Motion to hold for revisions. (Camp)

Roll-call Vote

Carried 5-0// Coombs, Camp, Oliver, Patten, Paul-aye

Certificate #

HDC2023-08-9002

19. Chris O'Connell 3 Upper Tawpawshaw Rooftop solar 53/41 Cotuit Solar

Voting
 Alternates
 Recused
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing
 Public

Concerns Applications not opened held until 08/29

Motion

No Action

Roll-call Vote

Certificate #

HDC2023-

20. George Ray 08-8948 55 Union St Curb cut 55.1.4/89 Matthew Brannon

Voting Coombs, Camp, Oliver, Patten, Paul
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Matthew Brannon**
 Public HSAG- Mickey Rowland

- Comments and agrees with the need for more detailed information regarding the size and type of paving stones proposed for the driveway.
- There is a preference for additional clarity and specificity about the paving material.
- Mary Bergman, the executive director of NPT, may provide further input or details on this matter.

Mary Bergman- NPT Director

- NPT prefers using flat stones that are approximately one foot wide and vary from one to three feet in length.
- The suggestion is to use these flat stones without brick infill, with the stone edges serving as the part where car tires would sit.
- This approach is considered both minimally visible from the street and historically appropriate, aligning with the period when the street was laid out and the houses were built.

Concerns Holly Backus-

- The property at 55 Union Street is a typical Nantucket Circa 1835 Greek Revival house, known as the Nicholson Andrews house.
- The house was built by John B. Nicholson and restored in 2015, with the Nantucket Preservation Trust (NPT) holding a preservation easement on the property.
- NPT approved the proposed driveway curb cut for this historic property.
- Concerns regarding the type of paving stones proposed for the driveway. NPT does not approve of Belgian block pavers, cast stone, or composite pavers.
- Suggested alternatives for the paving material include rectangular flagstones of granite, schist, or blue stone.
- The site plan needs clarification and should clearly indicate the paving stone type, dimensions (one car length), and a photo of the proposed material.
- The plan should also specify the exact location of the existing wooden gate and fence that will remain on the site and delineate the existing grass area where the paving stones will start.
- References the zoning bylaw (chapter 139-18) for off-street parking, which recommends a 9x20 or reduced size of 7x17 parking space.
- Agrees with NPT's recommendation to preserve the existing gravel apron, as it aligns with the informal street edge and historic character of Union Street in that area.
- Concerned about the proposed driveway, she suggests clarifications on the site plan for better understanding.
- NPT has given conditional approval for the driveway proposal, and Mary Bergman, the executive director of NPT, is available for questions.

HDC sitting board- (due to aggregated cross talk)

- There was a mention of the driveway's location next to the house and its access to Dover or York Street.
- Some members expressed concerns about parking directly on Union Street but noted that it might be acceptable if the property owners don't mind.
- There was a mention of an older site plan from 2016 that included a proposed brick sidewalk, grass strip, and granite curb. This plan was not part of the current proposal.
- Clarification was sought regarding whether the older site plan with brick sidewalk and granite curb was part of the current application (it was confirmed that it wasn't).

****Motion:****

- Val made a motion to approve the proposal through staff review.
- The motion included a request for Holly to review the plan with more detail and photos as required by Mary and Mickey's recommendations.
- Val's motion also suggested incorporating a nine by twenty-foot parking space.
- The preferred material for the driveway was mentioned as irregular flagstones.

Motion **Motion to approve through staff. (Oliver)**
 Roll-call Vote Carried 4-0// Coombs, Oliver, Patten, / Camp-Paul-nay Certificate # **HDC2023-08-8948**

21. Dean Lampe **08-8945** 13 Aurora Way New dwelling 56/448 Dean Lampe
 Voting Coombs, Camp, Oliver, Patten, Paul
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Deam Lampe**
 Public -
 Concerns Paul-

- Emphasizes that the North elevation is crucial as it's the public-facing side.
- Suggests that the front door design should be more prominent and formal.
- Recommends a wider side casing and a six-panel all-wood door for the front entrance.
- Comments on the incongruence between the porch columns, shutters, and the need for matching trim.
- Advises considering the removal of the single column bisecting the porch.
- Supports the idea of making the house appear like a cute, formal asset to the street.
- Agrees with Val's suggestion of a steeper pitch for the central gable.
- Acknowledges that the design's perspective may affect how it's perceived.
- Encourages attention to trim details on the North elevation.

