



## 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 27, 2022**

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

Called to order at 4:03 pm. and announcements by Mr. Welch

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

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

Remote Participant: Coombs, Thornewill

Absent Members: Pohl, Dutra

Late Arrivals: None

Early Departures: None

Adoption of Agenda:

Motion **Motion to Approve (Coombs)**

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

### I. OTHER BUSINESS

1. 21 Pleasant Street – Foundation without HDC approval

**Welch** – We had to have extensive deliberations over inappropriate grade changes, which after being brought into conformance were documented in the COA. Foundation demo/replacement was not included in the COA or discussion leading to its issuance. However, the foundation has been demolished. Work without a COA is not allowed. and work not included in the applications is not part of the approval. Subject to a vote, we will issue a stop-work order and require them to come before HDC with a proper application.

**Coombs** – Asked if they might have done that on purpose.

Discussion on the motion

**Camp** – Confirmed the foundation wasn't indicated on the application nor referenced in the minutes.

Motion **Motion to issue the violation notice and stop work order and they are to come in with an application for a new foundation. (Oliver) (seconded)**

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

2. 80 Surfside Road – Grade change

**Welch** – This foundation appears 18” taller than was approved. This is a prominent location close to the road. Our position is to determine whether to vote to issue a violation and request for the applicant to come before the board with a revision and for work to cease in the meantime. The application was to raise the foundation 14” and what is being constructed appears about 18” above that.

**Camp** – It looks like they intend to bring the grade up to the proposed level, but it's been bermed heavily.

**Patten** – Agrees.

**Coombs** – We had a long discussion on this and now that is being ignored.

Motion **Motion to issue the violation notice and stop work order and they are to come in with an application for a new foundation. (Coombs) (seconded)**

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

3. Letter to Select Board discussing reinstatement of remaining Advisory Boards

**Coombs** – She sent a request asking this be held until Mr. Pohl returns.

### II. COMMISSION COMMENTS

1. **Oliver** – Asked if there is any news on the wind turbines. **Backus** – There is one out near Rhode Island.

2. **Camp** – Regarding subdivisions, when we look at one parcel and we don't know what will happen on the other, they should be looked at as a whole, not separate lots. **Welch** – Put that on other business for next week.

3. **Welch** – Resiliently Integrating Sustainable Energy workgroup will reposit a legal notice format of openings including to instructions on how to receive an interest form; notice will be for a two-week period.

### III. PUBLIC COMMENT

Terry Norton – 121 Madaket Road vegetative screening inadequate and unplanted berm

### IV. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nantaco	21 South Water Street	Projecting sign	42.4.2/102	Lee Milazo
2. Nantaco	21 South Water Street	Menu/wall sign	42.4.2/102	Lee Milazo

**V. CONSENTS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 5 HL, LLC <b>09-7009</b>	5 Heather Lane	Hardscape	30/24.1	Joseph Werner
2. Nicola Day <b>09-7150</b>	5 Essex Road	Add egress windows	67/602	LINK
3. Brian & Laura Millham <b>09-7170</b>	6 Boulevard	Sport court	8/75.1	Jordan Dennis
4. William Gribbell <b>09-7162</b>	2 Mulberry Street	Rev: 07-4236: rdc footprint	55.4.1/20	Thornewill Design
5. Shari A. Levitan Trust <b>09-7152</b>	33 Madaket Road	Change window to door	41/409	Thornewill Design
6. 37 ACK, LLC <b>09-7169</b>	33 Tennessee Avenue	Exterior deck & stair	59.4/245	Thornewill Design
7. Javier Vargas <b>09-7068</b>	2 Washaman Avenue	Addition to shed	55/47	Thornewill Design
8. Javier Vargas <b>09-7093</b>	2 Washaman Avenue	Bulkhead adtn & roof chng	55/47	Thornewill Design
9. Daniel Rizika <b>09-7092</b>	18 MacLean Lane	Window replacement	55/448	NAG
10. Wayne Berman <b>09-7126</b>	93 Tom Nevers Road	Rev. 04-6170: porch	91/40	NAG
11. Rachel Healey <b>09-7067</b>	37 Washaman Avenue	Porch & outdoor shower	55/585	Normand Residential
12. Emily Clarkson <b>09-7079</b>	47 Hooper Drive	Roof replacement	67/262	Linda Williams
13. Jeffrey Chapman <b>09-7078</b>	14 Curlew Court	Fence	58/520	Linda Williams
14. James Soltesz <b>09-7081</b>	2 Grey Lady	Outdoor shower	66/701	Linda Williams
15. Michelle Kalman <b>09-7074</b>	55 Essex Road	Replace windows	67/642	Linda Williams
16. Michelle Kalman <b>09-7077</b>	55 Essex Road	Driveway	67/642	Linda Williams
17. Mark Kooreny <b>09-7072</b>	97 Tom Nevers Road	Fenestration change	91/20	Linda Williams
18. 2 SP, LLC <b>09-7137</b>	2 South Pasture Lane	New fence	80/297.2	Michael Haijar
19. Chris Chadre <b>09-7171</b>	29 Crooked Lane	Roof replacement	41/206	Stegra Corp.
20. 56 Monomoy Nominee <b>09-7128</b>	56 Monomoy road	GH window removal	43/41	WAPD
21. Jennifer Ware <b>09-7174</b>	36 Lyons Lane	Add window well	72/38	Jennifer Ware
22. Dipak Thapa <b>09-7094</b>	37 Beachgrass Road	New shed	68/369	Structure Ultd.
23. Debbie Culbertson <b>09-7100</b>	53 Tennessee Avenue	Rev. 03-5854: reduce shed	59.4/362	Structure Ultd.
24. Dana DeNiro <b>09-7099</b>	8A Hawthorn Lane	Rev. 008-4509: reduce shed	56/802	Structure Ultd.
25. 8 Walbang Nom Trst <b>09-7173</b>	8 Walbang Avenue	Rev. 04-6126: hardscape	82/146	Ahern, LLC
26. Michael Bralower <b>09-7141</b>	1 Hamblin Road	Add shutters	30/192	Emeritus
27. Jeremy Trottier <b>09-7140</b>	4 Windsor Road	New cabana	49/193	Emeritus
28. Richard Belair <b>09-7127</b>	2 Rudder Lane	Hardscape	66/348	Richard Belair

Voting Welch, Coombs, Camp, Oliver, Patten

Alternates None

Recused Thornewill

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve (Oliver)**

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

Certificate #

**HDC2022-(as noted)**

**VI. CONSENTS WITH CONDITIONS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 5 HL, LLC <b>09-7008</b>	5 Heather Lane	Pool	30/24.1	Joseph Werner
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.				
2. Michael Sweeney <b>09-7031</b>	1 Longwood Drive	New garage	71/54	EMDA
• Due to lack of visibility				
3. Ack Surfside Partners <b>09-7175</b>	24 Woodbine Street	Rev. 07-6703: sport court	80/93	Ahern, LLC
• Due to lack of visibility				
4. Derrick Maxwell <b>09-7125</b>	6 Cooley Court	New pool	68/153.2	Derrick Maxwell
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.				
5. John Lancaster <b>Held</b>	15 Burnell Street	Solar roof array	73.4.2/48	Ack Smart
• Due to lack of visibility				

Voting Welch, Coombs, Camp, Oliver, Thornewill

Alternates None

Recused Pohl

Documentation Photos of 15 Burnell Street

Representing Tim Carruthers, Ack Smart

Public None

Concerns **Camp** – Wants to ensure the solar on Burnell isn't on the street side. It's not visible from Burnell. Wants to view.

