



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Thursday, October 14, 2021

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 1:06 pm. and announcements by Ms. Camp

Staff in attendance: Kadeem McCarthy, Interim HDC Compliance Coordinator; Holly Backus, Preservation Planner; Esmeralda Martinez PLUS Administrative Specialist; Terry Norton, Town Minutes Taker
Attending Members: Camp, Coombs, Oliver, Welch, Thornewill
Absent Members: Pohl, McLaughlin, Dutra
Late Arrivals: None
Early Departures: Welch, 2:35 pm

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

None

II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Christopher Freeman 10-4889	14 Seikinnow Place	Roof, siding, windows	67/532	Self
2.	Cary M Donick Trust 09-4728	4 Dukes Road	Move dwell on fm 188 Cliff	41/188	Val Oliver Design
3.	Brett Gordon Trust 09-4731	10 Bishops Rise	Convert deck to sunroom	40/42	MCA+
4.	Mike Conway 09-4765	98 Somerset Road	Cedar fence	66/222	Self
Voting	Camp, Coombs, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	None				
Representing	None				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve. (Coombs)				
Roll-call Vote	Carried 4-0//Coombs, Welch, Thornewill, and Camp-aye			Certificate #	HDC2021-(as noted)

III. CONSENT WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Terri Keogh 09-4766	7 Bunker Hill Road	Revs to pool	73.4.2/39	Topham Design
	• Pool not to be visible at time of inspection or thereafter.				
Voting	Camp, Coombs, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	Motion to Approve through staff per noted conditions. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Welch, Coombs, Thornewill, and Camp-aye			Certificate #	HDC2021-09-4766

IV. OML COMPLAINT DISCUSSION AND VOTE

Open Meeting Law Complaint filed against the Historic District Commission from Mark & Suzanne Forsyth of the Lili Pond Neighborhood Association, dated August 3, 2021: Revisions to response of the Open Meeting Law Complaint to be voted on if revisions were requested.

Voting Coombs (acting chair), Oliver, Welch, Thornewill
 Recused Pohl, Camp
 Documentation Open Meeting Law (OML) complaint; OML Decision Response.
 Discussion **McCarthy** – He hasn't received any edits from Commissioners on the response; asked if there are any edits to the response written by Town Legal Services.
Welch – He has no additional comments.
Thornewill – No comments.
Oliver – She sat on this application. It's a good response.
 Motion **Motion to Approve the response as written by Legal Services. (Oliver)**
 Roll-call Vote Carried 4-0//Welch, Thornewill, Oliver, and Coombs-aye

V. NEW BUSINESS 09/28/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Elizabeth O'Connor 09-4739	16 Tashama Lane	As-built retaining wall	55/481	Katy Mitchell
Voting	Camp, Coombs, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, and correspondence.				
Representing	Katy Mitchell				
Public	Gregg Tivnan, 13 Mclean Lane				
Concerns (1:16)	Mitchell - Aside from the fact the wall wasn't permitted, doesn't know what the issue is. Jesse Dutra got a 4' fence permitted to be set 3' inside the retaining wall; the owner wants a 6' fence. There are plenty of options for plantings on the back side of the wall. She can collaborate with Mr. Dutra to come up with a comprehensive site plan. Tivnan – We didn't realize that plantings were intended; however, the wall is 1' off our property line; that doesn't allow sufficient room to adequately screen the wall and fence with plants. Thornewill – It's unfortunate this happened. Because this is a wood retaining wall, the top 2 tiers could easily come off and it could be moved 2' farther into the property. The fence would then be placed well inside the applicant's property line where he has control of the plantings. Welch – He read the letter. He'd like to see this application come back with the prior approval attached as well as the application for the building located between the pool and wall. The wall is reforming the land by raising the grade on one property, upon which we did not have a discussion. He wants to review everything as a whole and have that grading discussion. The information Ms. Mitchell just provided about the fence underscores why we need the previous approvals. A 4' fence on top of a 3' wall is a 7' wall; a 6' fence would be 9' as seen from the road. Coombs – Ms. Thornewill and Mr. Welch expressed her thoughts very well. The wall looks like it's right on the property line; applicants are supposed to state there will be a grade change. This lot is open, and the wall is visible. Camp – This is an insensitive development to this neighborhood; the grade could have been bermed down.				
Motion	Motion to View and Hold for reapplication with the previous approvals, topography plan, and comprehensive site plan and no further hardscape work is to be done until this is resolved. (Coombs)				
Roll-call Vote	Carried 4-0//Welch, Thornewill, Coombs, and Camp-aye			Certificate #	
2.	George Wilcox 09-4679	101 Low Beach Road	Add roofwalk	75/32	Val Oliver Design
3.	George Wilcox 09-4678	101 Low Beach Road	Addition to shed	75/32	Val Oliver Design
Voting	Camp, Coombs, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	None				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (1:16)	Oliver - Asked to hold this for Tuesday for a full board. Not opened at this time.				
Motion	Motion to Hold for Tuesday, October 19. (Coombs)				
Roll-call Vote	Carried 4-0//Thornewill, Welch, Coombs, and Camp-aye			Certificate #	

