



## HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

**Tuesday September 20, 2022**

*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; Billy Saad, Land Use Specialist; Adrian Rodriguez, Administrative Specialist

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

Remote Participant: Camp

Absent Members: None

Late Arrivals: Dutra, 4:53 pm; Thornewill, 6:04 pm

Early Departures: Dutra & Oliver, 8:14 pm

Adoption of Agenda:

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

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

### I. COMMISSION COMMENTS

1. Letter to Community Preservation Committee:

**Motion for staff to draft a letter to CPC in support of funding to map Town trees. (Welch)**

Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye

2. Coombs – Proposing that, on the next agenda, that HDC discuss send a letter to the Select Board thanking them for reestablishing the Sign Advisory Group (SAG) and ask that the other three boards be reinstated now and discuss the advantages of having those boards as we enter a very busy winter.

Pohl – Asked that discussion be added to the beginning of the next meeting agenda.

3. Oliver – She was asked if it's possible that Partners Health Care housing could be moved up.

Pohl – He has made modifications to the agenda in the interest of affordable housing for non-profit; they're getting modular, and we could grant that exception.

### II. PUBLIC COMMENT

None

### III. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 11 Hulbert Ave, LLC <b>09-7019</b>	11 Hulbert Avenue	Historic Determination	29.2.3/2	Val Oliver
2. 90 N Liberty Presv <b>09-7002</b>	90 North Liberty Street	Historic Determination	41/22	Botticelli + Pohl
3. J&M Realty Hldg, LLC <b>HELD</b>	1 Bayberry Lane	Fence	67/56	Linda Williams
4. John Hold <b>09-7095</b>	14 Clifton Street	Rev. 02-5673: shed	73.4.1/39.1	Emeritus
5. Melissa Neier <b>08-6842</b>	11 Prospect Street	Add fenestration	55.4.4/42	Twig Perkins
6. Andrew Vorce <b>09-7075</b>	40 Essex Road	Renew 72812: add dormer	67/62	Andrew Vorce
7. Andrew Vorce <b>09-7076</b>	40 Essex Road	Roof replacement	67/62	Andrew Vorce
8. Kim Glowacki <b>08-6972</b>	13 Woodland Drive	Move on studio	79/208	Structure Unlimited
9. Stephen Cheney <b>08-6968</b>	67 Bartlett Road	Roof replacement	66/435	Cheney Custom Hms

Voting Welch, Coombs, Camp, Patten

Alternates None

Recused Pohl, Oliver

Documentation None

Representing None

Public None

Concerns **Camp** – 1 Bayberry Lane has a long fence; the length and height is a concern.

Motion **Motion to Approve Items 1-2 & 4-9 (Coombs)**

Roll-call vote Carried 4-0//Coombs, Patten, Camp, and Welch

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

Motion **Motion to Hold Item 3 (Coombs)**

Roll-call vote Carried 4-0//Coombs, Patten, Camp, and Welch

Certificate #

**IV. VIEWS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Matthew Stone <b>07-6662</b>	47 Milk Street	Cabana	42.4.2/102	Linda Williams

**V. NEW BUSINESS 08/16/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Gail Johnson <b>08-6865</b>	21 South Water Street	Replace awning	42.4.2/102	Gail Johnson

Voting Pohl, Welch, Coombs, Camp, Oliver  
 Alternates Patten  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.  
 Representing Lee Milazzo  
 Public None  
 Concerns (4:14) **Milazzo** – Presented project: material is canvas.  
**Backus** – Reviewed the history of the structure. This is an as-built awning. Asked what the material is; it should be consistent in style and construction as the Rose and Crown.  
**Oliver** – She’s okay with the awning but the color is very bright; we have a list of acceptable awning colors.  
**Coombs** – The color is not approvable; a red panel with a bright orange awning is inappropriate for on old historic building and street.  
**Camp** – Agrees with what’s been said. Red and hot orange are different and not appropriate.  
**Welch** – The Rose and Crown awnings are a bright cranberry and yellow umbrellas; he thinks they set context and make an impact greater than this small awning sandwiched between two structures.  
**Pohl** – He agrees with Mr. Welch.  
 Motion **Motion to Hold for applicant to review and come up with solutions to bring this into a majority vote. (Welch)**  
 Roll-call vote Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye Certificate #

2. Frederich Hahan <b>09-7032</b>	50 Eel Point Road	Roofwalk skirt	32/25.1	EMDA
Voting	Pohl, Welch, Coombs, Camp, Patten			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, for Ethan McMorrow, Ethan McMorrow Design Associates Ethan McMorrow, Ethan McMorrow Design Associates			
Public	None			
Concerns (4:25)	<b>Oliver</b> – Presented project; natural to weather on a wood roof. <b>Camp</b> – Got clarification of the fascia on the drawing. It looks better without the skirt. There’s something wrong with the relation of the balustrade to the skirt; the skirt looks too short. <b>Coombs</b> – With a skirt, the perceived height of the roof walk is lower because in the drawing, the fascia board looks like open space. The chimney in the original submission had more appropriate corbelling. <b>Welch</b> – He thinks they should be skirtless in rural areas; it reads as a formal look to him. <b>Patten</b> – No concerns. <b>Pohl</b> – There doesn’t appear to be a bottom rail on the balusters. (5:30) Reviewed the discussion for Mr. McMorrow. <b>McMorrow</b> – There is a box with a staircase for the roof walk access. Could do the skirt on the rear only. <b>Coombs</b> – She could accept a skirt on the rear only. Would like the chimney to look more historic; suggested the front and rear be brick and open on the sides. <b>Welch</b> – The chimney-top vent will be metal, which may be objectionable—concern about this, suggested it be rethought. Agrees with the no skirt in the front. <b>Patten</b> – Agrees. <b>Camp</b> – Should be all skirt or nothing. The skirt looks short compared to the balustrade. <b>Pohl</b> – He would not object to a full natural to weather skirt.			