- Camp-
- Suggests wrapping the porch around the corner with a hip roof to enhance the front's presence.
 - Recommends adding one shuttered window in the Gable for historical appeal.
 - Supports the idea of a steeper pitch for the roof.
 - Prefers a centered front door for improved symmetry.
 - Emphasizes the importance of the front elevation as it's the most visible one.

- Coombs-
- Considers the north elevation as the front of the house and believes it should have a clear statement as the main entrance.
 - Appreciates maintaining the height.
 - Agrees with the need to remove the single post and suggests finding an alternative covering.
 - Supports the idea of holding for revisions to see the proposed changes.

Motion Motion to hold for minor revisions and encourages the applicant to provide alternative options if possible. (Oliver)

Roll-call Vote Carried 5-0// Coombs, Camp, Oliver, Patten, Paul-aye Certificate # **HDC2023-08-8945**

22. Dean Lampe **08-8946** 13 Aurora Way New Pool 56/448 Dean Lampe
 Voting Coombs, Camp, Oliver, Patten, Paul
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Deam Lampe**
 Public -
 Concerns HDC Sitting Board Members comments- (Due to aggregate cross-talking)

- Request for photos of materials, including stone and coping.
- Suggestion to consider a gate or picket fence on either side of the house for better context and to screen the pool.
- Clarification on pool fencing or automatic cover.

Motion Motion to hold for minor revisions and provide more information. (Oliver)

Roll-call Vote Carried 5-0// Coombs, Camp, Oliver, Patten, Paul-aye Certificate # **HDC2023-08-8946**

23. Dean Lampe **08-8947** 13 Aurora Way New Shed 56/448 Dean Lampe
 Voting Coombs, Camp, Oliver, Patten, Paul
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Deam Lampe**
 Public -
 Concerns -

Motion Motion to approve. (Oliver)

Roll-call Vote Carried 5-0// Coombs, Camp, Oliver, Patten, Paul-aye Certificate # **HDC2023-08-8947**

24.	42/44 ARB Way LLC	9 Arbour Way	Demo	29/137	Botticelli + Pohl
	Voting				
	Alternates				
	Recused				
	Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
	Representing				
	Public				
	Concerns	Applications not opened held until 08/29			
	Motion	No Action			
	Roll-call Vote			Certificate #	HDC2023-
25.	42/44 ARB Way LLC	9 Arbour Way	New Dwelling	29/137	Botticelli + Pohl
	Voting				
	Alternates				
	Recused				
	Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
	Representing				
	Public				
	Concerns	Applications not opened held until 08/29			
	Motion	No Action			
	Roll-call Vote			Certificate #	HDC2023-
26.	RUD1250W Nom Trust	19a West Chester St.	Fenestration Revs	42.4.3/7.1	Botticelli + Pohl
	Voting				
	Alternates				
	Recused				
	Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
	Representing				
	Public				
	Concerns	Applications not opened held until 08/29			
	Motion	No Action			
	Roll-call Vote			Certificate #	HDC2023-
27.	Ramsey & Geoffrey Trussell	26 Rabbit Run Rd	Reno & Addition	29/9	SCI- Robert Newman
	Voting				
	Alternates				
	Recused				
	Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
	Representing				
	Public				
	Concerns	Applications not opened held until 08/29			
	Motion	No Action			
	Roll-call Vote			Certificate #	HDC2023-
28.	Burr Sullivan 08-8958	6 Towaddy Ln	Move off/Demo house	49.3.2/15.6	Gryphon Architects
	Voting	Coombs, Camp, Oliver, Patten, Paul			
	Alternates	None			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
	Representing	Ethan Griffin			
	Public	-			
	Concerns	Backus- the age of 1981 structure in Sconset, but it's outside the SOHD.			
	Motion	Motion to approve a demo slash move off and or Salvage if possible. (Oliver)			
	Roll-call Vote	Carried 5-0// Coombs, Camp, Oliver, Patten, Paul-aye		Certificate #	HDC2023-08-8958

