



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
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 October 4, 2022

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

Called to order at 4:08 pm. and announcements by Mr. Welch

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

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

Remote Participant: Thornewill

Absent Members: None

Late Arrivals: Dutra, 4:57 pm

Early Departures: None

Adoption of Agenda:

Motion **Motion to Approve (Coombs)**

Roll-call vote Carried unanimously

I. DISCUSSION & VOTE

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

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Thornewill, Patten

Documentation Draft letter for Select Board.

Concerns **Coombs** – She will read the letter and then ask it be held for next week so commissioners can review it. Read letter she drafted

Pohl – Asked Ms. Coombs to give staff a copy of what she wrote. The letter the commissioners has is different. He wants time to read Ms. Coombs’ letter to be discussed next week.

Welch – He’d like to get a digital version of the letter by the end of this week. Wants to note that Ms. Backus’ profession is this area of architectural preservation.

Motion **No action at this time.**

Roll-call vote N/A

II. COMMISSION COMMENTS

1. **Oliver** – Asked why they are still signing COVID waivers.

Martinez – Because it’s taking so long to process applications and we don’t want them to default.

2. **Camp** – Asked about the Capt. Pollock’s house.

Pohl – Asked for the status of that house through the BOH. He walked through it and it’s structurally sound.

Welch – A condemnation is not a structural think, it’s that the house is not suitable for human habitation.

3. **Backus** – Wrapping up our Certified Local Government Plan through the National Park Service. We received funding to do a pilot project for the Fish Lots and to do a survey plan for the entire Island.

III. PUBLIC COMMENT

1. None

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 07-6683 – HELD	21 South Water Street	Projecting sign	42.4.2/102	Lee Milazo
2. Nantaco 09-7150 – HELD	21 South Water Street	Menu/wall sign	42.4.2/102	Lee Milazo

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Thornewill, Patten

Recused None

Documentation None

Representing None

SAG None

Concerns Martinez – The Sign Advisory Group asked that these be held.

Motion **Motion to Hold. (Oliver)**

Roll-call vote Carried unanimously

Certificate #

V. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Brandon Scimone 09-7156	6 Sandpiper Way	Renew COA 73092	76/89	Waterscapes
2. Mark Alderman 09-7159	17 High Brush Path	Rev. 05-6413: addition	56/375	SCI
3. Amy Ambrecht 09-7182	13 Giny Lane	Garage as-built revisions	41/850	SCI
4. HJB NI Trust 09-7139	30 Western Avenue	Window modification	87/79	SCI
5. Charliston Pires 09-7133	62 Hooper Farm Road	New shed	67/321	JB Studio
6. Leon Francis 09-7069	10 Killdeer Lane	New shed	66/661	Leon Francis
7. Lois Sager 09-7080	33 Hulbert Avenue	Roof replacement	29/21	Linda Williams
8. Edward O'Brien 09-7184	9b Hussey Farm Road	Addition	56/96.2	Linda Williams
9. Saad-Keefe 09-7179	5 Grove Lane	Door change	41/271	Billy Saad

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Thornewill, Patten

Recused None

Documentation None

Representing None

Public None

Concerns No concerns.

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

Roll-call vote Carried unanimously

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

VI. 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. J&M Realty Hldgs, LLC 09-7071	1 Bayberry Lane	Fence	67/57	Linda Williams

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Thornewill, Patten

Recused None

Documentation None

Representing None

Public None

Concerns (4:28) **Backus** – Ms. William asked to hold this.

Not opened at this time.

Motion **Motion to Hold for representation. (Camp)**

Roll-call vote Carried unanimously

Certificate #

2. Robert Kulin 08-6820	9 Orange Street	Hardscape & driveway	42.3.1/150	Robert Kulin
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Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Thornewill, Patten

Recused None

Documentation Landscape design plans, site plan, photos, historical documents, and advisory comments.

Representing Robert Kulin

Public None

Concerns (4:29) **Kulin** – Presented project; could get by with 8X15. It's much older than 1835.

Backus – Circa 1835 Greek revival, possibly older per Lancaster. There needs to be a proper site plan. It will require Select Board approval for removal of the fire line. Asked the about the material and pattern/design. If this is possible, it will alter the setting of this individually significant section of Town.

Read advisory group comments: The proposed driveway will drastically change the character of this property by giving it a rather suburban look which won't relate to this historic neighborhood. Placing a parked car in front of this 1774 home is not appropriate. The additional brick paving adjacent to the existing expanse of brick will be overwhelming.

Camp – Because of its proximity to the historic church, a driveway would take away from the church.

Coombs – A driveway in front of this 1774 house is disrespectful of its age.

Oliver – Would like them to go to the Traffic Safety Workgroup (TSWG) to see if a driveway would be at all feasible. Suggested they could use "grasscrete" so it would look as it does now.

Welch – The best solution is to get parking between the No Parking sign and telephone pole. Access is determined by the Select Board after going to TSWG. Suggested two strips of cobble with grass between and laid so as not to look brand new; it would look like it's been there for years with minimal presence. The access is also a concern; suggested talking to the church to be able to retain a portion of the fence. Agrees with HSAG that a full driveway isn't appropriate.

Pohl – There would be a very sharp turn getting in and out around the telephone pole. You might have more formidable obstacles to overcome.