**Carruthers** – West faces Burnell; south elevation, is the front but doesn't face the street.

Motion **Motion to Approve Items 1-4 through staff per noted comments. (Oliver)**

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

Certificate #

**HDC2022-(as noted)**

Motion **Motion to View Item 5. (Coombs)**

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

Certificate #

**VIII. 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.	<del>John Sully 08-6894</del>	<del>47 Pleasant Street</del>	<del>As-built Window replace</del>	<del>55/17.1</del>	<del>Aldain Allen</del>
Voting	Welch, Coombs, Camp, Oliver, Patten				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Aldain Allen				
Public	None				
Concerns (5:04)	(4:28) Motion to Hold for representation. (Camp) Carried 5-0//Coombs, Patten, Camp, Oliver, and Welch-aye <b>Allen</b> – Presented project; original windows were all 6-over-6. <b>Backus</b> – National Historic Landmark (NHL) circa 1900; due to the age and location, these windows should be true-divided light (TDL) with sash to match existing. Recommends a window survey to establish original windows. Read HSAG comments: Before replacing any windows, a window survey needs to be done to assess the condition and age of the existing windows. Any replacement windows should be TDL, not Andersen. The new window casings on the front lack the head casing detail that existed before. This head casing cap detail should replicate the original. <b>Camp</b> – Windows should be 6-over-6 with original headcasing cap detail. Thinks the 2-over-1 windows are original as they were typical to the Victorian era. <b>Patten</b> – Should be all 6-over-6 and TDL. <b>Coombs</b> – Should all be 6-over-6 and TDL. The 2 gable windows should be separated. <b>Welch</b> – Quired applicant’s agent if the (2) windows in question can be used elsewhere at the house in the refit process; agent confirmed. Clarified existing versus replacement windows and sizes. The front 1 <sup>st</sup> floor windows should be 6-over-6 or 2-over-1 TDL and black storms to match existing. Side windows could be simulated-divided light (SDL). Other windows to be removed should have the same treatment. Explained where to find the window survey form. <b>Oliver</b> – In 2017, the windows were all 2-over-1s and the side windows were 6-over-6. <b>Motion to Approve through staff with the 1<sup>st</sup>-floor front windows to be 2-over-1 TDL with black storms and side windows to be SDL with black-framed screens and submission of a window survey into the file. (Camp)</b>				
Motion					
Roll-call vote	Carried 4-1//Camp, Oliver, Thornewill, and Welch-aye; Coombs-any		Certificate #	<b>HDC2022-08-6894</b>	
2.	<del>J&amp;M Realty Hldgs, LLC 09-7071</del>	<del>1 Bayberry Lane</del>	<del>Fence</del>	<del>67/57</del>	<del>Linda Williams</del>
3.	<del>KMS126 NT 08-6893</del>	<del>126.5 Main Street</del>	<del>New dwelling</del>	<del>42.3.3/98</del>	<del>Linda Williams</del>
4.	<del>Robert Kulin 08-6820</del>	<del>9 Orange Street</del>	<del>Hardscape &amp; driveway</del>	<del>42.3.1/150</del>	<del>Robert Kulin</del>
Voting	Welch, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (4:29)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Oliver)</b>				
Roll-call vote	Carried 5-0//Oliver, Camp, Coombs, Thornewill, and Welch-aye		Certificate #		
5.	<del>Daniel Conway 08-6883</del>	<del>3 Meadow Lane</del>	<del>Like kind replace doors</del>	<del>41/398</del>	<del>Daniel Conway</del>

6. NIR Retail 08-6885	7-8 Old South Wharf	Fenestration Changes	42.4.2/2.4	Permits Plus
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Mark Poor, Permits Plus			
Public	None			
Concerns (4:29)	<p><b>Poor</b> – Presented project, Bar Yoshi.</p> <p><b>Backus</b> – Old South Wharf Cottages circa 1969, contributing according to NHL data. Historic information should be provided. Adding the gable-structured addition alters the structure; adding multiple ganged windows eliminates the simplistic character-defining feature of the cottage. Removing the batten doors is not appropriate; the north elevation is seen from the harbor and the public way. The design for the restaurant was appropriate. It would be nice to know how these two structures relate.</p> <p>Read the HSAG comments: All of the doors on those shops are red painted batten doors; these doors should remain as batten doors with or without sash of a similar style to existing. Window sash and doors should be red. There are too many windows. They should be fewer with more separation. The west vent should be made of wood. Asked if there are any exterior air-conditioning units (AC).</p> <p><b>Oliver</b> – She doesn't have a comparative visual or where the two structures are in relation to each other. The side facing the water should remain as is. A view would be good. Agrees with advisory comments.</p> <p><b>Camp</b> – The proposed is missing the character of the batten doors, which give the flavor of being on the wharf.</p> <p><b>Coombs</b> – The proposal is inappropriate. The water side should remain as is. They should continue to look like a bunch of cottages. Asked what's going into the wart.</p> <p><b>Patten</b> – Agrees. She'd like more information showing the related locations.</p> <p><b>Welch</b> – It would be helpful to have images of what is being worked with.</p>			
Motion	<b>Motion to Hold for revisions and more information. (Coombs)</b>			
Roll-call vote	Carried 5-0//Coombs, Patten, Oliver, Camp, and Welch-aye	Certificate #	<b>HDC2022-08-6885</b>	
7. Partners Healthcare	60 Meadowview Drive	New tertiary dwelling	51/167	Dennis Patnaude
Voting	Welch, Coombs, Camp, Oliver, Thornewill			
Alternates	Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Dennis Patnaude, RJ O'Connell & Associates Inc. Kris Megna, Dreamline Modular			
Public	None			
Concerns (4:40)	<p><b>Megna</b> – Presented project. Driveway is crushed stone.</p> <p><b>Thornewill</b> – The primary structure should be in front dropping toward the rear to the tertiary.</p> <p><b>Coombs</b> –Agrees the primary structure should be in front facing the street.</p> <p><b>Welch</b> – Asked to view this.</p> <p><b>Oliver</b> – The address is Meadowview Drive but intersects with Somerset; the houses around this are 1-story so this in front would be more appropriate to the streetscape.</p> <p><b>Camp</b> – Agrees with Ms. Oliver. Also, the vegetation should be in front.</p>			
Motion	Motion to Approve as submitted. (Oliver) Not carried.			
Roll-call vote	<b>Motion to Hold for revisions and each set to have a site plan and to go on a view. (Camp)</b>			
Roll-call vote	Carried 4-0//Camp, Coombs, Thornewill, and Welch-aye; Oliver abstain	Certificate #		

8. Partners Healthcare 60 Meadowview Drive New 2<sup>nd</sup> dwelling 51/167 Dennis Patnaude  
 Voting Welch, Coombs, Camp, Oliver, Thornewill  
 Alternates Patten  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Dennis Patnaude, RJ O’Connell & Associates Inc.  
 Kris Megna, Dreamline Modular  
 Public None  
 Concerns (4:47) **Megna** – Presented project.

**Thornewill** – Understands Ms. Oliver’s comments about context of the area. Architecturally it’s okay but is 24’11” above grade with the main being 29’. The smallest in front is atypical for such a dense development.

**Coombs** – The main house at 29’ on Meadowview is inappropriate. All houses on Meadowview have vegetation in front and this vegetation is now gone. The little structure should be tucked into the back.

**Camp** – Not in favor of flush dormers on the front. The windows are too small, and the trim should be more substantial. Front door trim is overly formal. Should have more of a cottage feel to it.