Motion **Motion to Approve through staff with the roof walk skirt on the rear only. (Coombs)**  
 Roll-call vote Carried 4-1//Welch, Patten, Coombs, and Pohl-aye; Camp-nay Certificate # **HDC2022-09-7032**

3. John Sully <b>08-6894</b>	47 Pleasant Street	As-built Window replace	55/17.1	Aldain Allen
4. KMS126 NT <b>08-6893</b>	126.5 Main Street	New dwelling	42.3.3/98	Linda Williams

Voting Pohl, Welch, Coombs, Camp, Oliver  
 Alternates Patten  
 Recused None  
 Documentation None  
 Representing None  
 Public None  
 Concerns (4:35) Not opened at this time.  
 Motion **Motion to Hold Items 3&4 for representation. (Welch)**  
 Roll-call vote Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye Certificate #

5.	Chris Tofalli	08-6813	122 Main Street	Fence replacement	42.3.3/100	Frank Daily
Voting	Welch (acting chair), Coombs, Camp, Oliver, Patten					
Alternates	None					
Recused	Pohl					
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.					
Representing	Frank Daily					
Public	None					
Concerns (4:35)	<p><b>Daily</b> – Presented project.</p> <p><b>Backus</b> – Circa 1816 typical Nantucket; the Board approved a 5’ fence in 2018 and existing privet to remain; at that time, HSAB stated a solid board fence wasn’t appropriate on Bloom. If the board approves this, we need drawings showing a 5’ fence and the picket remain in perpetuity.</p> <p><b>Oliver</b> – It would help to have a plot plan showing the fence and privet; agrees that adding the fence is necessary. If it’s a privacy issue, return the board fence to the house where it ends now</p> <p><b>Coombs</b> – Agrees. Bloom Street doesn’t need a 5’ fence. Wants to see a plot plan showing the fencing. Doesn’t think it should be white. We need more information.</p> <p><b>Camp</b> – Agrees with what’s been said; she wants to see a site plan and better photos.</p> <p><b>Patten</b> – Agrees.</p> <p><b>Welch</b> – Need a more detailed site plan and better imagery.</p>					
Motion	<b>Motion to Hold for revisions and more information. (Coombs)</b>					
Roll-call vote	Carried 5-0//Coombs, Oliver, Patten, Camp, and Welch-aye				Certificate #	
6.	Richmond Great Pt.	08-6866	3 Lilac Court	New Dwelling	68/360	KOH
Voting	Pohl, Welch, Coombs, Camp, Oliver					
Alternates	Patten					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Dinah Klamert, KOH					
Public	None					
Concerns (4:43)	<p><b>Klamert</b> – Presented project; white sash and trim and Newport blue front door. Willing to put a 4-light on the north elevation.</p> <p><b>Oliver &amp; Coombs</b> – It’s appropriate.</p> <p><b>Camp</b> – The gable vents should always be a window; a vent reads as commercial versus residential.</p> <p><b>Welch</b> – He’s okay with the vent. For the future, when the digital is printed for submission please be certain you don’t include Comments Layer--can’t read the other information on the drawings.</p> <p><b>Pohl</b> – The vents are very common but building technology has changed; since the applicant volunteered windows, he’s okay with those.</p>					
Motion	<b>Motion to Approve through staff with the north elevation gable vent to be a 4-light window. (Coombs)</b>					
Roll-call vote	Carried 5-0//Coombs, Oliver, Camp, Welch, and Pohl-aye				Certificate #	<b>HDC2022-108-6866</b>
7.	Richmond Great Pt.	08-6867	24a Evergreen Way	New Dwelling	68/351	KOH
Voting	Pohl, Welch, Coombs, Camp, Oliver					
Alternates	Patten					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Dinah Klamert, KOH					
Public	Terry Norton, 5B Mary Ann Drive					
Concerns (4:49)	<p><b>Klamert</b> – Presented project; white trim and sash, Nantucket red door; will be putting in street scaping.</p> <p><b>Norton</b> – From Old South Road, these look like a bunch of big boxes and the sight is very drab. Would like some trees or something to mitigate that view.</p> <p><b>Oliver</b> – It’s appropriate. Essex Road blend in after time and thinks this will as well.</p> <p><b>Coombs</b> – There is a lot of white on white happening; would like different colors of trim.</p> <p><b>Camp</b> – She agrees about varying the trim and sash colors. Would like a 4-light gable window on the front.</p> <p><b>Welch</b> – The trim around the front door has wide side casing; that’s okay with a thicker head casing. It would be nice to see some trees planted to break up the boxiness.</p> <p><b>Pohl</b> – He’s okay with it. There are other possible colors for trim and window casings.</p>					
Motion	<b>Motion to Approve through staff with the front gable louver to be a 4-light, increase the thickness of the lintel of the front door ½’ proud of the side casing, and with the trim to be Cobblestone grey and sandtone sash. (Coombs)</b>					
Roll-call vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye				Certificate #	<b>HDC2022-08-6867</b>

8. Richmond Great Pt. **08-6948**      6 Gooseberry Place      New Commercial Dwelling      68/341      KOH
- Voting      Pohl, Welch, Coombs, Camp, Oliver  
 Alternates      Dutra, Patten  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, and photos.  
 Representing      Dinah Klamert, KOH  
 Public      None  
 Concerns (4:59)      **Klamert** – Presented project; open to color options; we like Quaker grey for trim; would like the south elevation right windows larger – top “B” bottom “A”.  
                                  **Welch** – South elevation, change the vents to 4-light windows; the “A” and “B” windows should be taller so as not to be so boxy.  
                                  **Oliver** – She doesn’t see the similarity between this and the photo. Agrees about the windows. There is a lot of blank wall space.  
                                  **Coombs** – This is 30’ tall; we are making some huge building there. Would like it to come down 1’. The windows should be larger and more of them. This isn’t very homey looking.  
                                  **Camp** – She’d prefer a steeper roof pitch without increasing the height; the 2 gables look squat. The gable vents look too tiny; they should be a larger 4-light window. Agrees the windows should 1 size larger and panes not so square.  
                                  **Pohl** – He thinks the windows should be taller.
- Motion      **Motion to Hold for revisions. (Welch)**  
 Roll-call vote      Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye      Certificate #
9. Richmond Great Pt. **08-6949**      7 Gooseberry Place      New Commercial Dwelling      68/341      KOH
- Voting      Pohl, Welch, Coombs, Camp, Oliver  
 Alternates      Dutra, Patten  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, and photos.  
 Representing      Dinah Klamert, KOH  
 Public      None  
 Concerns (5:10)      **Klamert** – Presented project; white trim with Essex green door; we can do forest green sash with Quaker grey trim.  
                                  **Welch** – Taller windows on any that are too square. The massing consideration is the same as with all structures; need to plant some trees.  
                                  **Coombs** – The 2<sup>nd</sup>-floor “J” window should be taller. Would like the height brought down some; there are 3 in a row with the same height and all white; this is turning into a city and needs more variation.  
                                  **Camp** – It’s very generic looking; suggested shutters on the 1<sup>st</sup> floor of the main mass and adding a faux chimney to take the curse off the cookie-cutter thing going on here.  
                                  **Oliver** – Agrees with what’s been said but she’s not as concerned about the similarity in height; the color should be mixed up. Once landscaping is in place, takes hold, and matures, that will help.  
                                  **Pohl** – These are all 30’ high with little variation in color. This is currently a sea of buildings with zero vegetation. There’s almost no distinction between them. Wants to see a landscape concept that mitigates the view.
- Motion      **Motion to Approve through staff with the colors to change to Forest green sash, Quaker grey trim, and Essex green door; and all the windows to be 4” taller to have more vertical panes. (Coombs)**  
 Roll-call vote      Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye      Certificate #      **HDC2022-08-6949**
10. Richmond Great Pt. **08-6950**      8 Gooseberry Place      New Commercial Dwelling      68/341      KOH
- Voting      Pohl, Welch, Coombs, Camp, Oliver  
 Alternates      Dutra, Patten  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, and photos.  
 Representing      Dinah Klamert, KOH  
 Public      None  
 Concerns (5:25)      **Klamert** – Presented project; we could change up the colors to include the roof to colonial slate.  
                                  **Welch** – Subject to their being different color packages, he would have no concern with this and 7 Gooseberry being twins.  
                                  **Oliver** – Yes.  
                                  **Coombs** – Okay with Mr. Welch’s suggesting.  
                                  **Camp** – Okay.
- Motion      **Motion to Approve through staff with the colors to change to Forest green sash, Quaker grey trim, and Essex green door; and all the windows to be 4” taller to have more vertical panes. (Coombs)**  
 Roll-call vote      Carried 5-0//Oliver, Welch, Camp, Coombs, and Pohl-aye      Certificate #      **HDC2022-08-6950**