Motion **Motion to Hold for more information in the form of a more accurate plan. (Coombs)**

Roll-call vote Carried unanimously

Certificate #

3. Daniel Conway **08-6883** 3 Meadow Lane Like-kind replace doors 41/398 Daniel Conway
 Voting Pohl, Welch, Coombs, Camp, Oliver
 Alternates Thornewill, Patten
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (4:46) **Backus** – Applicant asked to hold this.
 Not opened at this time.
 Motion **Motion to Hold for representation. (Oliver)**
 Roll-call vote Carried unanimously Certificate #

VII. 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. Eric Silfen 07-6665	3 Meadow View Drive	Rooftop solar	56/92	Cotuit Solar
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Karen Alence, Cotuit Solar			
Public	Val Oliver			
Concerns (4:47)	Alence – Owner wants all 23 panels on the south roof; it’s 100’ from the road behind a large hedge. Coombs – We have rules for solar panels; we ask that they don’t go on the front of the house. There’s plenty of room for a ground array. She feels he is pushing for a denial so he can appeal it. Camp – Agrees. Thornewill – She agrees with Ms. Coombs and Ms. Camp. This is a residential neighborhood, and it wouldn’t be appropriate. Asked why it can’t go on the garage roof, which is in the back, or on the ground. Welch – He agrees with Ms. Thornewill. Pohl – Given the fact it checks all the wrong boxes, they are looking for a denial Oliver – Asked them not to deny it because there were options presented.			
Motion	Motion to Hold for revisions and another approach. (Coombs)			
Roll-call vote	Carried 5-0//Thornewill, Welch, Camp, Coombs, and Pohl-aye			Certificate #

VIII. 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. Bruce Turner 08-6966	9 Long Pond Road	Solar roof array	59/33	Ack Smart
Voting	Welch (acting chair), Coombs, Camp, Oliver, Patten			
Alternates	Dutra, Thornewill			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, correspondence, manufacturer spec sheet, and packet submitted by Mr. Mandell.			
Representing	Tim Carruthers, Ack Smart Bruce Turner, owner			
Public	Bruce Mandell, Madaket Residents Group			
Concerns (4:57)	Turner – Explained why they want to go solar and get away from carbon-burning electricity. Carruthers – Presented project; mitigating factors: property heavily screened, minimal visibility, low structures with panels placed low, roof is black, clean rectangular design covering the roof and dormer, about 110’ from the street, screened by proposed garage, and neighborhood is post 1985. He’s not aware of any restrictions on the property. Backus – Abutters provided letters which are pertinent. Mandell – Reviewed a packet he provided at the table. Read a statement of concerns into the record. There’s room for a ground array in the rear yard area. Oliver – Again on the front of the house and not effectively screened; the garage is to the side leaving a straight-shot view of this up the driveway. She’d have to see more screening to approve this. A ground array could go between the garage and the house and be effectively screened. Coombs – Agrees with Ms. Oliver. Camp – Nothing to add. This is not appropriate; it’s a beautiful building and the solar will detract from it. Patten – She’d like to see an option of ground array. Welch – The idea that the angle view shows the entirety of this installation, the dormer does have a low pitch but is on the front of the house. There is no addressing mitigation of the visibility; could alter orientation of the driveway or it. Asked if there are any Conservation Commission or septic restrictions on this lot; if there are, those should be shown on the site plan.			
Motion	Motion to Hold for revisions and information as referenced in the discussion. (Coombs)			
Roll-call vote	Carried 5-0//Coombs, Camp, Patten, Oliver, and Welch-aye			Certificate #

2.	Anthony Mazotas 08-6980	29 Essex Road	Rooftop solar	67/614	Cotuit Solar
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Karen Alence, Cotuit Solar				
Public	None				
Concerns (5:16)	<p>Alence – Presented project.</p> <p>Oliver – Appreciates the bulk being on the rear. Some of the front panels could go around and below the rear dormer.</p> <p>Welch – The proposed front is completely contrary to the guidelines. The rear is approvable.</p> <p>Coombs – Agrees.</p> <p>Camp – Agrees.</p>				
Motion	Motion to Approve through staff on the rear shed roof only and none on the front. (Camp)				
Roll-call vote	Carried unanimously			Certificate #	HDC2022-08-6980
3.	Mike Romano 08-6981	55 Easton Street	New shed	42.4.1/186	Shelter 7
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Jason Olbres, Shelter 7				
Public	None				
Concerns (5:21)	<p>Olbres – Presented project.</p> <p>Backus – The house is circa 1912 bungalow kit house. This is a zoning shed; not in an appropriate location; proposed overhang is okay but 12/12 pitch is too steep; batten door should face the street; trim etc should match the house. This is very atypical; we do have guidelines for siting sheds.</p> <p>Read advisory group comments: The location of the deck may be dependent on whether or not the main house gets moved; the shed application should track with the main house. Placing the shed in front of the main dwelling close to the street is inappropriate. If the main house is allowed to move, there will be adequate room for the shed in the back corner. If the main house is not allowed to move (as it shouldn't be), then the shed can go in the back corner as an attached shed roof. The 12-pitch roof is too steep for a narrow 1-story structure. It should relate more to the front gable of the main house. Try a 9/12 pitch.</p> <p>Oliver – The shed is okay; it should turn gable forward and move back to the deck steps to provide privacy.</p> <p>Camp – It reads as a garage; if it were a little larger, it would have purpose. Thinks the position is good as it doesn't take away from the house. Feels it does relate to the house, which has 12/12 pitch.</p> <p>Coombs – Turn it gable forward and move it toward the house.</p> <p>Welch – In addition to rotating it, move it to behind the plane of the front edge of the porch. If it's going to be a garage, do something similar as was suggested for 9 Orange Street.</p> <p>Pohl – It's good looking but too far forward; agrees with turning gable forward. If it were larger, it would count as ground cover.</p>				
Motion	Motion to Approve through staff with the shed turned 90 degrees gable forward and pushed back so it's no closer to the road than front edge of the house. (Coombs)				
Roll-call vote	Carried unanimously			Certificate #	HDC2022-08-6981
4.	CCH 67 Br, LLC 08-6904	67 Bartlett Road	Roof top solar	66/435	Sun Wind
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	None				
Public	None				
Concerns (5:32)	<p>Oliver – This is appropriate.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call vote	Carried unanimously			Certificate #	HDC2022-08-6904