**Oliver** – No comments.

**Welch** – Agrees large windows would be more appropriate. The frontispiece is “in the middle’ of carrying the façade as formal; a transom light over the door with simple trim would be good to balance it out. If the windows are larger, the dormer window meeting rails should align with the eave – nod to John McLaughlin. The pitch is non-traditional for this style, which is typically 8/12 or 9/12.

Motion **Motion to Hold for revisions and each set to have a site plan and to go on a view. (Camp)**

Roll-call vote Carried 4-0//Camp, Coombs, Thornewill, and Welch-aye; Oliver abstain Certificate #

9. Partners Healthcare 60 Meadowview Drive New primary dwelling 51/167 Dennis Patnaude  
 Voting Welch, Coombs, Camp, Oliver, Thornewill  
 Alternates Patten  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Dennis Patnaude, RJ O’Connell & Associates Inc.  
 Kris Megna, Dreamline Modular  
 Public None  
 Concerns (4:53) **Megna** – Presented project; 28’2” from grade; roof, trim, sash, and doors are all matching.

**Oliver** – It’s appropriate.

**Camp** – She’d prefer it be eave forward. The gable forward looks awkward. The windows are better proportioned but still a little off. It could be successful if the driveway weren’t straight to the rear with vegetation to soften it.

**Coombs** – She’d like to see an elevation of all three structures as seen from the street. The 1<sup>st</sup>-floor windows should be larger.

**Thornewill** – Agrees it should be an eave forward with a shallow pitch. The mid building could have a porch and be moved to the front if this is going to remain in the rear. Feels these windows are fine.

**Welch** – If the front door is going to be formal, it should have a transom. The fascia detail on the gable isn’t appropriate; the rake board is too short, the shadow board is too tall. The roof pitch should be steeper with the height plate dropped. Window sizes going up might not be the solution.

Motion **Motion to Hold for revisions and each set to have a site plan and to go on a view. (Camp)**

Roll-call vote Carried 4-0//Camp, Coombs, Thornewill, and Welch-aye; Oliver abstain Certificate #

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

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	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	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Joe Topham, Topham Design				
Public	None				
Concerns (5:14)	<p><b>Topham</b> – Reviewed additional information regarding age per previous concerns.</p> <p><b>Backus</b> – “Windy Side” circa 1930 possibly 1923 per Sanborne maps; it is contributing. Not appropriate to demolish a contributing structure which adds to the district’s sense of time and place. If demolition is allowed, this should be scanned, and those scans submitted into records.</p> <p>Read HSAG comments: It is not clear what the final building will look like after demolishing the identified sections. The 1939 aerial photo shows a footprint that is nearly identical to the present structure; regardless of the evolution of the building, a cottage that existed in 1939 is an historic structure and deserves to be preserved; demolishing a contributing building to improve someone’s view is not what the HDC should be allowing; the HDC’s mission statement includes the words “the preservation and protection of historic buildings.” The main portion of this building should remain in its current recognizable form.</p> <p><b>Welch</b> – Appreciates the additional information. Were this a replacement, modifying the design to a more traditional gambrel would be appropriate; he’d prefer a move over demolition. Discussion revolving around this structure being of Individual Significance isn’t appropriate, it doesn’t meet criteria; lists the criteria; explains how Individually Significant differs from that of a Contributing Structure. Regards criteria, asks for and receives confirmation from Preservation Planner, Holly Backus.</p> <p><b>Coombs</b> – This is a contributing structure. We’re losing houses in this area. She doesn’t support the demolition without knowing what will replace it. It’s inappropriate to remove a historic structure to open the view. It should be reused.</p> <p><b>Oliver</b> – Keep what you can; it’s a waste to remove it. Its outline has been there since the 1930s and it should be reutilized. The lot should not be left empty. What goes on this lot should at least harken back to this.</p> <p><b>Thornewill</b> – This has evolved over time and is contributing. She doesn’t support a demolition.</p> <p><b>Camp</b> – She feels it has individual significance to it and been there for 100 years. The interior is full of antique elements. Demolishing it is inappropriate.</p> <p>Discussion about criteria for contributing versus individually significant and if this meets the criteria of the latter.</p> <p>Discussion about the validity of the contributing status of a structure which has been revised so much.</p>				
Motion	<b>Motion to View and Hold for additional historic information. (Welch)</b>				
Roll-call vote	Carried 5-0//Oliver, Welch, Coombs, Thornewill, and Camp-aye			Certificate #	
2.	Chris & Ashley Austin <b>07-6692</b>	7 Maple Lane	New dwelling	67/303	Emeritus
Voting	Camp (acting chair), Coombs, Oliver				
Alternates	None				
Recused	Welch				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:43)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns. Asked to omit the roof walk without prejudice.</p> <p><b>Oliver</b> – Appreciates the changes. Still thinks the roof walk is inappropriate for this style.</p> <p><b>Coombs</b> – Suggested the left shed dormer come in a little on the sides. Agrees the roof walk doesn’t go with this house.</p> <p><b>Camp</b> – Agrees about the roof walk. Wishes there were more differentiating in the mass of the garage stepping back some.</p>				
Motion	<b>Motion to Approve through staff with the front left dormer sides pulled in and no roof walk at this time. (Oliver)</b>				
Roll-call vote	Carried 3-0//Coombs, Oliver, and Camp-aye			Certificate #	<b>HDC2022-07-6692</b>
BREAK					
3.	<del>Eric Silfen <b>07-6665</b></del>	<del>3 Meadow View Drive</del>	<del>Rooftop solar</del>	<del>56/92</del>	<del>Cotuit Solar</del>

<b>4. Jean Moran 01-5621</b>	<b>4 Washington Avenue</b>	<b>New pool</b>	<b>6-.2.4/65</b>	<b>Jon Paul Couture</b>
Voting	Camp (acting chair), Welch, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Jon Paul Couture			
Public	Bruce Mandell, for Madaket Residents.			
Concerns (6:04)	<p><b>Couture</b> – Reviewed changes made per previous concerns; the natural buffer will remain.</p> <p><b>Backus</b> – There was concern with the property line for the pool and garage meeting zoning; this is within Village Residential Madaket requiring Zoning Board of Appeals (ZBA) permit for a pool. The surround should be softer and more organic including the “boxy” fence and vegetation. Photos show extensive lawn from inside; would help to have photos from the public way. Asked if the pool and garage could swap locations.</p> <p><b>Oliver</b> – The farther back the pool sits, the likely it is to be visible. The pictures label the front as north but the rear faces north. Also wants the garage to be closer to the street with the pool between it and the house.</p> <p><b>Welch</b> – Agrees generally. In addition to relocation, the vegetation should be closer to the pool and softer – the yard space in Madaket is traditionally somewhat open with indigenous plant materials in clumps. Concerns are lack of vegetation and visibility down the street. The left side will be visible and the 5’ fence on the grass lawn will stand out.</p> <p><b>Coombs</b> – The pool is inappropriate here; this intersection of Washington and Madaket is very flat and not heavily vegetated, and it sits on the edge of the sideline. It should be set in the grass with no surround and moved back.</p> <p><b>Mandell</b> – This property is highly visible from Millie’s 2<sup>nd</sup>-floor. The plans are incomplete with no indication of where equipment will be and if it will be buffered. Groundcover doesn’t include pools and decks so this will become a very busy site with the garage and pool. We are working with the ZBA to impose further restrictions on pools.</p> <p><b>Camp</b> – It’s inappropriate to have a pool on Washington Avenue; it’s very open with a view from Millie’s into the pool. Agrees with switching the garage and pool and using the garage for additional screening.</p>			
Motion	<b>Motion to Hold for revisions to orientation moving the pool between the house and garage and address screening of the fence with indigenous plants. (Welch)</b>			
Roll-call vote	Carried 3-1//Oliver, Camp, and Welch-aye;		Certificate #	