11. Sheep Pond Prop. <b>08-6849</b>	14 Sheep Pond Road	Move off/demo	63/29	Emeritus LTD
12. Sheep Pond Prop. <b>08-6845</b>	16 Sheep Pond Road	Move off/demo	63/30	Emeritus LTD
Voting	Pohl, Coombs, Camp, Oliver, Dutra			
Alternates	Patten			
Recused	Welch			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (5:40)	<p><b>MacEachern</b> – Presented project. Thinks there’s a good chance these will be moved.  <b>Backus</b> – Circa 1982 per National Historic Landmark (NHL) data.  <b>Coombs</b> – These look to be in good shape; would prefer they be moved.                      No concerns.</p>			
Motion	<b>Motion to Approve both 14 &amp; 16 Sheep Pond Road as move-off/demo. (Oliver)</b>			
Roll-call vote	Carried 5-0//Coombs, Camp, Dutra, Oliver, and Pohl-aye		Certificate #	<b>HDC2022-08-6849/6845</b>
13. Sheep Pond Prop. <b>08-6852</b>	14/16 Sheep Pond Road	New dwelling	63/29&30	Emeritus LTD
Voting	Pohl, Coombs, Camp, Oliver, Dutra			
Alternates	Patten			
Recused	Welch			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (5:44)	<p><b>MacEachern</b> – Presented project; overall length is 112’ with the main mass is 48’ and height was dropped to 25’ to meet the Madaket Village zoning. natural to weather trim with grey sash.  <b>Oliver</b> – Appreciates the simplicity of the form but thinks it’s rather large. The rear right vertical-board, flat-roof section looks like a fence. South elevation has too much fenestration. She’d like stakes marking the length and the guesthouse.  <b>Coombs</b> – For that area, the length is too much. West elevation, the right deck looks way too deep; it should be closer to 8’. Suggested turning part of it so as not to appear so long. South elevation, the fenestration is excessive. She’d like to view the setting; the growth out there is very low, and the area is wide open.  <b>Dutra</b> – The natural to weather helps with the size. Okay with the height. Would like it to look less long at least from the east. The west elevation has a lot of fenestration.  <b>Camp</b> – If the garage had more space from the building, it wouldn’t look like part of the main house. The connector is odd without any fenestration and detail; it reads as a wall. The chimney would break up the massing if it were more centered on the building; it looks too short. Rear is over fenestrated.  <b>Pohl</b> – Agrees this is attractive. South has too much fenestration. The rear elevation porch is deep, and the deck also projects too much; he’s certain all this will be visible from the beach; the deck and porch will appear wide in profile. He’s okay with the length.</p>			
Motion	<b>Motion to View with stakes and hold for revisions. (Coombs)</b>			
Roll-call vote	Carried 5-0//Oliver, Dutra, Camp, Coombs, and Pohl-aye		Certificate #	
14. Robert Kulin <b>08-6820</b>	9 Orange Street	Hardscape & driveway	42.3.1/150	Robert Kulin
15. Daniel Conway <b>08-6883</b>	3 Meadow Lane	Like-kind replace doors	41/398	Daniel Conway
Voting	Pohl, Welch, Coombs, Camp, Thornewill			
Alternates	Dutra, Patten			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:05)	Not opened at this time.			
Motion	<b>Motion to Hold Items 14 &amp; 15 for representation. (Coombs)</b>			
Roll-call vote	Carried 5-0//Camp, Welch, Thornewill, Coombs, and Pohl-aye		Certificate #	

16. Scott Dehm <b>08-6841</b>	8 Ash Street	Hardscape & pergola	42.4.2/94	Jardins Intl.
Voting	Pohl, Welch, Coombs, Camp, Thornewill			
Alternates	Dutra, Patten			
Recused	Oliver			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Elisabeth O'Rourke, Jardins International			
Public	None			
Concerns (6:05)	<p><b>O'Rourke</b> – Presented project; existing hedges are healthy; there are existing retaining walls, which are failing.</p> <p><b>Backus</b> – Historic information should be provided for all applications associated with a historic structure regardless of the scope of work. Circa 1765 for Benjamin Barney Cooper. Rear ell added in 1834 and reconstruction 1990. Proposed bluestone patio and stones is too formal for this. Suggest keeping the existing material. Staff recommends reducing the amount of patio and to be less formal and modern.</p> <p>HSAG &amp; Mary Bergman comments read: The new isolated pergola just five feet from Ash Lane will be very visible and seems out of place in this historic setting; historic photos of similar structures would be helpful to validate using such a structure here. Adding more stone to this back yard will be overwhelming; some green lawn space would help to mitigate that. The existing patio is irregular stone; square cut bluestone is not a historic material. Brick would be preferred.</p> <p><b>Coombs</b> – Steps up the left side are not appropriate. Doesn't see the need for so much retaining wall; she wasn't aware the site needed that much retainage was necessary. The new pergola has no charm and just a big square. The landscaping should match the history, not 2022.</p> <p><b>Camp</b> – We could reduce the use of bluestone. Suggested the pergola have lawn under it or it and the bluestone be reduced. Would prefer more green lawn than hardscaping.</p> <p><b>Welch</b> – A smaller pergola moved away from the street. The details should be simpler to fit with the house. The pergola doesn't need to be more than 7'2" in height at its highest point.</p> <p><b>Thornewill</b> – Agrees with Mr. Welch. Should retain use of the natural stone. This is a very hedged-in site. The retaining walls should be in keeping with existing.</p> <p><b>Pohl</b> – Agrees with what's been said, especially reducing the height of the retaining walls; would like top and bottom of wall established and some topo.</p>			
Motion	<b>Motion to Hold for minor revisions and additional information. (Welch)</b>			
Roll-call vote	Carried 5-0//Coombs, Oliver, Thornewill, Welch, and Pohl-aye		Certificate #	
17. 39 Monomoy, LLC <b>08-6851</b>	39 Monomoy Road	Addition, renovate, & move	54/79	Emeritus LTD
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	John Hayford, Emeritus Development			
Public	None			
Concerns (6:17)	<p><b>Hayford</b> – Presented project.</p> <p><b>Backus</b> – “Kindred Tucket” aka “Turn of the Road.” Per <i>An Enclave Monomoy Heights</i> it was built in 1924 by Ethel &amp; Lewis Black. Most of this appears to be demolished; wants to know what historic fabric will be retained. Removal of the saltbox portion eliminates a character defining feature that has been seen from Monomoy Road for almost 100 years. Proposed addition sticks on the large mass and doesn't feel additive. Existing chimney is a character defining feature visible from the road. Suggests this proposal be rethought. The addition as proposed doesn't relate t this Colonial Revival and its history.</p> <p><b>Camp</b> – Wants to view. It's a mistake to remove the saltbox feature leaving a “cookie-cutter feel.”</p> <p><b>Coombs</b> – From what we see and its age, the proposed loses its historic character. The chimney is gone; south elevation deck is much larger than what is usually allowed. You should be able to identify the old massing.</p> <p><b>Welch</b> – The proposed changes are inappropriate.</p> <p><b>Oliver</b> – Agrees. The South is visible from the road.</p> <p><b>Pohl</b> – He agrees. The addition doesn't respect the existing fabric with distinction between existing and new.</p>			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Roll-call vote	Carried 5-0//Oliver, Welch, Camp, Coombs, and Pohl-aye		Certificate #	