5. High Cliff Trust 08-6985	11 East Hallowell Lane	Rev 04-6206: windows	30/17	Botticelli + Pohl
Voting	Welch (acting chair), Coombs, Camp, Oliver, Dutra			
Alternates	Thornewill, Patten			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (5:34)	<p>Botticelli – Presented project.</p> <p>Backus – Original 1927 colonial revival. 6-over-6 windows are important and should remain. Agree with changing French doors on the west and north elevations.</p> <p>Read advisory group comments: 6-over-6 windows are more traditional and should remain.</p> <p>Oliver – Given that some of the older windows are 12-over-1, the 6-over-1s are okay.</p> <p>Coombs – Agrees.</p> <p>Camp – She could go either way; but the 6-over-1 are appropriate.</p> <p>Dutra – Agrees.</p> <p>Welch – 6-over-1s harken to a farmhouse style.</p>			
Motion	Motion to Approve a submitted. (Coombs)			
Roll-call vote	Carried unanimously		Certificate #	HDC2022-08-6985
6. High Cliff Trust 09-6986	11 East Hallowell Lane	Rev. 04-6191: grg windows	30/17	Botticelli + Pohl
Voting	Welch (acting chair), Coombs, Camp, Oliver, Dutra			
Alternates	Thornewill, Patten			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (time)	<p>Botticelli – Same as for the house</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call vote	Carried unanimously		Certificate #	HDC2022-099-6986
7. Sea Realty Trust 08-6923	25 Squam Road	Demo cottage	21/5	Botticelli + Pohl
Voting	Welch (acting chair)-, Coombs, Camp, Thornewill, Patten			
Alternates	Dutra			
Recused	Pohl, Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (5:40)	<p>Botticelli – Presented project. This is uninhabitable.</p> <p>Backus – The tax assessor says 1965 but could be a older; there is no survey data. Would like more information on the structure’s history.</p> <p>Welch – Asked that they request an electrical disconnect before moving. Given the structure’s condition, the advertising requirement could be waived.</p> <p>Camp – Thinks this has a lot of character and wishes it were being renovated.</p> <p>No concerns.</p>			
Motion	Motion to Approve as a demolition. (Coombs)			
Roll-call vote	Carried 4-1//Coombs, Patten, Thornewill, and Welch-aye; Camp-nay		Certificate #	HDC2022-08-6923

8.	Auburn Cottage LLC 08-6920	46 Easton Street	Rev. 06-6463: main house	42.4.1/22	Botticelli + Pohl
Voting	Welch (acting chair), Coombs, Camp, Oliver, Dutra				
Alternates	Thornewill, Patten				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (5:46)	<p>Botticelli – Presented project.</p> <p>Backus – Auburn cottage, circa 1760, moved here by Mr. Coleman. Chapter 91 triggered Massachusetts Historical Commission review. It had 1 chimney early 1900s. HDC survey indicated 2 off-center, brick, painted chimneys. Read advisory group comments: On the original structure, the continuous horizontal trim line at the roof intersection is a character defining element and should not be broken by the double gable dormers; those dormers should have shallow pitched shed roofs as shown on the south elevation left side. It is proposed that all windows will be replaced; a window survey should be done, and the original windows restored rather than replaced. The extra wide skirt panel on the north elevation should be broken up to create a more natural pier and panel rhythm around the foundation; this looks like a double wide garage door.</p> <p>Camp – Okay with losing 1 chimney and adding the new window on the west. South elevation, the flair at the 2nd floor is lost with the roof; likes the 1st iteration; the Juliet balcony is a nice presentation.</p> <p>Coombs – Due to the size, they would have had 2 chimneys. Likes the previous south elevation iteration. West elevation, she likes the previous decks. It's overly busy. Agrees about breaking up the foundation.</p> <p>Oliver – She's okay with this. Asked if the second balcony on the west could be pulled in so the flair is not hidden.</p> <p>Dutra – Agrees with Ms. Oliver; pulling it in will help; willing to go for an approval through staff doing that.</p> <p>Welch – Agrees with what's been said including moving in on the south elevation west side; on the right, the covered porch needs consideration to pull it back on the primary mass.</p>				
Motion	Motion to Approve through staff with the south elevation, rebate the left end secondary mass roof to reveal the flair, per Exhibit A. (Coombs)				
Roll-call vote	Carried unanimously			Certificate #	HDC2022-08-6920
9.	Jeannette & Bob, LLC 09-6987	43 Kendrick Avenue	New guest house	76.4.3/31	CWA
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (5:57)	<p>Pohl – Mr. Saad went out and found the main house to be very visible. Screening of that will be put on Other Business for discussion at the beginning of next-week's meeting.</p> <p>Webster – Presented project; about 95' from Cumberland Avenue at the back of the property; grey trim and black windows and door and natural to weather sidewall and roof. Chimney could be natural brick.</p> <p>Oliver – It's a big lot, but this is an "exuberant" 2nd- dwelling at 30'. There is no site plan showing access so struggling with what will be visible from where. West elevation is over fenestrated.</p> <p>Coombs – Concerned with the height at 29'10" for a guest house; should be brought down to 26'. West elevation fenestration should be reduced; same issue with the main house. The chimney top should be corbelled; doesn't understand the line in it at the 1st floor. This is not a cottage; it's a full-blown house. At 30' it will be visible. Ungang the windows either side of the chimney. 1st-floor windows should be larger. This design is very repetitive and looks like a boarding school.</p> <p>Welch – East elevation, the gable 4-light is too large; distance between 2nd-floor windows and roof below is atypical; the fascia at 2nd-floor decks is inappropriate; front door 4-light configuration and width of sidelights are inappropriate. West elevation, the 2nd-floor deck fascia is applicable; the 1st- and 2nd-floor French doors are atypical and inappropriate; over fenestrated with six sets of triple-ganged windows in less than 30'. North elevation, same comments regarding fascia; chimney is oddly proportioned and inappropriate. Ms. Coombs comments about the dormitory are very applicable to the foremost portion of the north elevation. "Rinse and repeat" those comments on the south elevation; the chimney proportions are very odd.</p> <p>Pohl – No element on this structure is no less than 2 stories other than unenclosed porches; it's a 30' high guest house with minimal roof pitch at 8/12 resulting in a very large, boxy building that will be visible from everywhere. Portions of the west elevation gable is too vertical as well as the half-way north elevation gable.</p>				
Motion	Motion to Hold for revisions to address comments made during discussion. (Welch)				
Roll-call vote	Carried unanimously			Certificate #	