4. Thomas Keegan 09-4669	41B Cliff Road	Revise fenestration	29/40	Linda Williams
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:16)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Roll-call Vote	Carried // Thornewill, Welch, Coombs, Oliver, and Camp-ay		Certificate #	
5. Michael Altman 09-4674	37 Sankaty Road	Rev 07-4120 pool	48/2	BPC
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:39)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Roll-call Vote	Carried 5-0//Thornewill, Welch, Coombs, Oliver, and Camp-aye		Certificate #	
6. 1 Caroline Way LLC	1 Caroline Way	New dwelling	82/58/59	Vicente-Burn Archits
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:39)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Welch, Coombs, and Camp-aye		Certificate #	

VI. OLD BUSINESS 10/05/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Kathleen Waldorf 09-4584	54 Madequecham Valley	Addition	88/20	Botticelli & Pohl
2. 8 Walbang NT 09-4580	8 Walbang Avenue	New dwelling	82/46	Botticelli & Pohl
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:41)	Not opened at this time.			
Motion	Motion to Hold for representation for Tuesday, October 19. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Welch, Thornewill, Oliver, and Camp-aye		Certificate #	
3. Nant 24 Mill St, LLC 07-4269	24 Mill Street	Demo shed	55.4.4/97	Self
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Rick Griffith, owner			
Public	None			
Concerns (1:42)	Griffith – He confirmed through Preservation Institute Nantucket (PIN), the estimated construction date of the shed is 1998. Backus – Appreciate clarification on the age; asked for better photos of the interior pending approval. Oliver – Given the historic information from PIN, she has no concerns. Thornewill – Agrees with Ms. Oliver. She would honor Ms. Backus's request for better photos. Coombs – Would like the plants saved since they fit the neighborhood. Welch – No additional comments. Camp – Thinks it is old and charming and concerned will be replaced by a generic design.			
Motion	Motion to Approve as submitted with photo documentation if the interior submitted for the record. (Oliver)			
Roll-call Vote	Carried 4-1//Thornewill, Welch, Coombs, and Oliver-aye; Camp-nay		Certificate #	HDC2021-07-4269

4. Nant 24 Mill St, LLC 07-4270	24 Mill Street	120sf shed	55.4.4/97	Self
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Rick Griffith, owner			
Public	None			
Concerns (1:46)	Griffith – The design was approved for another property outside the old historic district (OHD). Backus – 24 Mill Street is 1 house outside the OHD; need better drawings with overall height and window placement. Read HSAB comments 9/27: need better drawings. Coombs – We don't know the height; the south elevation dormer is out of proportion and windows not appropriate. Thornewill – The drawings aren't to scale; the windows don't look like they work; we have no dimensions; and we don't know the location on the site. Oliver – It's a shed; aside from the dormer, she has no concerns. The application says 12'; the drawings could be tidied up through staff with removing the dormer and identifying the window as TDL. Welch – Agrees with Ms. Oliver. We need a better site plan showing its specific location. If this is no closer than the southwest corner of the existing, we could approve through staff with a revised site plan and height included on the north elevation; doesn't think the dormer will be visible. Camp – She would have preferred a complete application with dimensions on the plans and photos of the main house.			
Motion	Motion to Approve through staff with drawings to scale with dimensions and a floor plan and a precise site plan. (Oliver)			
Roll-call Vote	Carried 3-2//Thornewill, Welch, Oliver-aye; Coombs & Camp-nay		Certificate #	HDC2021-07-4270
5. Lauren Stein 09-4574	11 Woodbury Lane	New dwelling	41/550	Normand Residential
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Ben Normand, Residential Design			
Public	None			
Concerns (1:56)	Normand – Reviewed changes made per previous concerns. Requesting high-end, simulated-divided-light windows (SDL) for the whole structure. Backus – She concurs with the revisions; regarding use of SDLs, Woodbury is an example of mimicking Quaker and whaling era architecture; ask that the front façade be true-divided-light windows (TDL) with the rest SDL. Oliver – Changes are appropriate. Should be in keeping with our policy that the front façade has TDL, and the rest can be SDL. Coombs – Likes the changes and agrees with TDLs on the front. There are storms that can go on the inside. Welch – Appreciates the changes; the aluminum triple-track storm typically used with TDLs is an affront to our historical downtown, they always have been; newer SDL windows are energy efficient, addressing various community concerns, and behind OEM storms they tend to actually look more historic. Thornewill – The house is appropriate. There are inset storms that look great with TDLs. Camp – This would be a good opportunity to try a high-end SDL to replace triple-tracks and TDLs.			
Motion	Motion to Approve through staff with TDLs on the main mass front façade and the rest as SDL. (Coombs)			
Roll-call Vote	Carried 3-2//Oliver, Thornewill, and Coombs-aye; Camp & Welch-nay		Certificate #	HDC2021-09-4574
6. Nant. Development 08-4370	9 Hydrangea Lane	New dwelling	73/94	Val Oliver Design
Voting	Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (2:06)	Oliver – Asked this be held for a full board. Not opened at this time.			
Motion	Motion to Hold for a full Board. (Coombs)			
Roll-call Vote	Carried 4-0//Thornewill, Welch, Coombs, and Camp-aye		Certificate #	