<b>5. Jean Moran 01-5199</b>	<b>4 Washington Avenue</b>	<b>New garage</b>	<b>6-.2.4/65</b>	<b>Jon Paul Couture</b>
Voting	Camp (acting chair), Welch, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Jon Paul Couture			
Public	None			
Concerns (6:22)	No comments at this time.			
Motion	<b>Motion to Hold to track. (Welch)</b>			
Roll-call vote	Carried 4-0//Oliver, Coombs, Camp, and Welch-aye		Certificate #	

**X. 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>
<b>1. Michael Zarcone 08-6964</b>	<b>16 Cherry Street</b>	<b>New shed</b>	<b>55/379</b>	<b>Structures Unlimited</b>
Voting	Welch, Coombs, Camp, Thornewill, Patten			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Nancy Drazhal, Structures Unlimited			
Public	None			
Concerns (6:23)	<p><b>Drazhal</b> – Presented project.</p> <p><b>Backus</b> – Circa 1984 infill. No concerns with the shed.</p> <p>No concern.</p>			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Roll-call vote	Carried 5-0//Coombs, Camp, Patten, Thornewill, and Welch-aye		Certificate #	<b>HDC2022-08-6964</b>
<b>2. Bruce Turner 08-6966</b>	<b>9 Long Pond Road</b>	<b>Solar roof array</b>	<b>59/33</b>	<b>Ack Smart</b>
Voting	Welch, Coombs, Camp, Thornewill, Patten			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:25)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Roll-call vote	Carried 5-0//Coombs, Camp, Thornewill, Patten, and Welch-aye		Certificate #	

3. Kristina Conley **08-6971** 91 Hummock Pond Road New dwelling 56/118 EMDA  
 Voting Welch, Coombs, Camp, Oliver, Thornewill  
 Alternates Patten  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Ethan McMorrow, Ethan McMorrow Design Associates  
 Public None  
 Concerns (6:29) **McMorrow** – Presented project. Could make the north elevation the front.  
**Oliver** – Appreciate the location. Which elevation is the front is confusing; it looks like it’s the bank of French doors. One of the doors should look like a proper front door. Suggested a porch roof over the French door.  
**Camp** – It needs a front door, and the bank of French doors shouldn’t be on the front. She thinks the dormers will be minimally visible.  
**Coombs** – Combine the 2 shed dormers on the east elevation.  
**Thornewill** – Concerned the bank of French doors will be visible from the road.  
**Welch** – Given its location, the dormers will be at an oblique angle at the back of the property. The doors would be approved subject to screening at the driveway.  
 Motion **Motion to Approve with French doors not to be visible at time of inspection and thereafter. (Camp)**  
 Roll-call vote Carried 5-0//Camp, Oliver, Coombs, Thornewill, and Welch-aye Certificate # **HDC2022-08-6971**
4. Steven Cohen Trust **08-6974** 8 Sachem Road Demo shed 30/239 WAPD  
 Voting Welch, Coombs, Camp, Oliver, Patten  
 Alternates Thornewill  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, and historical documents.  
 Representing Sam Titone, Workshop APD  
 Public None  
 Concerns (6:38) **Titone** – Presented project.  
**Backus** – This is a historic neighborhood; the main house is circa 2000. It would be nice for this to be moved if someone wants it.  
**Coombs** – It should be approved as a move/demo. It’s in good shape.  
 No others have concerns.  
 Motion **Motion to Approve as a move off/demolition to be held on the site in the interim. (Coombs)**  
 Roll-call vote Carried 5-0//Coombs, Oliver, Camp, Patten, and Welch-aye Certificate # **HDC2022-08-6974**
5. Steven Cohen Trust **08-6975** 8 Sachem Road New shed 30/239 WAPD  
 Voting Welch, Coombs, Camp, Oliver, Patten  
 Alternates Thornewill  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, and historical documents.  
 Representing Sam Titone, Workshop APD  
 Public None  
 Concerns (6:42) **Titone** – Presented project.  
**Oliver** – The shed is fine but not sure about the location, which is unusual. Tucked into the corner near the front of the drive would be better.  
**Camp** – It should go on the other side but not in front of the house; we don’t put sheds in front of the house; it obliterates the front of the house.  
 Consensus agrees.  
 Motion **Motion to Hold for revisions to the location. (Coombs)**  
 Roll-call vote Carried 5-0//Coombs, Camp, Oliver, Patten, and Welch-aye Certificate #



6.	Olsen Family	08-6976	28 Prospect Street	Driveway apron & parking	55.4.4/77.1	Val Oliver
Voting	Welch, Coombs, Camp, Thornewill, Patten					
Alternates	None					
Recused	Oliver					
Documentation	Landscape design plans, site plan, photos, and advisory comments.					
Representing	Val Oliver, V. Oliver Design					
Public	None					
Concerns (6:50)	<p><b>Oliver</b> – Presented project; 10’ deep and 19’ wide at the street.</p> <p><b>Backus</b> – The lot is an infill. Zoning was amended to require any encroachment with an apron to have HDC approval first. Brick is appropriate for an apron and gravel is appropriate for the drive. The driveway apron is limited to 10’ depth behind the pavement. The apron width is consistent with the area if there were a sidewalk. Clarify the dimension. Read HSAG comments: As proposed it feels like too much brick for this less formal area of Prospect Street. It would be preferable to keep the brick to the width of the sidewalk and use gravel beyond that.</p> <p><b>Camp</b> – She’s fine with a brick but Belgium block apron might be better.</p> <p><b>Coombs</b> – Its dimensions are good. She’d like Belgium block because it’s less formal. Cobblestone would be good too.</p> <p><b>Thornewill</b> – No concerns.</p> <p><b>Patten</b> – No concerns.</p> <p><b>Welch</b> – Brick or Cobblestone. Initiate the flair 5’ away from the property line.</p>					
Motion	<b>Motion to Approve through staff with the apron to be Cobblestone and the flair runs 5’ from the road into the driveway width. (Camp)</b>					
Roll-call vote	Carried 5-0//Camp, Coombs, Thornewill, Patten, and Welch-aye				Certificate #	<b>HDC2022-08-6976</b>
7.	William Fordyce	08-6977	3 Darling Street	Handicap ramp	42.3.2/163	Val Oliver
Voting	Welch, Coombs, Camp, Thornewill, Patten					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Val Oliver, V. Oliver Design					
Public	None					
Concerns (7:01)	<p><b>Oliver</b> – Presented project; circa 1840s. Mr. Fordyce can’t get into his house; will be temporary as long as it’s needed.</p> <p><b>Backus</b> – Has a draft Form B for Mr. Fordyce. This is circa 1830 typical Nantucket home attributed to Labin and Mary Swain Paddock. No concerns; design integrates into the architecture; should be temporary not permanent. Read HSAG comments: no concerns as long as it’s removable after no long needed.</p> <p><b>Camp</b> – Supports this as long as it’s removed when no longer needed.</p> <p>Consensus agrees.</p>					
Motion	<b>Motion to Approve as temporary in nature, not a permanent alteration. (Camp)</b>					
Roll-call vote	Carried 5-0//Camp, Coombs, Thornewill, Patten, and Welch-aye				Certificate #	<b>HDC2022-08-6977</b>
8.	6 Yawkey Way	Nom Tr 08-6978	6 Yawkey Way	New duplex	69/298	Val Oliver
Voting	Welch, Coombs, Camp, Thornewill, Patten					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Val Oliver, V. Oliver Design					
Public	None					
Concerns (7:05)	<p><b>Oliver</b> – Presented project.</p> <p>No concerns.</p>					
Motion	<b>Motion to Approve as submitted. (Camp)</b>					
Roll-call vote	Carried 5-0//Camp, Coombs, Thornewill, Patten, and Welch-aye				Certificate #	<b>HDC2022-08-6978</b>