10. Dorothy ACK, LLC 08-6934	2 Mariner Way	New dwelling	55.1.4/72.4	Linda Williams
11. Dorothy ACK, LLC 08-6937	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams
12. Dorothy ACK, LLC 08-6939	4 Mariner Way	New dwelling	55.1.4/72	Linda Williams
13. Dorothy ACK, LLC 08-6941	4 Mariner Way	New garage	55.1.4/72	Linda Williams
14. Dorothy ACK, LLC 08-6943	4 Mariner Way	New pool & hardscape	55.1.4/72	Linda Williams
15. Dorothy ACK, LLC 08-6930	6 Mariner Way	New dwelling	55.1.4/72.2	Linda Williams
16. Dorothy ACK, LLC 08-6931	6 Mariner Way	Hardscape	55.1.4/72.2	Linda Williams

Voting Pohl, Welch, Coombs, Camp, Oliver
 Alternates Dutra, Thornewill, Patten
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (time) Not opened at this time.
 Motion **Motion to Hold Items 10-16 for representation. (Coombs.**
 Roll-call Vote Carried unanimously

Certificate #

17. Charliston Pires **09-7129** 62 Hooper Farm Road New pool 67/321 JB Studio

Voting Pohl, Coombs, Camp, Oliver, Thornewill
 Alternates Dutra, Patten (Welch stepped out)
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (6:13) **Oliver** – We need to have a representative present.
 Not opened at this time.

Motion **Motion to Hold for representation. (Coombs)**
 Roll-call Vote Carried //Oliver, Camp, Thornewill, Coombs, and Pohl-aye

Certificate # **HDC2022-**

18. Richmond Great Pt 08-6778	4 Blue Court	New dwelling	68/348	KOH
19. Richmond Great Pt 08-6779	5 Blue Court	New dwelling	68/345	KOH
20. Richmond Great Pt 08-6777	7 Blue Court	New dwelling	68/344	KOH
21. Richmond Great Pt 08-6787	9 Blue Court	New dwelling	68/343	KOH
22. Richmond Great Pt 08-6786	11 Blue Court	New dwelling	68/342	KOH
23. Richmond Great Pt 08-6789	5 Sandplain	New dwelling	68/349	KOH

IX. 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 Gingy Lane	New Dwelling	41/851	SCI
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	Gail Nishimura, 47 West Chester Street			
Concerns (6:15)	<p>Newman – Reviewed topography per previous request; installed a 2’ retaining wall right of the house. Dan Mulloy’s, Site Design Engineering, site plan shows the grade adjustments working the elevation to 28’. Every property on Gingy Lane has been engineered for runoff to flow into the rain garden. The rear is all lawn, except for the pool coping.</p> <p>Nishimura – Our concerns are with runoff flowing into our property due to the amount of hardscaping.</p> <p>Oliver – Asked Mr. Welch to review his concerns with the grade. Asked what happens at the back property line.</p> <p>Welch – His concern was that the grade is too high right to left; Mr. Newman has addressed that. His other concern was that it’s 2’ higher than the existing high grade at the rear. Asked if it’s fair to presume the right front grade to the full rear is being lowered 2’ (yes). Given it’ll be somewhat flat, asked if they are considering a stormwater collection on the back of the house. Appreciates the architectural and grade changes; there are other extensive retaining walls. He has no concerns. Confirmed the neighbor’s grade is at 28’.</p> <p>Coombs – Thought we had asked for a cut through. She wants to know the amount of fill put in; Gingy Lane was not flat as shown now.</p> <p>Camp – She’s a little leery of all of this; when she saw this, it dips 3’ down to the Leland Cyprus. She wants to view this again before she votes on it.</p> <p>Pohl – Spot grades at the corner of the buildings is 28’; there is existing topography as high as 31’.</p>			
Motion	Motion to Approve with a benchmark set at 28’ at the base of the existing Cyprus along the rear property line. (Welch)			
Roll-call Vote	Carried 3-2//Oliver, Welch, and Pohl-aye; Camp and Coombs-nay		Certificate #	HDC2022-03-5939