7.	22 Easton St., LLC 05-3644	22, 24 Easton Street	Guesthouse	42.1.4/12	Workshop APD
8.	22 Easton St., LLC 06-4026	22, 24 Easton Street	Pool & hardscape	42.1.4/12	Workshop APD
Voting	Camp, Coombs, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (2:06)	Not opened at this time.				
Motion	Motion to Hold for representation. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver Thornewill, Welch, Coombs, and Camp-aye			Certificate #	
9.	North Mill, LLC 08-4338	Lot A – Birdsong Lane	New dwelling	55.4.4/80/1	Thornewill Design
Voting	Camp, Coombs, Oliver, Welch				
Alternates					
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.				
Representing	Luke Thornewill, Thornewill Design				
Public	Anne Dewez, 5 Mill Street, for Mill Hill area neighborhood group				
Concerns (2:07)	Thornewill – Reviewed the grade change across the property and changes made per previous concerns. Went to grey and black is they are more low-impact than white and light; his client would accept grey and white. Dewez – She sent a letter on behalf of the neighborhood group to Mr. Thornewill and the owners thanking them for working with us to come up with a design that fits the neighborhood. Backus – Looking at the revisions compared to comments made, appreciates a lot of the changes. Asked if the windows are TDL or SDL and the color; the application mentions black sash. Coombs – Appreciates changes made; no concerns. Forgot the black sash. Welch – No concerns. Oliver – North elevation, asked how the retaining will work (rolling grade). Black is over used in Town. Camp – West elevation, the front door trim should be beefed up; the right windows should be narrower; concerned about the sash being black.				
Motion	Motion to Approve through staff with the west elevation “C” window to be more vertical with respect to pane proportions; sash to be gray; and no retainage is proposed. (Welch)				
Roll-call Vote	Carried 4-0//Oliver, Welch, Coombs, and Camp-aye			Certificate #	
Motion	Motion to reopen. (Welch)				
Roll-call Vote	Carried 4-0//Oliver, Welch, Coombs, and Camp-aye			Certificate #	
Motion	Motion to Revise from gray sash to white sash and the front door to be an HDC historic color. (Welch)				
Roll-call Vote	Carried 4-0//Oliver, Coombs, Welch, and Camp-aye			Certificate #	HDC2021-08-4338
10.	Dean Lampe 08-4495	15 Aurora Way	New dwelling	56/447	Self
Voting	Camp, Coombs, Oliver, Welch				
Alternates	(Thornewill stepped out)				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dean Lampe, owner				
Public	None				
Concerns (2:28)	(1:55) Held for representation. Lampe – Reviewed changes made per previous concerns. Oliver – This is a vast improvement. Coombs – The front door should be 2 wood panels with 4 windows and with sidelights adjusted to match. Welch – North elevation 6-light front door is more in keeping with the windows. Camp – She agrees with Mr. Welch about the front door.				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 4-0//Welch, Coombs, Oliver, and Camp-aye			Certificate #	HDC2021-08-4495

11. Dean Lampe 08-4499	15 Aurora Way	Cabana	56/447	Self
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Dean Lampe, owner			
Public	None			
Concerns (2:34)	(1:55) Held for representation. Lampe – Changed the garage to a small cabana and moved it to the back. No concerns due to lack of visibility.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Welch, Coombs, Thornewill, Oliver, and Camp-aye		Certificate #	HDC2021-08-4499
12. Dean Lampe 08-4500	15 Aurora Way	Pool	56/447	Self
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Dean Lampe, owner			
Public	None			
Concerns (2:36)	(1:55) Held for representation. Lampe – Deleted the hot tub and put the pool in the back, No concerns.			
Motion	Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Welch)			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Coombs, Welch and Camp-aye		Certificate #	HDC2021-08-4500

Rest held for October 19th.