<b>18. Stark Point, LLC 08-6843</b>	<b>16 Easton Street</b>	<b>New guest house/garage</b>	<b>42.1.4/11</b>	<b>Botticelli + Pohl</b>
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	Dutra, Thornewill			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (6:31)	<p><b>Botticelli</b> – Presented project.</p> <p><b>Backus</b> – Former site of “Driftwood.” The front (north elevation) should face Easton Street; 2<sup>nd</sup>-floor balcony doors should be smaller with kick panels; carry over the shingled rail.</p> <p>HSAG comments: It would be preferable to have the front rather than the back of this building face the street. This section of Easton Street does have a mix of informal building types on the street, but this is an opportunity to have this one properly address Easton Street.</p> <p><b>Camp</b> – She doesn’t understand which elevation should face Easton Street (north elevation); doesn’t agree with that; feels the proposed is appropriate. The shed roof should fit int the contours of the roof. The size feels absurdly large for a garage; it looks like a large house. The reality will be the impact these buildings will have; this should be reduced so it won’t feel like a wall of buildings along Easton Street.</p> <p><b>Oliver</b> – Would like to see how the 3 approved structures are sited in relation to this. The rendering helps a lot. Likes the design and orientation.</p> <p><b>Coombs</b> – She likes the north elevation facing Easton; it’s welcoming. The humongous house next door is very close to this and diminishes the proposed. The garage shouldn’t be so large; it should be shorter to provide more green space to allow enjoyment of the main house.</p> <p><b>Patten</b> – The gambrel is pleasing but the garage looks very large in relation to the house. Has no additional comments.</p> <p>Welch – The house next door is huge. This does a good job of stepping down toward the street. Other than recentering the north elevation porch, he has nothing to add.</p>			
Motion	<b>Motion to Approve through staff with the north elevation door to be a 12-light wih kick panel and center the porch and roof. (Oliver)</b>			
Roll-call vote	Carried 4-0//Oliver, Coombs, Patten, and Welch-aye; Camp-abstain	Certificate #	<b>HDC2022-08-6843</b>	

<b>19. Auburn Cottage LLC 08-6857</b>	<b>46 Easton Street</b>	<b>Addition, raise, &amp; renovate</b>	<b>42.1.4/22</b>	<b>Botticelli + Pohl</b>
Voting	Welch, Coombs, Camp, Dutra, Thornewill			
Alternates	Patten			
Recused	Pohl & Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public				
Concerns (6:49)	<p><b>Botticelli</b> – Presented project; “The Cuddy”; within Department of Environmental Protection jurisdiction so little area can be added so not moving. Flood elevation is 8.</p> <p><b>Backus</b> – Circa 1947; we need an elevation certificate, historic determination, follow design guidelines, and Chapter 91 review. It should be kept eave forward with door addressing the street. Appreciate the addition off the rear. The panels should relate to “Auburn Cottage”. Moving back off the street would allow the front door to address the street with a stoop. Please show the proposed BFE &amp; BFP on the plans.</p> <p>HSAG comments read: This small cottage was built in 1947 which is well within our period of significance; the existing saltbox profile should be maintained instead of altering it into a slightly skewed gable. Removing the front door completely changes the historic look and presentation to Easton Street; it should be discussed if this cottage can be moved back several feet to allow the existing front door to be accessed from a new stoop. The new elevated building will tower over the sidewalk if not moved back. The brick piers seem oddly wide. They should be closer to 16” or 20” square.</p> <p><b>Camp</b> – Thinks the proposal is sensitive to the structure; misses the saltbox profile.</p> <p><b>Thornewill</b> – If you take off the back stoop, you can move it back enough for the front stoop and have a side stoop. This has an adorable scale, and she’s glad it’s being reused.</p> <p><b>Coombs</b> – Agrees with Ms. Thornewill’s suggestion to keep the front door.</p> <p><b>Welch</b> – The existing foundation doesn’t contribute to the character of the structure. Doesn’t disagree with what’s been said. The profile as it exists – i.e., the saltbox roofline would, if it were replicated, be more character defining than the door facing Easton.</p>			
Motion	<b>Motion to Hold for light revisions with options. (Coombs)</b>			
Roll-call vote	Carried 5-0//Coombs, Dutra, Thornewill, Camp, and Welch-aye	Certificate #		