9. Lamb & Nassif	<b>08-6979</b>	38 Wauwinet Road	Window replacement	20/21	Val Oliver
Voting	Welch, Coombs, Camp, Thornewill, Patten				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (7:08)	<p><b>Oliver</b> – Presented project. “Chaos Corner.”</p> <p><b>Backus</b> – Attributed to Ms. Lamb; approximately 1930s possibly older. Due to the age, TDL is more appropriate. The 1930s photo shows both 2-over-2 and 6-over-6; thinks 2-over-2 are more contemporary; recommends keeping 6-over-6.</p> <p><b>Camp</b> – Understands the request for SDLs; suggested the windows visible from the street be TDL and the rest can be SDL.</p> <p><b>Coombs</b> – The mixture should remain as is.</p> <p><b>Thornewill</b> – She’s okay with 2-over-2 but the front should be 6-over-6. Okay with them being SDLs because there’s no sidewalk or bike path.</p> <p><b>Patten</b> – Agrees with keeping it as is.</p> <p><b>Welch</b> – There will be a bike path past this. Agrees 6-over-6 TDL on the front with 2-over-2 SDL on the sides.</p>				
Motion	<b>Motion to Approve through staff with 6-over-6 TDL on the front with 2-over-2 SDL on the sides. (Coombs)</b>				
Roll-call vote	Carried 5-0//Coombs, Camp, Thornewill, Patten, and Welch-aye		Certificate #	<b>HDC2022-08-6979</b>	
40. Anthony Mazotas	<b>08-6980</b>	29 Essex Road	Rooftop solar	67/614	Cotuit Solar
11. Kathryn Cook	<b>09-6988</b>	85 Low Beach Road	Demo main house	75/31.3	Michael Bard
Voting	Welch, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Elizabeth Dunne Marcoulier, Architecture and Interior Design				
Public	None				
Concerns (7:15)	<p><b>Marcoulier</b> – Presented project.</p> <p><b>Backus</b> – Main dwelling is circa 1976, non-contributing. It would be a shame to demolish this. Dwellings must be advertised for moving for 30 days before demolishing.</p> <p><b>Oliver</b> – She’s okay with this; suggested correcting the address on all the copies. It should be advertised for a move off; barring that, try to save as much material as possible.</p> <p><b>Camp</b> – Agrees.</p> <p><b>Coombs</b> – Agrees with Ms. Oliver.</p> <p><b>Thornewill</b> – Nothing to add.</p> <p><b>Welch</b> – Nothing to add</p>				
Motion	<b>Motion to Approve as a move-off/demolition meeting Building Department advertisement requirements and allowing people to salvage. (Oliver)</b>				
Roll-call vote	Carried 5-0//Oliver, Camp, Coombs, Thornewill, and Welch-aye		Certificate #	<b>HDC2022-09-6988</b>	
12. Kathryn Cook	<b>09-6989</b>	85 Low Beach Road	Demo garage	75/31.3	Michael Bard
Voting	Welch, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historical documents				
Representing	Elizabeth Dunne Marcoulier, Architecture and Interior Design				
Public	None				
Concerns (7:22)	<b>Marcoulier</b> – Presented project; circa 2001. Same concerns as for the main house.				
Motion	<b>Motion to Approve as a move-off/demolition meeting Building Department advertisement requirements and allowing people to salvage and reach out to Nantucket Housing. (Oliver)</b>				
Roll-call vote	Carried 5-0//Oliver, Camp, Thornewill, Coombs, and Welch-aye		Certificate #	<b>HDC2022-09-6989</b>	
13. Kathryn Cook	<b>09-6990</b>	85 Low Beach Road	Demo pool house	75/31.3	Michael Bard
Voting	Welch, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historical documents				
Representing	Elizabeth Dunne Marcoulier, Architecture and Interior Design				
Public	None				
Concerns (7:23)	<b>Marcoulier</b> – Presented project; circa 2001. No concerns.				
Motion	<b>Motion to Approve the demolition and making salvage available. (Coombs)</b>				
Roll-call vote	Carried 5-0//Coombs, Camp, Thornewill, Oliver, and Welch-aye		Certificate #	<b>HDC2022-09-6990</b>	

<b>14. Braine-Ivey 08-6961</b>					
	10 Lily Street	Rev 06-6530: dormer	73.3.1/111	Val Oliver	
Voting	Camp (acting chair), Coombs, Thornewill, Patten				
Alternates	(Welch Break)				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Val Oliver, V. Oliver Design Tim Braine, co-owner				
Public	None				
Concerns (7:23)	<p><b>Oliver</b> – “The Rambler”, presented project.</p> <p><b>Braine</b> – Explained how they re-worked their plan to keep the quirky character.</p> <p><b>Backus</b> – Edward Underhill cottage circa 1882. The proposed dormer alters the main façade changing a character defining feature. Doesn’t think any of these cottages have shallow pitched dormers.</p> <p><b>Coombs</b> – The dormer shouldn’t take up so much roof on that part of the house. Stretch roses across the dormer.</p> <p><b>Patten</b> – It’s needed but not sure how it fits into the house and style of ‘Sconset.</p> <p><b>Thornewill</b> – She has no concerns; we’ve allowed other bump up and this helps give another small detail on the side.</p> <p><b>Camp</b> – She agrees with Ms. Thornewill; it lightens up that elevation.</p>				
Motion	<b>Motion to Approve as submitted. (Thornewill)</b>				
Roll-call vote	Carried 4-0//Patten, Coombs, Thornewill, and Camp-aye		Certificate #	<b>HDC2022-08-6961</b>	
<b>15. Eleven Lincoln Ave Trust 08-6929</b>					
	32 Jefferson Avenue	Demo main house	30/132	Botticelli + Pohl	
Voting	Welch, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Syi Tong, Botticelli & Pohl				
Public	None				
Concerns (7:33)	<p><b>Tong</b> – Presented project.</p> <p><b>Backus</b> – This is non-contributing. The as-built provided are of the previous revisions. No concerns.</p> <p><b>Thornewill</b> – No concern.</p> <p><b>Coombs</b> – Okay with it as a move-off/demolition.</p> <p><b>Camp</b> – She prefers the previously approved; would prefer this be moved or salvaged.</p>				
Motion	<b>Motion to Approve the move-off/demolition advertised per Building Code and salvaging what is possible. (Oliver)</b>				
Roll-call vote	Carried 4-0//Oliver, Coombs, Thornewill, and Welch-aye; Camp abstain		Certificate #	<b>HDC2022-08-6929</b>	
<b>16. Eleven Lincoln Ave Trust 08-6917</b>					
	32 Jefferson Avenue	Rev. 12-5457: main house	30/132	Botticelli + Pohl	
Voting	Welch, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.				
Representing	Syi Tong, Botticelli & Pohl				
Public	None				
Concerns (7:33)	<p><b>Tong</b> – Presented project. This is a new design including all the previously approved as well as desired revisions.</p> <p><b>Backus</b> – It’s confusing if the main-house application is a revision to the previously approved plans or a newly constructed dwelling. For clarity’s sake the application needs to state it’ a new dwelling.</p> <p>Read HSAG comments: The previous gable design was much more appropriate for the neighborhood. A 2½ story gambrel with 3<sup>rd</sup> floor dormers is too tall and does not relate to any other buildings nearby; they are very rare on Nantucket, and don’t have dormers facing the street. Due to the elevation on the hill, this will feel extraordinarily tall. The overall proportions are not appropriate, especially on the North elevation.</p> <p>Clarification of what is different from the previously approved.</p> <p><b>Thornewill</b> – A gambrel is too much for this site; it makes the 3<sup>rd</sup>-floor too full; the original application did that more appropriately. North elevation main gambrel on the right is “limp”. Suggested lowering the grade with the gable design.</p> <p><b>Coombs</b> – Agrees; the gambrel is too heavy to on a hill; she doesn’t support this. They should use the previously approved drawings.</p> <p><b>Camp</b> – The gambrel roof line is very complicated especially on the south and north elevations. The gable was simple and old-fashioned.</p> <p><b>Oliver</b> – Okay with a gambrel; 17 Lincoln is a big gambrel as well as one down on Jefferson Avenue. The proportions of the north elevation are off. The previously approved was better.</p> <p><b>Welch</b> – Agrees. The width of primary gambrel (south?) could be truncated without losing 2<sup>nd</sup>-floor program, though the opposite side would be compromised. Given consensus of the group’s comments, it will come down whether or not you want to go back to the previously approved.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call vote	Carried 5-0//Coombs, Thornewill, Oliver, Camp, and Welch-aye		Certificate #		