2.	Joseph Minella	06-6555	9 Giny Lane	Solar main house	41/851	SCI
Voting	Pohl, Welch, Coombs, Camp, Oliver					
Alternates	Dutra, Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.					
Representing	Robert Newman, Sandcastle Construction Inc.					
Public	Gail Nishimura, 47 West Chester Street					
Concerns (6:37)	<p>Newman – There has been no change to the rear elevation, where the panels are located.</p> <p>Welch – This meets our guidelines except that it’s on a wood roof but won’t be visible.</p> <p>No concerns.</p>					
Motion	Motion to Approve as submitted. (Welch)					
Roll-call Vote	Carried unanimously			Certificate #	HDC2022-06-6555	
3.	Joseph Minella	03-5937	9 Giny Lane	Pool & hardscaping	41/851	SCI
Voting	Pohl, Welch, Coombs, Camp, Oliver					
Alternates	Dutra, Thornewill, Patten					
Recused	None					
Documentation	Landscape design plans, site plan, and photos.					
Representing	Robert Newman, Sandcastle Construction Inc.					
Public	Gail Nishimura, 47 West Chester Street					
Concerns (6:41)	<p>Newman – Everything is at elevation 28’; only has the coping; has an auto cover; there is a Type II fence, but he’ll take that off the application.</p> <p>Oliver – The fence is right on the property line; she’d like some vegetation on the neighbor’s side of the fence.</p> <p>Welch – We need the wall added and fence removed from the plans.</p> <p>Pohl – Asked if the fence sits on the retaining wall.</p>					
Motion	Motion to Approve through staff without fencing and adding the retaining wall per house approval and pool not to be visible at time of inspection and thereafter. (Welch)					
Roll-call Vote	Carried 4-1//Camp opposed			Certificate #	HDC2022-03-5937	
4.	Brew Bean	01-5615	2 Candle House Lane	New Dwelling	55.4.1/1	Concept Design
Voting	Camp (acting chair), Welch, Coombs, Oliver					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and <i>Building with Nantucket in Mind (BWNIM)</i>					
Representing	TJ Waterson, Concept Design					
Public	None					
Concerns (6:46)	<p>Waterson – Reviewed changes made per previous concerns; some proposed grading and added catch basins; white trim and sash with black doors. Has a program issue with the west elevation dormer.</p> <p>Backus – This is infill within an old historic district (OHD) historic neighborhood. Appreciates the proposed catch basins and simpler front door surround. Bay configuration is odd. Middle mass of east elevation under fenestrated; dormer revisions should be duplicated on the west. <i>BWNIM</i> indicates exterior bring chimneys are discouraged in Town. Read advisory group comments: The changes are appreciated. The east wall of the middle section is under-fenestrated and could use another window on both floors; there is too much shingle area in the dormer. The west dormer should not run into the main mass. It should drop back down on the left side. The sunroom would work better as a hipped roof glassed-in porch with corner-to-corner windows.</p> <p>Welch – Appreciate the grade changes. Most of the concerns are with respect of what would be viewed from the sides. His biggest concern is clapboard or shingled front; shingled is appropriate.</p> <p>Oliver – Appreciates the changes on the east and front agrees with Mr. Welch. Concerned about the west due to visibility; the dormer should be changed so it doesn’t bleed into the side of the house or mitigate how it looks. Agrees with HSAG comments about the sun porch. Suggested running the “sun porch” roof over the French doors to the left.</p> <p>Coombs – Agrees about the windows. East elevation needs a gable window. For the west elevation tertiary mass, suggested larger windows such as for a sleeping porch. White with black isn’t appropriate.</p> <p>Camp – Agrees with Ms. Coombs about the porch being a sun porch. Thinks the dormers won’t be visible. Front door should be a more typical 6-panel. Wants to know about screening. Wants to know how the dip from Candle House will be dealt with. All grey would be much subtler; white will draw attention to it.</p>					
Motion	Motion to Hold for light revisions. (Coombs) Not carried.					
	Motion to Approve through staff with colors changed as per discussed. (Welch) Not carried.					
	Motion to Hold for minor revisions. (Coombs)					
Roll-call Vote	Carried 3-1//Welch nay			Certificate #	HDC2022-01-5615	

5.	Jason Mendelson	05-6328	7a Sherburne Turnpike	New dwelling	30/112	Studio Ppark
Voting	Pohl, Welch, Camp, Coombs, Dutra					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos, correspondence, historical documents, advisory comments, and <i>BWNIM</i> .					
Representing Public	James Krapp, Studio Ppark					
Concerns (7:03)	<p>Krapp – Reviewed changes made per previous concerns; cited precedent for garage in front.</p> <p>Backus – Infill within historic neighborhood. Design should be consistent with the neighborhood’s contributing vernacular; include proposed driveway and annotate what vegetation is being removed or retained. Location of the garage was discussed; feels it should be freestanding off the way. A 1937 land-court plan shows the way. Revise front door without sidelights. North elevation will be visible; porch balcony details will be visible and is a modern feature. Read advisory group comments: Cited <i>BWNIM</i>. This property is not on the ocean so the garage should not be in front; there is only one house on Sherburne Turnpike with the garage on the street side; this is accessed off Sherburne Way. Placing an attached garage up close to the street with the entire front of the property becoming a parking lot is too suburban and not appropriate; the garage should be set behind the house as is traditionally done allowing for a full front yard. There is already a driveway accessing the back of this property from Sherburne Way; this is where the garage and driveway should be. The front of the main mass lacks any logical order; the 2nd-floor fenestration does not relate to the 1st-floor. The depth of the main mass is 30’ deep creating a tall boxy building with a lot of roof facing the street; this depth should be reduced, and the massing be broken up more to minimize the length of the main roofline reducing the amount of roof. There are meeting rail issues all around; lowering the plate would correct this. The “B and C” windows on the front of the building feel proportionately too small. 6-light French doors are unusual; change to 12- or 15-light.</p> <p>Camp – Agrees with the advisory group and Ms. Backus regarding the garage being attached to the house; it’s not appropriate as planned, connecting the main house. She is holding off on architectural comments.</p> <p>Coombs – The windows are very small; the “B” & “C” windows are too small. The sidelight glass should be the same size as the door panels. The garage should have just 2 windows and be detached from the house; it shouldn’t be in front of the house; there’s room on the property. Appreciates the other changes made.</p> <p>Dutra – Appreciates the revisions. He’s okay with the attached garage dropping to 1 story; it would look better as freestanding. Agrees the windows are too small.</p> <p>Welch – Appreciates the changes. It’s a large structure and agrees with comments made.</p> <p>Pohl – Agrees the windows could get 1 size larger. Regarding the garage, the appendage attaching it to the house and the 2nd-floor is identified as “flex Space” with the gable end resting on the house; the flex space should be shorter, so the gable end is behind the garage. The front door sidelights mix the cottage with formal and should be changed. North elevation is minimally visible and impractical for a garage.</p>					
Motion	Motion to Hold for revisions. (Coombs)					
Roll-call Vote	Carried 4-0				Certificate #	HDC2022-05-6328
6.	Nantucket G & S, LLC	07-6725	81 Vestal Street	New fence	56/254	MCA+
Voting	Pohl, Welch, Coombs, Camp, Oliver					
Alternates	None					
Recused	None					
Documentation	None					
Representing Public	None					
Concerns (7:24)	Not opened at this time.					
Motion	Motion to Hold for representation. (Coombs)					
Roll-call Vote	Carried unanimously				Certificate #	
7.	Conway Family	08-4328	167 Surfside Road	New dwelling	87/118	Val Oliver
Voting	Pohl, Welch, Coombs, Camp					
Alternates	Dutra, Thornewill, Patten					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing Public	Val Oliver, V. Oliver Design					
Concerns (7:24)	<p>Oliver – Asked to hold this.</p> <p>Not opened at this time.</p>					
Motion	Motion to Hold for next Tuesday, at applicant’s request. (Camp)					
Roll-call Vote	Carried 4-0				Certificate #	