20. Fair City, LLC	<b>08-6886</b>	115 Old South Rd Lot F	Commercial Building	68/112	EMDA
21. Fair City, LLC	<b>08-6887</b>	115 Old South Rd Lot E	Commercial Building	68/112	EMDA
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ethan McMorrow, Ethan McMorrow Design Associates				
Public	None				
Concerns (7:02)	<p><b>McMorrow</b> – Presented project; area is zoned CTEC; structures are metal similar to Island Lumber buildings.</p> <p><b>Backus</b> – The structures along Nobadeer Way are contributing; would like there to be vegetation screening this from the there.</p> <p><b>Welch</b> – Clarified where this is located and potential visibility. This is a heavy, industrial building and not appropriate. To the extent of any visibility, it should blend into the background as it is an area which is the introduction of the historic Island from the Airport, and a metal 2<sup>nd</sup> floor façade would stand out. It might help if it were shingled. This should be relocated to the north side of the lot away from the contributing structures to allow for vegetative screening. We should work out a vegetation to mitigate visibility from Airport Road.</p> <p><b>Oliver</b> – Agrees about the sidewall being shingled.</p> <p><b>Coombs</b> – Agrees Mr. Welch made a good suggestion. This would be the first thing people see coming out of the Airport; it shouldn't be so industrialized.</p> <p><b>Camp</b> – This is a semi-residential area so the architecture should fit that, and it should be shingled.</p> <p><b>Pohl</b> – It is what it is but the consensus want's it shingled. Tomahawk is off the beaten path, and no one goes there; this is on a main thoroughfare.</p> <p><b>Dutra</b> – If he were a neighbor, moving it to the north side of the lot would put parking next to the residence.</p>				
Motion	<b>Motion to Hold Items 20 &amp; 21 for a landscaping-hardscaping plan; shingled sidewall; reduce the height 1'; and to view with height poles. (Welch)</b>				
Roll-call vote	Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye			Certificate #	
22. Morgan Family	<b>08-6900</b>	24A New Lane Sias	Demo or move off dwelling	49/395.2	Val Oliver
Voting	Pohl, Welch, Coombs, Thornewill, Patten				
Alternates	Dutra				
Recused	Oliver, Camp				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (7:19)	<p><b>Oliver</b> – Presented project; circa 1970 per tax assessors; this is a condo lot; she'll look into the location of the wetlands.</p> <p><b>Backus</b> – HDC survey circa 1940, contributing to the local district. It would be a shame to lose this contributing structure within the SOHD. Provide documentation photos. Read the definition of a contributing structure.</p> <p><b>Thornewill</b> – We've allowed others of these little buildings to be demolished. Could build off it, i.e. add a 2<sup>nd</sup> floor.</p> <p><b>Coombs</b> – She would like them to try and use it; it is in good condition and should be saved.</p> <p><b>Patten</b> – Nothing to add.</p> <p><b>Welch</b> – It would be nice to save; a move is better than a demo. He understands the constraints in converting to a 2-story. Explore the options of a move off and a heavy renovation.</p> <p><b>Pohl</b> – He was disappointed to learn it's 1940s; it difficult to approve the demolition of a quaint diminutive building for a large generic building. The design for the replacement is nice and modest in scale; that is heartening. You could renovate this but by the time that was done, little historic material would be left.</p>				
Motion	<b>Motion to Hold for more consideration and historic information. (Welch)</b>				
Roll-call vote	Carried 5-0//Coombs, Patten, Thornewill, Welch, and Pohl-aye			Certificate #	
23. Morgan Family	<b>08-6901</b>	24A New Lane Sias	New Dwelling	49/395.2	Val Oliver
Voting	Pohl, Welch, Coombs, Thornewill, Patten				
Alternates	Dutra				
Recused	Oliver, Camp				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (time)	<b>Pohl</b> – This should be held as well.				
Motion	<b>Motion to Hold for more consideration and historic information. (Welch)</b>				
Roll-call vote	Carried 5-0//Coombs, Patten, Thornewill, Welch, and Pohl-aye			Certificate #	



<b>24. NIR Retail 08-6885</b>	<b>7-8 Old South Wharf</b>	<b>Fenestration Changes</b>	<b>42.4.2/2.4</b>	<b>Permits Plus</b>
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:33)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Roll-call vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye		Certificate #	
<b>25. 11 Hulbert, LLC 08-6899</b>	<b>11 Hulbert Avenue</b>	<b>“Screened-in” Porch</b>	<b>29.2.3/2</b>	<b>Val Oliver</b>
Voting	Pohl, Welch, Coombs, Camp, Dutra			
Alternates	Thornewill, Patten			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (7:35)	<b>Oliver</b> – Presented project. <b>Backus</b> – Asked if the screens will include the railing area (yes). <b>Welch</b> – Asked if it’s seasonal or permanent and could there be vertical orientation. The screens should be seasonal. No further concerns.			
Motion	<b>Motion to Approve through staff with an additional vertical separation within each of the screen panels. (Welch)</b>			
Roll-call vote	Carried 5-0 //Dutra, Coombs, Camp, Welch, and Pohl-aye		Certificate #	<b>HDC2022-08-6899</b>
<b>26. Hedges, LLC 09-7097</b>	<b>10 Bassett Road</b>	<b>As-built color change trim</b>	<b>26/39</b>	<b>Claudine Bazinet</b>
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Claudine Bazinet, owner			
Public	None			
Concerns (7:39)	<b>Pohl</b> – The house was approved natural to weather, and it’s being painted white. Whoever files a complaint must do so publicly. <b>Martinez</b> – This was submitted in response to a violation notice. Once it’s painted, it will pop out; natural to weather it blends in with the vegetation. <b>Welch</b> – This is difficult to see, and it isn’t significantly different from the neighboring house. Work was done without approval which is a fineable offense. White is an approvable color, and it’s appropriate here. <b>Oliver</b> – The photo is good, but she’d like to view this. <b>Coombs</b> – Why bother to have the rules if they are going to do what they want, and we then say okay. <b>Camp</b> – She thinks it’ll be okay, and it would be okay to fine them. <b>Pohl</b> – The neighboring houses are taller and painted white; this is not demonstrably different. He has no objections to being white.			
Motion	<b>Motion to Approve through staff with payment of a fine of 10 times application feet. (Welch)</b>			
Roll-call vote	Carried 4-1//Coombs, Camp, Welch, and Pohl-aye; Oliver-nay		Certificate #	<b>HDC2022-09-7097</b>

**VI. OLD BUSINESS 08/23/2022**

	<b>Property owner name</b>	<b>Street Address</b>	<b>Scope of work</b>	<b>Map/Parcel</b>	<b>Agent</b>
<b>1.</b>	<b>30 Pear, LLC 07-6593</b>	<b>20 India Street</b>	<b>Addition</b>	<b>42.3.4/137</b>	<b>Botticelli &amp; Pohl</b>
Voting	Camp (acting chair), Welch, Coombs, Oliver, Dutra				
Alternates	Thornewill				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (7:49)	<b>Botticelli</b> – Reviewed changes made per previous concerns. <b>Backus</b> – Circa 1831 built by James Childs. All historic structure with proposed addition should have as-built and current elevations. Appreciate adding the rear chimney. Concerns with visibility of rear balcony; if approved, should be conditioned that the plans show the existing on elevations and site plan. <b>Oliver</b> – She went down Rose Lane; you can’t see the back of this house. <b>Coombs</b> – South elevation, what was done on the right should be done on the left. She is okay with it. <b>Welch</b> - Agrees with comments made. South is inappropriately busy but not visible. <b>Dutra</b> – Did most of what we asked.				
Motion	<b>Motion to Approve as submitted through staff with existing elevations. (Coombs)</b>				
Roll-call vote	Carried 5-0//Oliver, Welch, Dutra, Coombs, and Camp-aye		Certificate #	<b>HDC2022-07-6593</b>	