<b>17. Shenandoah Trust 08-6925</b>					
	40 Easton Street	Rev. 11-6592: fenest chng	42.1.4/20	Botticelli + Pohl	
Voting	Welch, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Syi Tong, Botticelli & Pohl				
Public	None				
Concerns (7:54)	<p><b>Tong</b> – Presented project; asked about the possibility of using SDLs with 5/8” historic muntins; he’ll forward the addresses of other structures with these windows. All existing windows are Andersen windows.</p> <p><b>Backus</b> – Circa 1893 eclectic within Brant Point old historic district. The previous east elevation was more in keeping with the historic structure. East elevation needs to be revised.</p> <p>Read HSAG comments: The proposed east addition has shifted forward to within a few inches of the front wall on the second floor. This essentially extends that wall another 10 or 12 feet distorting the massing facing the street; this addition worked much better when it was set back 6’ feet or so.</p> <p><b>Oliver</b> – From the east, the mass moving forward hides the main mass corner boards.</p> <p><b>Camp</b> – The previous east elevation was more appropriate. Okay with south elevation changes.</p> <p><b>Coombs</b> – Agrees about the east elevation.</p> <p><b>Thornewill</b> – Okay with the south elevation. Agrees the secondary mass on the left of the north shouldn’t be pushed so far forward; it’ll read as part of the primary mass.</p> <p><b>Welch</b> – The concept with the vertical boards for FEMA clearances, there is no sense of a horizontal break of the vertical boards accomplished with perception of posts at intervals and at the corners; may consider simply using a wider board for this effect. Suggested submitting images of the SDLs they wish to use and flag locations that could be viewed.</p>				
Motion	<b>Motion to Hold for revisions and more information and places to view windows. (Oliver)</b>				
Roll-call vote	Carried 5-0//Oliver, Camp, Coombs, Thornewill, and Welch-aye		Certificate #		
<b>18. Joseph Motta 08-6962</b>					
	38/40 Cliff Road	Addition	42.44/43	Thornewill	
Voting	Welch, Coombs, Camp, Oliver, Patten				
Alternates	None				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Luke Thornewill, Thornewill Design				
Public	None				
Concerns (8:09)	<p><b>Thornewill</b> – Presented project.</p> <p><b>Backus</b> – Circa 1804 Greek revival. Appreciates keeping the additive massing to the rear. The rear addition windows dates later than thought. Recommend the plan should show in read removal of the existing rear, photos of existing conditions. The back roof addition on the right over the sunroom, the visual intrusion should be minimized to retain the main silhouette.</p> <p>Read HSAG comments: No concerns</p> <p><b>Oliver</b> – That roof is 30’ back from the front of the house so thinks it won’t be discernable in 3D.</p> <p><b>Camp</b> – Thinks since it has a cedar roof, it’ll fade away. She has no concerns.</p> <p><b>Coombs</b> – Agrees with Ms. Camp.</p> <p><b>Patten</b> – Nothing to add</p> <p><b>Welch</b> – Could clip the gable reminiscent of the hipped roof, but given the 3D and distance thinks it’ll be oaky</p>				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call vote	Carried 5-0//Oliver, Camp, Patten, Coombs, and Welch-aye		Certificate #	<b>HDC2022-08-6962</b>	
<b>19. Mike Romano 08-6981</b>					
	55 Easton Street	New shed	42.4.1/186	Shelter 7	
Voting	Welch, Coombs, Camp, Oliver, Patten				
Alternates	Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:19)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Oliver)</b>				
Roll-call vote	Carried 5-0//Oliver, Camp, Coombs, Patten, and Welch-aye		Certificate #		

20. Nick Pappas <b>08-6984</b>	7 Beaver Street	Rev. 03-6067: main house	55.1.4/82	Val Oliver
Voting	Welch, Coombs, Camp, Thornewill, Patten			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (8:20)	<b>Oliver</b> – Presented project. <b>Backus</b> – Circa 1839. Appreciate reusing west elevation window. When it comes to rear ells, raising the height isn't always necessary. Read HSAG comments: no concerns. No concerns.			
Motion	<b>Motion to Approve as submitted. (Camp)</b>			
Roll-call vote	Carried 5-0//Camp, Coombs, Thornewill, Patten, and Welch-aye		Certificate #	<b>HDC2022-08-6984</b>

Rest held for Oct. 4

21. CCH 67 Br LLC <b>08-6904</b>	67 Bartlett Road	Roof top solar	66/435	Sun Wind
22. High Cliff Trust <b>08-6985</b>	11 East Hallowell Lane	Rev 04-6206: windows	30/17	Botticelli + Pohl
23. High Cliff Trust <b>09-6986</b>	11 East Hallowell Lane	Rev. 04-6191: grg windows	30/17	Botticelli + Pohl
24. Sea Realty Trust <b>08-6923</b>	25 Squam Road	Demo cottage	21/5	Botticelli + Pohl
25. Auburn Cottage LLC <b>08-6920</b>	46 Easton Street	Rev. 06-6463: main house	42.4.1/22	Botticelli + Pohl
26. Jeannette & Bob LLC <b>09-6987</b>	43 Kendrick Avenue	New guest house	76.4.3/31	CWA
27. Dorothy ACK LLC <b>08-6934</b>	2 Mariner Way	New dwelling	55.1.4/72.4	Linda Williams
28. Dorothy ACK LLC <b>08-6937</b>	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams
29. Dorothy ACK LLC <b>08-6939</b>	4 Mariner Way	New dwelling	55.1.4/72	Linda Williams
30. Dorothy ACK LLC <b>08-6941</b>	4 Mariner Way	New garage	55.1.4/72	Linda Williams
31. Dorothy ACK LLC <b>08-6943</b>	4 Mariner Way	New pool & hardscape	55.1.4/72	Linda Williams
32. Dorothy ACK LLC <b>08-6930</b>	6 Mariner Way	New dwelling	55.1.4/72.2	Linda Williams
33. Dorothy ACK LLC <b>08-6931</b>	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. Nantucket Lifesaving Museum	158 Polpis Road	Replace windows	27/28	LINK
38. John Ribik	12 Chuck Hollow Road	Bulkhead shed	72/29	Linda Williams
39. Richmond Great Pt <b>08-6778</b>	4 Blue Court	New dwelling	68/348	KOH
40. Richmond Great Pt <b>08-6779</b>	5 Blue Court	New dwelling	68/345	KOH
41. Richmond Great Pt <b>08-6777</b>	7 Blue Court	New dwelling	68/344	KOH
42. Richmond Great Pt <b>08-6787</b>	9 Blue Court	New dwelling	68/343	KOH
43. Richmond Great Pt <b>08-6786</b>	11 Blue Court	New dwelling	68/342	KOH
44. Richmond Great Pt <b>08-6789</b>	5 Sandplain	New dwelling	68/349	KOH
45. Corkish Coop <b>09-7046</b>	320e Polpis Road	New shed	24/1.5	Structures Unlimited