8.	Sankaty, LLC 06-6439	49 Sankaty Road	New dwelling	49/66	Dustin Maury
Voting	Pohl, Coombs, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Dustin Maury				
Public	None				
Concerns (7:25)	<p>Maury – Reviewed changes made per previous concerns; Quaker grey trim, cedar roof, natural front door, and black sash.</p> <p>Backus – Appreciates the changes and is appropriate for this area of ‘Sconset. Her only concern is the proposed hardscaping as shown on the last page.</p> <p>Camp – Likes the way the garage was pulled away to allow visibility of the front. Shingle style works. Heavy handed with the arches and columns; could be thinner; related windows are well done but ganged windows would be more shing-style. Windows over the front door should be a different style to give it more pizzazz.</p> <p>Oliver – Appreciates the changes. Feels the porch columns ground the structure as they are.</p> <p>Coombs – Agrees with what’s been said but doesn’t agree about mulling the 1st-floor windows on the front.</p> <p>Pohl – Agrees the porch columns could be thinner; 18” each would provide more opening but keep the windows as situated. The gable over the front door has a pediment with a diamond shingle but the window casement look to intrude into that; there is room to drop the windows.</p>				
Motion	Motion to Approve through staff with the columns reduced from 24” to 18” and the bottom of the pediment to have a fascia with the windows dropped below it. (Camp)				
Roll-call Vote	Carried 4-0		Certificate #	HDC2022-06-6439	
9.	Gregory Tourto 07-6727	20 Midland Avenue	New dwelling	59.3/164	Gryphon Architects
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Dutra				
Recused	Welch				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Ethan Griffin, Gryphon Architects				
Public	None				
Concerns (7:41)	<p>Griffin – Requested a view and documented visibility locations; height just under 25’; reviewed changes made per previous concerns; Quaker grey trim, cedar sidewall and roof.</p> <p>Backus – Appreciated the detailed site plan, photos and drop in height. Still concerned the style is inappropriate for Madaket.</p> <p>Camp – It’s adorable but not very “Madakety”; there are houses with columns like these in Madaket. A chimney would be sweet on this.</p> <p>Coombs – Windows should be 6-over-6. East elevation doesn’t fit Midland area. North elevation dormer right should have regular windows. Beefier windows would help. There is no additive massing. West elevation left shed dormer should come in; the window hangs out in the middle. 1st-floor windows should be larger. All sides but the south will be visible.</p> <p>Thornewill – Agrees about the proportion of the bases. Okay with 6-over-1. Concerned about the differentiation between the front and rear. Suggested incorporating some roof into the side and back decks to maintain the front vernacular.</p> <p>Oliver – Likes the height. Not sure about lowering to a 7/12 pitch. Agrees with what’s been said. The doors are 8’ tall which seems disproportionate to its style; should be reduced.</p> <p>Pohl – This is cute and glad Madaket enacted the 25’ rule. Likes the quirky elements; that’s what we love about Madaket.</p>				
Motion	Motion to Approve through staff with the columns a little wider with a little less flair on the plinths. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, Thornewill, Camp, and Pohl-aye		Certificate #	HDC2022-07-6727	
10.	Gregory Tourto 07-6728	20 Midland Avenue	New garage/studio	59.3/164	Gryphon Architects
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Dutra				
Recused	Welch				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Ethan Griffin, Gryphon Architects				
Public	None				
Concerns (7:55)	<p>Griffin – Reviewed changes made per previous concerns; vertical board is pine natural to weather.</p> <p>Backus – Appreciate the drop in height. Could be simpler.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried //Thornewill, Oliver, Coombs, Camp, and Pohl-aye		Certificate #	HDC2022-07-6728	
11.	42 Easton St, LLC 07-6755	42 Easton Street	Add shutters	42.4.1/24	Emeritus

X. 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

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Dutra, Thornewill, Patten

Recused None

Documentation None

Representing None

Public None

Concerns (7:59) Not opened at this time.

Motion **Motion to Hold Item 1&2. (Camp)**

Roll-call Vote Carried unanimously

Certificate #

3.	Doug Mullen 09-7006	6 Sconset Avenue	Move off cottage	49.3.2/12	Topham Design
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Voting Pohl, Coombs, Camp, Oliver, Patten

Alternates Dutra, Thornewill (Welch sat off)

Recused None

Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.

Representing Joe Topham, Topham Design

Public None

Concerns (8:00) **Topham** – Circa 1945, moving to 88 Somerset Road.

Backus – Circa 1940s cottage; Not much info available other than in National Historic Landmark (NHL) data. Wants to see the move-on application. It would be nice to have some information on this. The 1-story capes that flank this road is what you see; the proposed new dwelling should be more in keeping with that.

No concerns.

Motion **Motion to Approve the move off. (Oliver)**

Roll-call Vote Carried unanimously

Certificate #

HDC2022-09-7006

4.	Doug Mullen 09-7007	6 Sconset Avenue	New dwelling	49.3.2/12	Topham Design
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Voting Pohl, Coombs, Camp, Oliver, Patten

Alternates Dutra, Thornewill (Welch sat off)

Recused None

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

Representing Joe Topham, Topham Design

Public None

Concerns (8:05) **Topham** – Presented project.