2.	David and Diane Lilly <b>07-6634</b>	4 Quince Street	Rear stair egress	42.3.4/20	McMullen & Assoc
Voting	Camp (acting chair), 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 (7:59)	<p><b>McMullen</b> – Reviewed changes made per previous concerns; it would be barely visible from Hussey Street.</p> <p><b>Backus</b> – Circa 1834; per Lancaster, it's pre-1834. It would help to have address of context photos. Appreciate the lattice but would be remiss if she agreed it were appropriate. Asked if the 1<sup>st</sup>-floor 6-over-6 window will be removed. The door should be true-divided light (TDL) and the style looked at.</p> <p><b>Oliver</b> – Appreciates the photos; they show how they are more fire escapes; suggested giving the egress door a pent roof and shingled rails.</p> <p><b>Coombs</b> – A circular staircase of black metal tucked to the building might be better. The proposal doesn't fit this structure and feels it will be visible from Hussey Street.</p> <p><b>Dutra</b> – Appreciates the lattice; it helps. The stairs are awkward but understands the need; he didn't get to view it from Hussey Street.</p> <p><b>Thornewill</b> – She's not convinced the photos aren't of commercial properties with 2<sup>nd</sup>-floor residents. This is just an ease of function for the homeowners and that's not an appropriate reason for these stairs.</p> <p><b>Camp</b> – She likes the idea of circular stairs.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call vote	Carried 5-0//Oliver, Dutra, Thornewill, Coombs, and Camp-aye			Certificate #	
3.	Lions Foot, LLC <b>03-5844</b>	9 Sherburne Way	Demo	30/37	Topham Design
Voting	Camp (acting chair), Welch, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:12)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Thornewill)</b>				
Roll-call vote	Carried 3-0//Coombs, Oliver, Thornewill, and Camp-aye.			Certificate #	<b>HDC2022-03-5844</b>
4.	Victor Haley <b>07-6668</b>	94 Orange Street	Addition	55.1.4/47	Paul Dreher
Voting	Pohl, Welch, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Paul Dreher, Dreher Design Architect				
Public	None				
Concerns (8:14)	<p><b>Dreher</b> – Reviewed changes made per previous concerns; the basement is minimal to allow for mechanicals.</p> <p><b>Backus</b> – Circa 1815. Some of the context photos presented might be pre-1955. Need the existing elevations. The basement stair access facing the street is inappropriate; its side post and privacy screen are atypical.</p> <p>HSAG comments: This might be acceptable by removing the pop-up flush dormers and allowing the eave to run through at the height of the of the main gable rafters; as proposed the flush dormers don't meet the standard for meeting rails, and there is too much shingled area above the windows. The windows are too closely spaced; removing one window on each elevation would correct this.</p> <p><b>Thornewill</b> – Remove the dormers and raise the plate up to the window headers, that will do it. Agrees about the privacy screening for the basement access.</p> <p><b>Camp</b> – Agrees with Ms. Thornewill about removing the dormers and raising the plate height.</p> <p><b>Coombs</b> – Also agrees. East elevation, the 4 windows should be reduced to 3. It runs from side-line to side-line and fills the lot.</p> <p><b>Welch</b> – Agrees with Ms. Thornewill. Clarified the south elevation and basement stairs; he's concerned the stairs are truncated and has a non-compliant head height which would require it being elongated toward the front of the house. There's no cut line in the foundation and it looks like its 56" tall.</p> <p><b>Pohl</b> – The addition should have corner boards with rakes and casings to match the existing house; that keeps the vocabular of structures on Orange Street if it were visible. Likes Ms. Thornewill's massing suggestion. East elevation, that is supposed to be a sleeping porch, so he's okay with the band of windows.</p>				
Motion	<b>Motion to Approve through staff with trim details as described by Mr. Pohl and eliminate the dormers and raise the plate height 6". (Thornewill)</b>				
Roll-call vote	Carried 5-0//Camp, Coombs, Welch, Thornewill, and Pohl-aye			Certificate #	<b>HDC2022-07-6668</b>

Rest held for next Tuesday.

5.	Soren Sorensen 03-5929	51 Fair Street	Color change	42.3.2/40	Emeritus
6.	Chris & Ashley Austin 07-6692	7 Maple Lane	New dwelling	67/303	Emeritus
7.	Eric Silfen 07-6665	3 Meadow View Drive	Rooftop solar	56/92	Cotuit Solar