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

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

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

	<b>Property owner name</b>	<b>Street Address</b>	<b>Scope of work</b>	<b>Map/Parcel</b>	<b>Agent</b>
1.	Jacqueline Welch <b>09-6997</b>	38 Union Street	Covered Deck	42.3.2/88	George Wing
2.	Kim Kilgore <b>09-7034</b>	19 Liberty Street	Roof replacement	42.3.4/111	T & T Roofing
3.	Doug Mullen <b>09-7006</b>	6 Sconset Avenue	Move off cottage	49.3.2/12	Topham Design
4.	Doug Mullen <b>09-7007</b>	6 Sconset Avenue	New dwelling	49.3.2/12	Topham Design
5.	13 Commercial Wf, LLC <b>09-6996</b>	13 Commercial Wharf	Rev. 09-4749: reduce struct	42.2.4/10	NAG
6.	Nantucket Land Bank <b>09-7021</b>	70 Washington Street	Move off / demo	42.2.3/16	Normand Residential
7.	Walter Glowacki <b>09-7011</b>	5 Meader Street	Rev 04-3953: addition	42.2.3/37.1	Val Oliver
8.	G2 Bunker Hill, LLC <b>09-7005</b>	7 Bunker Hill	Alterations	73.4.2/39	Topham Designs
9.	David Laura Finley <b>09-7017</b>	7 New Lane	Door & window change	41/285	EMDA

10.	5 Orange St, LLC 09-7016	5 Orange Street	Porch doors & windows rev	42.3.1/149	Thornewill Designs
11.	Elizabeth Almodobar 09-6999	4 Atlantic Avenue	Like Kind wndows & doors	55.4.1/46	Elizabeth Almodobar
12.	41 Hulbert, LLC 09-7036	41 Hulbert Avenue	Raise GH & fenes revs	29/18	Botticelli + Pohl
13.	32 Hulbert Trust 09-7037	32 Hulbert Avenue	Rev. 11-5220	29/72	Botticelli + Pohl
14.	Carol Muehling 09-7013	17 Okorwaw Way	New Dwelling	79/180	Thornewill Design
15.	Carol Muehling 09-7014	17 Okorwaw Way	New pool	79/180	Thornewill Design
16.	William Waldorf 09-7001	50 Madaquecham Vly Rd	New guest house	88/74	EMDA
17.	Stark Point, LLC 09-6993	16 Easton Street	Rev. 04-6118: main house	42.1.4/11	Botticelli + Pohl
18.	Stark Point, LLC 09-6994	16 Easton Street	Rev. 04-6121: gym	42.1.4/11	Botticelli + Pohl
19.	Crow's Nest, LLC 09-6995	9B Crow's Nest Way	Raise, addition, reno	12/20.22	Botticelli + Pohl
20.	Nantucket Boat Basin 09-7028	29 Commercial Street	Demo/replace like kind	42/24.3	Dennis Patnaude
21.	Barbara Phillips Trust 09-7023	7 North Liberty Street	Rev. 12-2628	42.3.4/6	Val Oliver
22.	Elizabeth Phillips 09-7030	4 Pittman Road	New shed	73.4.2/61	Elizabeth Phillips
23.	Deborah Wasil 09-7015	51 Pleasant Street	Replace windows	55/32.3	Structures Unlimited
24.	Town of Nantucket 09-7049	16 Broad Street	Alterations	42.4.2/30	Rick Sears
25.	Town of Nantucket 09-7057	20 South Water Street	Alterations Bldg 1	42.4.2/29	Rick Sears
26.	Town of Nantucket 09-7058	20 South Water Street	Alterations Bldg 2	42.4.2/29	Rick Sears
27.	5 Sherburne Way, LLC 09-7003	5 Sherburne Way	New Beach stairs	30/38	Botticelli + Pohl
28.	Michael Zarcone 09-7010	16 Cherry Street	Minor alterations	55/379	Val Oliver
29.	TwentyOne Milk St Tr 09-7033	21 Milk Street	Parking	42.3.3/87	David Troast
30.	John Welch 09-7039	40 D Union Street	Infill dormer	42.3.2/89	Gryphon Architects
31.	Eleven Lincoln Ave Tr 09-7051	32 Jefferson Avenue	New guest house	30/132	Botticelli + Pohl
32.	40 OSR, LLC 09-7045	40 Old South Rd 39/40	New dwelling mixed use	68/410	Emeritus LTD
33.	40 OSR, LLC 09-7046	40 Old South Rd Lot 41	New Dwelling mixed use	68/10	Emeritus LTD

**XIII. 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.	Frank Twarog 05-6231	18B Atlantic Avenue	Patio, fence, arbor & drive	55/24.2	Todd Farrell
3.	Frank Gannon 04-6147	6 Sandy Drive	New dwelling	29/76	NAG
4.	Patience Killen	1 Old North Wharf	Demo/move off	42.3.1/80.1	Linda Williams
5.	High Tide Prtnrs, LLC 04-6196	26 Douglas Way	Main House	39/41	BPC
6.	High Tide Prtnrs, LLC 04-6198	26 Douglas Way	Garage	39/41	BPC
7.	High Tide Prtnrs, LLC 04-6193	26 Douglas Way	Gazebo	39/41	BPC
8.	High Tide Prtnrs, LLC 04-6197	26 Douglas Way	Pool	39/41	BPC
9.	High Tide Prtnrs, LLC 04-6172	26 Douglas Way	Shed	39/41	BPC
10.	Petrillo & Thomas Tr 07-6598	92 Washington Street	Rev. 02-0589: small addition	42.4.1/22	Smith & Hutton LLC
11.	Petrillo & Ripley	92 Washington Street	Hardscape	42.4.1/22	Studio 2112
12.	Mike Romano	55 Easton Street	Addition & move on site	42.4.1/68	Shelter 7
13.	Ack N Back, LLC 06-6502	33 Quidnet Road	New dwelling	21/27.2-27.4	WAPD
14.	Ack N Back, LLC 06-6503	33 Quidnet Road	Garage & studio	21/27.2-27.4	WAPD
15.	Ack N Back, LLC 06-6504	33 Quidnet Road	Pool cabana	21/27.2-27.4	WAPD
16.	Ack N Back, LLC 08-6785	33 Quidnet Road	Pool & hardscape	21/27.2-27.4	Ahern Design
17.	4 The Kids Realty Tr 07-6708	79 Pocomo Road	Rev. 10-4971: add roof walk	15/5	CWA
18.	Brandon Lower 08-6790	146 Main Street	New garage, patio & pergola	41/518	Matthew Rider
19.	Brandon Lower 08-6781	146 Main Street	MH clapbrd, perg, trim clr	41/518	Matthew Rider
20.	Not so Easy, LLC 06-5679	26 Easy Street	New mixed-use structure	42.4.2/23	Emeritus