Backus – Out of character with all the 1-story Capes lining the street; it will dwarf the other structures. As designed not appropriate for this neighborhood and should be redesigned to fit the neighborhood. Reviewed 1-14 ‘Sonset Avenue for age and historical status. The street is a mixture of contributing and non-contributing, but all are 1-story structures.

Read SAB comments: out of character, ridge should come down to 25’; roof walk inappropriate; front door more prominent; breezeway connecting the garage is atypical; window wells shouldn’t face the street; south-elevation attic windows reads as 3-stories; reduce pitch to be 9/12; lower eave to intersect east wart; need larger windows on west; north elevation window is in front of ornamental chimney; roof walk inappropriate.

Oliver – Agrees with the advisory comments; lowering the pitch would help it conform. Roof walk is inappropriate on this style. Connecting the garage doesn’t help the scale; eliminate the connecting roof.

Camp – This area is 1-story houses; 1.5 stories is the way to go. A broke back would scale it down. The breezeway might work if structure were 1.5 stories. West elevation, fenestration is chaotic.

Coombs – Agrees with Ms. Backus; it’s out of place for ‘Sconset Avenue and should come down to 1 or 1.5 story with no roof walk. The garage should be set back; there is room to do that. No basement access or windows are shown. The 2-over-2 windows aren’t appropriate in this area.

Patten – Not much to add. It’s out of character for the area.

Pohl – This would benefit from the concept of a broken back; drop the gable so it hits the shed. The windows could be a little larger to alter the perceived volume. The breezeway width could be reduced to bring the ridge below that of the garage. Agrees the roof walk isn’t appropriate.

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

Roll-call Vote Carried unanimously

Certificate #

5.	13 Commercial Wf, LLC 09-6996	13 Commercial Wharf	Rev. 09-4749: reduce struct	42.2.4/10	NAG
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill, Patten				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:18)	Not opened at this time.				
Motion	Motion to Hold for representation. (Oliver)				
Roll-call Vote	Carried unanimously			Certificate #	

6.	Nantucket Land Bank 09-7021	70 Washington Street	Move off /demo	42.2.3/16	Normand Residential
Voting	Welch (acting chair), Coombs, Camp, Oliver, Dutra				
Alternates	Thornewill, Patten (Pohl sat off)				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Ben Normand, Normand Residential				
Public	None				
Concerns (8:19)	<p>Normand – Presented project; circa 2002; the Land Bank is planning open space available to the public.</p> <p>Backus – NHL according to data 2002 non-contributing; it should be moved not demoed due to its age.</p> <p>Discussion about keeping as much as possible out of the landfill.</p> <p>No concerns with the preference it be moved.</p>				
Motion	Motion to Approve as submitted with every effort to recycle. (Dutra)				
Roll-call Vote	Carried unanimously			Certificate #	HDC2022-09-7021

7.	Walter Glowacki Family 09-7011	5 Meader Street	Rev 04-3953: addition	42.2.3/37.1	Val Oliver
Voting	Pohl, Welch, Camp, Thornewill, Patten				
Alternates	Dutra				
Recused	Oliver, Coombs				
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and <i>BW/NIM</i> .				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (8:25)	<p>Oliver – Presented project; circa 1984 and moved to this location 2022.</p> <p>Backus – Circa 1997 moved here from 44 Washington; it should comply with Resilient Nantucket guidelines. The proposed railing is not appropriate in the OHD and should remain traditional. Front door should remain as is. New south elevation dormer is an odd addition but would like to see a shed dormer option.</p> <p>Read advisory group comments: The front door should remain on the Washington Street façade; it is inappropriate to place a French door on the front façade in such a visible location. The proposed railing design shows horizontal lines, possibly representing cable rail; this will be very visible from Washington Street and is inappropriate; this is not the place to experiment with new railing designs; a traditional baluster railing should be used. On the South elevation, the proposed shed dormer runs into the side of a gable dormer; this is a flush dormer even though it is drawn as if it is set back. It does not meet traditional dormer design specs as outlined in <i>BW/NIM</i> and should be separated from the other dormer and set back one foot as required.</p> <p>Camp – The cross bucks draw too much attention; should be balustrades. 6-over-1 are good; would prefer 2 ganged windows to the French doors on the front. Turn the side doghouse/shed dormers into one shed dormer.</p> <p>Welch – Agrees about the railing. West elevation shows 12 steps and previous approval had 9; this looks very tall and wants to ensure we’re not adding height. South elevation, joining a shed to a gable dormer is inappropriate; should have an all-shed dormer.</p> <p>Thornewill – Agrees with no crossbucks and that the gable and shed combo should be a shed set back 1’. Okay with the addition to the ridge going back. Okay with French doors on the front but they should be in the center; prefers the original rendition of that elevation.</p> <p>Patten – Not much to add. French doors are visually odd. It’s tall for its location and dwarfs the little houses behind it.</p> <p>Pohl – Likes the crossbucks; suggested chicken wire wouldn’t be visible with 2X4 on the flat. Okay with the side door and the single shed dormer. There are concerns about the height of finished floor above grade.</p>				
Motion	Motion to Hold for revisions and a surveyor finished floor certification. (Camp)				
Roll-call Vote	Carried //Patten, Thornewill, Welch, Camp, and Pohl-aye			Certificate #	

Rest held for next Tuesday.