**VII. NEW BUSINESS 08/30/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Michael Zarcone 08-6964	16 Cherry Street	New shed	55/379	Structures Unlimited
2.	Bruce Turner 08-6966	9 Long Pond Road	Solar roof array	59/33	Ack Smart
3.	Kristina Conley 08-6971	91 Hummock Pond Rd.	New dwelling	56/118	EMDA
4.	Steven Cohen Trust 08-6974	8 Sachem Road	Demo shed	30/239	WAPD
5.	Steven Cohen Trust 08-6975	8 Sachem Road	New shed	30/239	WAPD
6.	Olsen Family 08-6976	28 Prospect Street	Driveway apron & parking	55.4.4/77.1	Val Oliver
7.	William Fordyce 08-6977	3 Darling Street	Handicap ramp	42.3.2/163	Val Oliver
8.	6 Yawkey Way Nom Tr 08-6978	6 Yawkey Way	New duplex	69/298	Val Oliver
9.	Lamb & Nassif 08-6979	38 Wauwinet Road	Window replacement	20/21	Val Oliver
10.	Anthony Mazotas 08-6980	29 Essex Road	Rooftop solar	67/614	Cotuit Solar
11.	Kathryn Cook 09-6988	85 Low Beach Road	Demo main house	75/31.3	Michael Bard
12.	Kathryn Cook 09-6989	85 Low Beach Road	Demo garage	75/31.3	Michael Bard
13.	Kathryn Cook 09-6990	85 Low Beach Road	Demo pool house	75/31.3	Michael Bard
14.	Braine- Ivey 08-6961	10 Lily Street	Rev 06-6530: dormer	73.3.1/111	Val Oliver
15.	Eleven Lincoln Ave Tr 08-6929	32 Jefferson Avenue	Demo main house	30/132	Botticelli + Pohl
16.	Eleven Lincoln Ave Tr 08-6917	32 Jefferson Avenue	Rev. 12-5457: main house	30/132	Botticelli + Pohl
17.	Shenandoah Trust 08-6925	40 Easton Street	Rev. 11-6592: fenest chng	42.1.4/20	Botticelli + Pohl
18.	Joseph Motta 08-6962	38 40 Cliff Road	Addition	42.44/43	Thornewill
19.	Mike Romano 08-6981	55 Easton Street	New shed	42.4.1/186	Shelter 7
20.	Nick Pappas 08-6984	7 Beaver Street	Rev. 03-6067: main house	55.1.4/82	Val Oliver
21.	CCH 67 Br, LLC 08-6904	67 Bartlett Road	Roof top solar	66/435	Sun Wind
22.	High Cliff Trust 08-6985	11 East Hallowell Lane	Rev 04-6206: windows	30/17	Botticelli + Pohl
23.	High Cliff Trust 09-6986	11 East Hallowell Lane	Rev. 04-6191: grg windows	30/17	Botticelli + Pohl
24.	Sea Realty Trust 08-6923	25 Squam Road	Demo cottage	21/5	Botticelli + Pohl
25.	Auburn Cottage, LLC 08-6920	46 Easton Street	Rev. 06-6463: main house	42.4.1/22	Botticelli + Pohl
26.	Jeannette & Bob, LLC 09-6987	43 Kendrick Avenue	New guest house	76.4.3/31	CWA
27.	Dorothy ACK, LLC 08-6934	2 Mariner Way	New dwelling	55.1.4/72.4	Linda Williams
28.	Dorothy ACK, LLC 08-6937	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams
29.	Dorothy ACK, LLC 08-6939	4 Mariner Way	New dwelling	55.1.4/72	Linda Williams
30.	Dorothy ACK, LLC 08-6941	4 Mariner Way	New garage	55.1.4/72	Linda Williams
31.	Dorothy ACK, LLC 08-6943	4 Mariner Way	New pool & hardscape	55.1.4/72	Linda Williams
32.	Dorothy ACK, LLC 08-6930	6 Mariner Way	New dwelling	55.1.4/72.2	Linda Williams
33.	Dorothy ACK, LLC 08-6931	6 Mariner Way	Hardscape	55.1.4/72.2	Linda Williams
34.	*Edward O'Brien	9b Hussey Farm Road	Addition	56/96.2	Linda Williams
35.	*Jay Harmon	Lot 2 Maple Lane	New pool	67/303	LINK
36.	*Jay Harmon	Lot 2 Maple Lane	Porch addition	67/303	LINK
37.	*Nicola Day	5 Essex Road	Add egress windows	67/602	LINK
38.	*Nantucket Lifesaving Museum	158 Polpis Road	Replace windows	27/28	LINK
39.	*John Ribik	12 Chuck Hollow Road	Bulkhead shed	72/29	Linda Williams
40.	*Richmond Great Pt 08-6778	4 Blue Court	New dwelling	68/348	KOH
41.	*Richmond Great Pt 08-6779	5 Blue Court	New dwelling	68/345	KOH
42.	*Richmond Great Pt 08-6777	7 Blue Court	New dwelling	68/344	KOH
43.	*Richmond Great Pt 08-6787	9 Blue Court	New dwelling	68/343	KOH
44.	*Richmond Great Pt 08-6786	11 Blue Court	New dwelling	68/342	KOH
45.	*Richmond Great Pt 08-6789	5 Sandplain	New dwelling	68/349	KOH
46.	*Richmond Great Pt. 08-6807	23 Honeysuckle Drive	Fence	58/392	KOH
47.	*Corkish Coop 09-7046	320e Polpis Road.	New shed	24/1.5	Structures Unlimited

**VIII. OLD BUSINESS 09/06/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Joseph Minella 03-5939	9 Giny Lane	New Dwelling	41/851	SCI
2.	Joseph Minella 06-6555	9 Giny Lane	Solar main house	41/851	SCI
3.	Joseph Minella 03-5937	9 Giny Lane	Pool & hardscaping	41/851	SCI
4.	Brew Bean 01-5615	2 Candle House Lane	New Dwelling	55.4.1/1	Concept Design
5.	Jason Mendelson 05-6328	7a Sherburne Tp	New dwelling	30/112	Studio Ppark
6.	Nantucket G & S, LLC 07-6725	81 Vestal Street	New fence	56/254	MCA+
7.	Conway Family 08-4328	167 Surfside Road	New dwelling	87/118	Val Oliver
8.	Sankaty, LLC 06-6439	49 Sankaty Road	New dwelling	49/66	Dustin Maury
9.	Gregory Tourto 07-6727	20 Midland Avenue	New dwelling	59.3/164	Gryphon Architects
10.	Gregory Tourto 07-6728	20 Midland Avenue	New garage/studio	59.3/164	Gryphon Architects