29. Burr Sullivan 08-8959	6 Towaddy Ln	New dwelling	49.3.2/15.6	Gryphon Architects
Voting	Coombs, Camp, Oliver, Patten, Paul			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Ethan Griffin			
Public	-			
Concerns	<p>Backus-</p> <ul style="list-style-type: none"> - Finds the chimney particularly tall when viewed from the Gable end. - Suggests considering the minimum building code requirement for chimney height when approving the design. <p>Paul-</p> <ul style="list-style-type: none"> - Expresses his overall positive impression of the house design. - Mentions that it fits well within Sconset and resembles some older, modest cottages in the area, as well as structures in Brant Point. - Appreciates the west elevation facing the "way" and its attractive design. - Notes that the orientation of the house towards the "way" aligns with the typical orientation of other houses in the area. - Finds the shed dormers to be quirky but believes they work well to add variation to the fenestration. - Sees a nice rhythm of ganged windows and independent windows on the sides. - Acknowledges the slightly peculiar chimney angle but doesn't consider it a significant concern. - Likes the design and doesn't have any specific design comments or objections. <p>Coombs-</p> <ul style="list-style-type: none"> - Addresses the design concern on the South Side regarding the second-floor windows and the uneven spacing between them and the windows below. - Inquires whether the split configuration is necessary for the interior design. - Suggests spreading the second-floor windows to fill the dormer more evenly. - Specifically points out the discrepancy on the first floor, where the right-side window aligns with the window above it but the left-side window does not. - Recommends aligning the left-side first-floor window with the window above it to achieve symmetry. <p>Oliver-</p> <ul style="list-style-type: none"> - Suggests that the chimney's oddity fits with the overall design style. - Mentions that the height issue might be exacerbated by the addition of an owl or similar feature on top of the chimney. - States that she is okay with the design overall but finds the height a bit high on the end. 			
Motion	Motion to approve through staff with the South first floor window on the left to align and be symmetrical as it is on the right. (Oliver)			
Roll-call Vote	Carried 5-0// Coombs, Camp, Oliver, Patten, Paul-aye	Certificate #	HDC2023-08-8959	
30. 8 Maple LLC 08-8970	Maple Lane Lot 8	New 2 nd dwelling	67/303	Emeritus LTD
Voting	Coombs, Camp, Oliver, Patten, Paul			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Matthew McEachern			
Public	-			
Concerns	<p>HDC Sitting Board Members comments- (Due to aggregate cross-talking)</p> <ul style="list-style-type: none"> - Discussed the design and its resemblance to a pool house. - It was noted that the structure technically qualifies as a dwelling due to its two bedrooms. - Concerns were raised about the visibility of the doors from the street. - The board considered the minimal visibility due to landscaping. - The absence of traditional front doors was mentioned. - The design was considered acceptable, with a suggestion to add windows in the Gable ends. 			
Motion	Motion to approve through staff with a window in each of the gable ends the East & West elevations. (Paul)			
Motion	Motion to add the flare to the house, like the shed.			
Roll-call Vote	Carried 5-0// Coombs, Camp, Oliver, Patten, Paul-aye	Certificate #	HDC2023-08-8970	

31. 8 Maple LLC **08-8964** Maple Lane Lot 8 New Shed 67/303 Emeritus LTD
 Voting Coombs, Camp, Oliver, Patten, Paul
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Matthew McEachern**
 Public -
 Concerns -
Motion Motion to approve. (Oliver)
 Roll-call Vote Carried 5-0// Coombs, Camp, Oliver, Patten, Paul-aye Certificate # **HDC2023-08-8964**

32. McCarthy Nantucket House **08-8968** 12 Coffin St Addition 42.3.2/77 Emeritus LTD
 Voting
 Alternates
 Recused
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing
 Public
 Concerns Applications not opened held until 08/29
Motion No Action- Withdrawn
 Roll-call Vote Certificate # **HDC2023-**

33. 450 Green Park LLC **8882** 2 Stone Alley Rev Fenestration 42.3.1/102 Emeritus LTD
 34. John Brazilian Trust 34 Easton St Parking/ OD shower 42.1.4/18 David Bartsch
 35. Mattew & Marta Judson **8877** 143 Orange St Addition 55/154 Permit +
 36. Katherine Potter **8866** 14 Berkley St Addition 76.1.3/233 JN Design

Approved Minutes –	
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> • Discussion of Previously Approved Best Practices. • Next HDC Meeting- August 29th at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – Hybrid
Potential Items for Discussion-	<ul style="list-style-type: none"> • Classification of street trees & vegetating mapping • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, Intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demos • Discussion of options for house moves

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 6:22m. (Welch)**
 Vote Carried 5-0// Coombs, Camp, Oliver, Patten, Paul-aye

Submitted by:

Esmeralda Martinez

YouTube link: <https://www.youtube.com/watch?v=PdSqzZYhm1o&t=1690s>