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.	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 windows & 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

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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. Stark Point, LLC 09-6993	16 Easton Street	Rev. 04-6118: main house	42.1.4/11	Botticelli + Pohl
17. Stark Point, LLC 09-6994	16 Easton Street	Rev. 04-6121: gym	42.1.4/11	Botticelli + Pohl
18. Crow's Nest, LLC 09-6995	9B Crow's Nest Way	Raise, addition, reno	12/20.22	Botticelli + Pohl
19. Nantucket Boat Basin 09-7028	29 Commercial Street	Demo/replace like kind	42/24.3	Dennis Patnaude
20. Barbara Phillips Trust 09-7023	7 North Liberty Street	Rev. 12-2628	42.3.4/6	Val Oliver
21. Elizabeth Phillips 09-7030	4 Pittman Road	New shed	73.4.2/61	Elizabeth Phillips
22. Deborah Wasil 09-7015	51 Pleasant Street	Replace windows	55/32.3	Structures Unlimited
23. Town of Nantucket 09-7049	16 Broad Street	Alterations	42.4.2/30	Rick Sears
24. Town of Nantucket 09-7057	20 South Water Street	Alterations Bldg 1	42.4.2/29	Rick Sears
25. Town of Nantucket 09-7058	20 South Water Street	Alterations Bldg 2	42.4.2/29	Rick Sears
26. 5 Sherburne Way, LLC 09-7003	5 Sherburne Way	New Beach stairs	30/38	Botticelli + Pohl
27. Michael Zarcone 09-7010	16 Cherry Street	Minor alterations	55/379	Val Oliver
28. TwentyOne Milk St Tr 09-7033	21 Milk Street	Parking	42.3.3/87	David Troast
29. John Welch 09-7039	40 D Union Street	Infill dormer	42.3.2/89	Gryphon Architects
30. Eleven Lincoln Ave Tr 09-7051	32 Jefferson Avenue	New guest house	30/132	Botticelli + Pohl
31. 40 OSR, LLC 09-7045	40 Old South Rd 39/40	New dwelling mixed use	68/410	Emeritus LTD
32. 40 OSR, LLC 09-7046	40 Old South Rd Lot 41	New Dwelling mixed use	68/10	Emeritus LTD
24. Jay Harmon	Lot 2 Maple Lane	Porch addition	67/303	LINK
25. Jay Harmon	Lot 2 Maple Lane	Porch addition	67/303	LINK
26. Nantucket Lifesaving Museum	158 Polpis Road	Replace windows	27/28	LINK
27. John Ribik	12 Chuck Hollow Road	Bulkhead shed	72/29	Linda Williams
28. Corkish Coop 09-7046	320e Polpis Road	New shed	24/1.5	Structures Unlimited

XI. 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. Brandon Casement 07-6722	6 New Street	Dormer	55.4.1/34	Brandon Casement
2. Frank Twarog 05-6231	18B Atlantic Avenue	Patio, fence, arbor & drive	55/24.2	Todd Farrell
3. Sandy Ack 04-6147	6 Sandy Drive	New dwelling	29/76	NAG
4. Patience Killen 06-6585	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 05-6245	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

XII. 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. Jayne Culkins	20 West York Street	Window replacement	55/7.1	Ernie Culkins
4. Tom Forman	6 Coffin Street Sias	Rev. 12-5323: hardscape	73.1.4/19	Waterscapes
5. Richard Holt	121 Madaket Road	Barn addition	40/60.1	Botticelli + Pohl
6. Ron Lefevre	7a Maryann Drive	New 2 nd dwelling	68/216	SCI
7. Brian Wright	2A Copper Lane	Hardscape	42.3.3/191	SCI
8. Hillary Cunniff	37 York Street	Roof replacement	55.4.1/104	SCI
9. Hillary Cunniff	37 York Street	New garage	55.4.1/104	SCI
10. Margaret Zarcone	16 Cherry Street	Roof replacement	55/379	Stegra Corp
11. Lisa Linton	2 Creek Lane	New pool & hardscape	38/93	Andrew Falkenstein
12. Dipak Thapa	37 Beachgrass Road	Solar roof array- house	68/369	ACK Smart
13. Dipak Thapa	37 Beachgrass Road	Solar roof array- shed	68/369	ACK Smart
14. KMS126 NT	126R Main Street	Demo Garage	42.3.3/98.1	Linda Williams
15. KMS126 NT 08-6893	126R Main Street	New dwelling	42.3.3/98.1	Linda Williams
16. Catherine Sperry	4 Chapel Street	Roof replacement	73.4.2/19	Jim Lydon

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

XIII OLD BUSINESS 10/04/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Fair City, LLC	115 Old South Road	New building	68/112	Emeritus
2.	Fair City, LLC	115 Old South Road	New building	68/112	Emeritus
3.	39 Monomoy Road, LLC	39 Monomoy Road	Addition, reno, & move	54/79	Emeritus
4.	Lindsley Matthews	37 West Chester Street	Dormer & roof height rev	41/150	NAG
5.	Scott Dehm	8 Ash Street	Hardscape & pergola	42.4.2/94	Jardins International
6.	Matthew Stone	47 Milk Street	Main house rev.	56/201	Linda Williams
7.	Matthew Stone	47 Milk Street	Garage Revisions	56/201	Linda Williams
8.	Auburn Cottage, LLC	46 Easton Street	Addition, raise, & reno	42.1.4/22	Botticelli & Pohl
9.	Shenandoah Trust	40 Easton Street	Fenestration rev	42.1.4/20	Botticelli & Pohl
10.	Sheep Pond Property	14-16 Sheep Pond Road	New dwelling	63/29&30	Emeritus
11.	Morgan Family	24A New Lane	Demo/move off	49/395.2	Val Oliver

XIV. OTHER BUSINESS	
Approved Minutes	September 20, 2022
Motion	No action at this time.
Roll-call vote	N/A
Review Minutes	September 27, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Tuesday, October 11th @ 4:00 pm Hybrid – Zoom & 4 Fairgrounds Road, Community Room • Classification of street trees & vegetating mapping • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves • Open enrollment seeking individuals interested in the Resiliently Integrating Sustainable Energy (RISE) Work Group Solar Installations Module

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Adjourned at 8:43 pm. (camp)**
 Roll-call vote Carried unanimously

Submitted by:
 Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Madaket Village District

Sign Advisory Group