**IX. NEW BUSINESS 09/13/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jacqueline Welch 09-6997	38 Union Street	Covered Deck	42.3.2/88	George Wing
2.	Kim Kilgore 09-7034	19 Liberty Street	Roof replacement	42.3.4/111	T & T Roofing
3.	Doug Mullen 09-7006	6 Sconset Avenue	Move off cottage	49.3.2/12	Topham Design
4.	Doug Mullen 09-7007	6 Sconset Avenue	New dwelling	49.3.2/12	Topham Design
5.	13 Commercial Whf, LLC 09-6996	13 Commercial Wharf	Rev. 09-4749: reduce struct	42.2.4/10	NAG
6.	Nantucket Land Bank 09-7021	70 Washington Street	Move off / demo	42.2.3/16	Normand Residential
7.	Walter Glowacki 09-7011	5 Meader Street	Rev 04-3953: addition	42.2.3/37.1	Val Oliver
8.	G2 Bunker Hill, LLC 09-7005	7 Bunker Hill	Alterations	73.4.2/39	Topham Designs
9.	David Laura Finley 09-7017	7 New Lane	Door & window change	41/285	EMDA
10.	Michael Sweeney 09-7031	1 Longwood Drive	New garage	71/54	EMDA
11.	5 Orange St, LLC 09-7016	5 Orange Street	Porch doors & windows rev	42.3.1/149	Thornewill Designs
12.	5 HL, LLC 09-7008	5 Heather Lane	Pool	30/24.1	Joseph Werner
13.	5 HL, LLC 09-7009	5 Heather Lane	Hardscape	30/24.1	Joseph Werner
14.	Elizabeth Almodobar 09-6999	4 Atlantic Avenue	Like-kind windows & doors	55.4.1/46	Elizabeth Almodobar
15.	41 Hulbert, LLC 09-7036	41 Hulbert Avenue	Raise GH & fenes revs	29/18	Botticelli + Pohl
16.	32 Hulbert Trust 09-7037	32 Hulbert Avenue	Rev. 11-5220	29/72	Botticelli + Pohl
17.	Carol Muehling 09-7013	17 Okorwaw Way	New Dwelling	79/180	Thornewill Design
18.	Carol Muehling 09-7014	17 Okorwaw Way	New pool	79/180	Thornewill Design
19.	William Waldorf 09-7001	50 Madaquecham Vly Rd	New guest house	88/74	EMDA
20.	Stark Point, LLC 09-6993	16 Easton Street	Rev. 04-6118: main house	42.1.4/11	Botticelli + Pohl
21.	Stark Point, LLC 09-6994	16 Easton Street	Rev. 04-6121: gym	42.1.4/11	Botticelli + Pohl
22.	Crow's Nest, LLC 09-6995	9B Crow's Nest Way	Raise, addition, reno	12/20.22	Botticelli + Pohl
23.	Nantucket Boat Basin 09-7028	29 Commercial Street	Demo/replace like kind	42/24.3	Dennis Patnaude
24.	Partners Healthcare 09-7025	60 Meadowview Drive	New Dwelling	51/167	Dennis Patnaude
25.	Partners Healthcare 09-7029	60 Meadowview Drive	New 2 <sup>nd</sup> Dwelling	51/167	Dennis Patnaude
26.	Partners Healthcare 09-7026	60 Meadowview Drive	New 3 <sup>rd</sup> Dwelling	51/167	Dennis Patnaude
27.	Barbara Phillips Trust 09-7023	7 North Liberty Street	Rev. 12-2628	42.3.4/6	Val Oliver
28.	Elizabeth Phillips 09-7030	4 Pittman Road	New shed	73.4.2/61	Elizabeth Phillips
29.	Deborah Wasil 09-7015	51 Pleasant Street	Replace windows	55/32.3	Structures Unlimited
30.	Town of Nantucket 09-7049	16 Broad Street	Alterations	42.4.2/30	Rick Sears
31.	Town of Nantucket 09-7057	20 South Water Street	Alterations Bldg 1	42.4.2/29	Rick Sears
32.	Town of Nantucket 09-7058	20 South Water Street	Alterations Bldg 2	42.4.2/29	Rick Sears
33.	5 Sherburne Way LLC 09-7003	5 Sherburne Way	New Beach stairs	30/38	Botticelli + Pohl
34.	Michael Zarcone 09-7010	16 Cherry Street	Minor alterations	55/379	Val Oliver
35.	TwentyOne Milk St Tr 09-7033	21 Milk Street	Parking	42.3.3/87	David Troast
36.	John Welch 09-7039	40 D Union Street	Infill dormer	42.3.2/89	Gryphon Architects
37.	Eleven Lincoln Ave Tr 09-7051	32 Jefferson Avenue	New guest house	30/132	Botticelli + Pohl
38.	40 OSR, LLC 09-7045	40 Old South Rd 39/40	New dwelling mixed use	68/410	Emeritus LTD
39.	40 OSR, LLC 09-7046	40 Old South Rd Lot 41	New Dwelling mixed use	68/10	Emeritus LTD

**X. OLD BUSINESS 09/20/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	42 Easton St LLC 07-6755	42 Easton Street	Add shutters	42.4.1/21	Emeritus LTD
2.	Jean Moran 01-5621	4 Washington Avenue	New pool	60.2.4/65	Jon Paul Couture
3.	Jean Moran 01-5199	4 Washington Avenue	New garage	60.2.4/65	Jon Paul Couture
4.	Frank Twarog 05-6231	18B Atlantic Avenue	Patio, fence, arbor & drive	55/24.2	Todd Farrell
5.	Frank Gannon 04-6147	6 Sandy Drive	New dwelling	29/76	NAG
6.	Patience Killen	1 Old North Wharf	Demo/move off	42.3.1/80.1	Linda Williams
7.	High Tide Prtnrs, LLC 04-6196	26 Douglas Way	Main House	39/41	BPC
8.	High Tide Prtnrs, LLC 04-6198	26 Douglas Way	Garage	39/41	BPC
9.	High Tide Prtnrs, LLC 04-6193	26 Douglas Way	Gazebo	39/41	BPC
10.	High Tide Prtnrs, LLC 04-6197	26 Douglas Way	Pool	39/41	BPC
11.	High Tide Prtnrs, LLC 04-6172	26 Douglas Way	Shed	39/41	BPC
12.	Mike Romano	55 Easton Street	Addition & move on site	42.4.1/68	Shelter 7
13.	Petrillo & Thomas Tr 07-6598	92 Washington Street	Rev. 02-0589: small addition	42.4.1/22	Smith & Hutton LLC
14.	Ack N Back, LLC 06-6502	33 Quidnet Road	New dwelling	21/27.2-27.4	WAPD
15.	Ack N Back, LLC 06-6503	33 Quidnet Road	Garage & studio	21/27.2-27.4	WAPD
16.	Ack N Back, LLC 06-6504	33 Quidnet Road	Pool cabana	21/27.2-27.4	WAPD
17.	Ack N Back, LLC 08-6785	33 Quidnet Road	Pool & hardscape	21/27.2-27.4	Ahern Design
18.	4 The Kids Realty Tr 07-6708	79 Pocomo Road	Rev. 10-4971: add roof walk	15/5	CWA
19.	Brandon Lower 08-6790	146 Main Street	New garage, patio & pergola	41/518	Matthew Rider
20.	Brandon Lower 08-6781	146 Main Street	MH clapbrd, perg, trim clr	41/518	Matthew Rider

XI. OTHER BUSINESS	
Approved Minutes	September 6, 2022
Motion	<b>Motion to Approve. (Coombs)</b>
Roll-call vote	Carried 5-0//Patten, Thornewill, Welch, Coombs, and Pohl-aye
Review Minutes	September 15, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Tuesday, September 27<sup>th</sup> @ 4:00 pm</b> Hybrid – Zoom &amp; 4 Fairgrounds Road, 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>
Further comments	<ul style="list-style-type: none"> <li>• <b>Coombs</b> – The Seven Seas is falling apart.</li> <li>• <b>Pohl</b> – It’s been condemned by Board of Health and it’s in disrepair. Asked staff to check into the status of that.</li> <li>• <b>Welch</b> – Asked 21 Pleasant Street to next agenda; it’s getting a new foundation without approval.</li> </ul>

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:37 pm. (Welch)**  
 Roll-call vote Carried 5-0//Coombs, Patten, Thornewill, Welch, and Pohl-aye

Submitted by:  
 Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Madaket Village District