**XIII. NEW BUSINESS 09/27/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Valentine Hussey, LLC	31 Main Street	Roof replacement	42.3.1/212	Jim Lydon
2.	McGovern Moriarty	26 Lincoln Avenue	Rev. 07-6633: rear doors	73.4.2/3	Thornewill Design
3.	Scimone	6 Sandpiper Way	Renew COA	76/89	Waterscapes
4.	Jayne Culkins	20 West York Street	Window replacement	55/7.1	Ernie Culkins
5.	Tom Forman	6 Coffin Street Sias	Rev. 12-5323: hardscape	73.1.4/19	Waterscapes
6.	Richard Holt	121 Madaket Road	Barn addition	40/60.1	Botticelli + Pohl
7.	Ron Lefevre	7a Maryann Drive	New 2 <sup>nd</sup> dwelling	68/216	SCI
8.	HJB NI Trust	30 Western Avenue	Window modification	87/79	SCI
9.	Amy Ambrecht	13 Giny Lane	Garage as-built revisions	41/850	SCI
10.	Brian Wright	2A Copper Lane	Hardscape	42.3.3/191	SCI
11.	Hillary Cunniff	37 York Street	Roof replacement	55.4.1/104	SCI
12.	Hillary Cunniff	37 York Street	New garage	55.4.1/104	SCI
13.	Mark Alderman	17 High Brush Path	Rev. 05-6413: addition	56/375	SCI
14.	Margaret Zarcone	16 Cherry Street	Roof replacement	55/379	Stegra Corp
15.	Lisa Linton	2 Creek Lane	New pool & hardscape	38/93	Andrew Falkenstein
16.	Dipak Thapa	37 Beachgrass Road	Solar roof array- house	68/369	ACK Smart

HDC Minutes for September 27, 2022, adopted Oct. 11

17. Dipak Thapa	37 Beachgrass Road	Solar roof array- shed	68/369	ACK Smart
18. Lois Sager	33 Hulbert Avenue	Roof replacement	29/21	Linda Williams
19. KMS Nt	126R Main Street	Demo Garage	42.3.3/98.1	Linda Williams
20. Catherine Sperry	4 Chapel Street	Roof replacement	73.4.2/19	Jim Lydon
21. Cary Ahl	5 Pochick Street Sias	Add door & projecting roof	73.3.1/23	DTA
22. Ocean Heath, LLC	9 Falmouth Avenue	Window revision	82/423	JN Design
23. Leon Francis	10 Killdeer Lane	New shed	66/661	Leon Francis
24. Carlos Sousa	20 Vesper Lane	Replace fence	55/248	Carlos Sousa
25. Dan Conley	91 Hummock Pond Rd	New pool	56/118	Craig Taylor
26. 79 Polpis Rd RE, LLC	79 Polpis Road	New Dwelling	44/23.3	Dustin Maury
27. 79 Polpis Rd RE, LLC	79 Polpis Road	New garage	44/23.3	Dustin Maury
28. 79 Polpis Rd RE, LLC	79 Polpis Road	New pool	44/23.3	Dustin Maury
29. 79 Polpis Rd RE, LLC	79 Polpis Road	New cabana	44/23.3	Dustin Maury
30. Rosalie & Grennan Maloney	15 Old North Wharf	Renewal of COA w/ revs	42.3.1/26	McMullen & Assoc.
31. Michael Altman Trst Et al.	37 Sankaty Head Road	Main house revision	48/2	BPC
32. Michael Altman Trst Et al.	37 Sankaty Head Road	Guest house revision	48/2	BPC
33. Tic Tack Toe, LLC	2 Fawn Lane	New dwelling	68/972	Meerbergen Design
34. Tic Tack Toe, LLC	2 Fawn Lane	Pool & Hardscape	68/972	Meerbergen Design
35. Tic Tack Toe, LLC	3 Fawn Lane	New dwelling	68/971	Meerbergen Design
36. Tic Tack Toe, LLC	3 Fawn Lane	Pool & Hardscape	68/971	Meerbergen Design
37. Tic Tack Toe, LLC	4 Fawn Lane	New dwelling	68/973	Meerbergen Design
38. Tic Tack Toe, LLC	4 Fawn Lane	Pool & Hardscape	68/973	Meerbergen Design
39. Tic Tack Toe, LLC	5 Fawn Lane	New dwelling	68/970	Meerbergen Design
40. Tic Tack Toe, LLC	5 Fawn Lane	Pool & Hardscape	68/970	Meerbergen Design
41. Tic Tack Toe, LLC	6 Fawn Lane	New dwelling	68/974	Meerbergen Design
42. Tic Tack Toe, LLC	6 Fawn Lane	Pool & Hardscape	68/974	Meerbergen Design
43. Tic Tack Toe, LLC	7 Fawn Lane	New dwelling	68/979	Meerbergen Design
44. Tic Tack Toe, LLC	7 Fawn Lane	Pool & Hardscape	68/979	Meerbergen Design
45. Tic Tack Toe, LLC	9 Fawn Lane	New dwelling	68/978	Meerbergen Design
46. Tic Tack Toe, LLC	9 Fawn Lane	Pool & Hardscape	68/978	Meerbergen Design
47. Tic Tack Toe, LLC	13 Fawn Lane	New dwelling	68/976	Meerbergen Design
48. Tic Tack Toe, LLC	13 Fawn Lane	Pool & Hardscape	68/976	Meerbergen Design
49. Tic Tack Toe, LLC	15 Fawn Lane	New dwelling	68/975	Meerbergen Design
50. Tic Tack Toe, LLC	15 Fawn Lane	Pool & Hardscape	68/975	Meerbergen Design
51. L.Iannetta & D.Fisher	7 Paul Jones	Addition	30/68.12	Emeritus LTD
52. Suzanne Turner	9 Long Pond Drive	Rev. 11-2257: resite garage	59/33	Botticelli + Pohl
53. Little Nauti, LLC	1 Smooth Hummock Wy	New dwelling	66/177	JB Studio
54. Little Nauti, LLC	1 Smooth Hummock Wy	New pool	66/177	JB Studio
55. Charliston Pires	62 Hooper Farm Road	New shed	67/321	JB Studio
56. Charliston Pires	62 Hooper Farm Road	New pool	67/321	JB Studio
57. Alan & Mary Raul	109 Main Street	Fenestration chngs	42.3.3/150	JB Studio
58. Rufio ACK Holdings	93 Main Street	New shed	42.3.3/17	JB Studio
59. Berry Pleasant, LLC	15 Pleasant Street	MH Alterations	42.3.3/123	Patrick Ahern
60. Berry Pleasant, LLC	15 Pleasant Street	New carriage house	42.3.3/123	Patrick Ahern
61. Berry Pleasant, LLC	15 Pleasant Street	Hardscape	42.3.3/123	Patrick Ahern

XIV. OTHER BUSINESS	
Approved Minutes	September 13, 2022
Motion	<b>Motion to Approve. (Camp)</b>
Roll-call vote	Carried 4-0//Camp, Oliver, Coombs, and Patten-aye; Welch abstain
Review Minutes	September 20, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Tuesday, October 4<sup>th</sup> @ 4:00 pm</b> Hybrid – Zoom &amp; 4 Fairgrounds Road, Community Room</li> <li>• Letter to CPC endorsing the tree mapping: motion made 9/20 to draft the letter of support.</li> <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 demolitions</li> <li>• Discussion of options for house moves</li> </ul>

List of additional documents used at the meeting:

1. Draft minutes as listed
2. HDC draft letter supporting funding for tree mapping.

Adjournment:

Motion **Adjourned at 8:28 pm. (Camp)**

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

Submitted by:

Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Madaket Village District

Sign Advisory Group