13. Mark Norris 07-4268	14A Lowell Place	Shed	41/164	Linda Williams
14. Paul Benk 09-4592	8 North Gully Road	Add dormer	73.1.3/48	Emeritus

VII. NEW BUSINESS 10/12/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	44 Monomoy, LLC	44 Monomoy Road	Move/demo main house	54/72	Workshop APD
2.	44 Monomoy, LLC	44 Monomoy Road	Move/demo guest house	54/72	Workshop APD
3.	44 Monomoy, LLC	44 Monomoy Road	Move/demo garage	54/72	Workshop APD
4.	Douglas Delaney	16 Plover Lane	Alterations	12/52	Permits Plus
5.	Rich Peterson	30 Main Street 'Sconset	Relocate garage & addition	73.3.1/46	Jeff Morash
6.	Alyssa Corry	48 Hooper Farm Road	Rooftop solar – main house	67/315	Cotuit Solar
7.	Alyssa Corry	48 Hooper Farm Road	Rooftop solar – garage	67/315	Cotuit Solar
8.	12 Derrymore RT	12 Derrymore Lane	Garage	41/241	EMDA
9.	13 Commercial Wharf, LLC	13 Commercial Wharf	Addition & handicap ramp	42.2.4/10	NAG
10.	Bob Collamore	32 Woodbury Lane	2 new windows	41/279.1	Self
11.	50 Brewster Road	50 Brewster Road	New garage	43/96	EMDA
12.	Terri Keogh	7 Bunker Hill Road	Revs to dwelling	73.4.2/39	Topham Design
13.	Nan. Whale's End II	43 Squam Road	Addition/fenestration	13/24	MCA+
14.	Chris Oberg	35 Gloucester Street	Move on fm 13 Low Beach	76.4.2/97	Will Stephen
15.	29 Jefferson, LLC	29 Jefferson Avenue	Color change/add window	30/125	MCA+
16.	29 Jefferson, LLC	29 Jefferson Avenue	Color change/railing detail	30/125	MCA+
17.	Goldsmith	1 White Street	New dwelling	79/29	Val Oliver Design
18.	Carl Lierberman	79 Union Street	Roof change	55.1.4/41	Self
19.	Tyler Dewing	74 Milk Street	Pool and hardscape	56/6.1	Linda Williams
20.	Emily Mullins	11 Plum Street	Revisions	80/28	Thornewill Design
21.	Stewardson Fam. Part.	36 Quidnet Road	36 Quidnet Road	21/52	Thornewill Design
22.	Nan. Land Bank	48 South Cambridge Street	Deck + paths	59.3/42	Normand Residential
23.	Hannah Craven	17 Pine Street	Hardscaping	42.3.3/26	Normand Residential
24.	Powell	71 Cliff Road	Move off/demo dwelling	80/160	Thornewill Design
25.	Powell	71 Cliff Road	New dwelling	80/160	Thornewill Design
26.	Shelley Kelly	8 Starbuck Road	Solar roof array	59.3/63	ACK Smart
27.	Kyle Jenner Trust	6 Saccacha Avenue	Pool/spa/hardscape	82/336	Jardins International
28.	One Chester Smiley, LLC	1 Chester Street	Rev. COA – roof walk	42.4.3/18	Normand Residential
29.	Harry Pinson	3 Elbow Lane	Rev. COA – fenestration	73.2.4/44.1	McMullen + Assoc.
30.	Soren Sorenson	21 Woodbine Street	Asbuilt solar ground array	80/321	ACK Smart
31.	Richmond Great Point	37 Beachgrass Road	New dwelling	68/369	KOH Architecture
32.	Richmond Great Point	30A Evergreen Way	New dwelling	68/374	KOH Architecture

HDC Minutes for October 14, 2021, adopted Oct. 26

33. Fisher's Landing Assn	8 Warrens Landing	Move on shed	38/92	Seth Gottlieb
34. Lyden	4 West Miacomet Avenue	Move off/demo garage	81/160	Gryphon Architect
35. Lyden	4 West Miacomet Avenue	Pool and hardscape	81/160	Gryphon Architect
36. Asher Trust	19 Cannonbury Lane	Replace pergola w/ deck	73+74/49	Gryphon Architect
37. Alan Shuch	45 Quidnet Road	Pergola	21/21	Smith + Hutton
38. Harbor Fuel Carwash	43 Sparks Road	Addition	55/267.3	Val Oliver Design
39. Dexter Group, LLC	8 Winn Street	New dwelling	41/51.2	EMDA
40. Tom McCann	78 Milk Street	Addition	56/6.2	Linda Williams
41. Richard Glidden Trust	4 Giny Lane	Move off/demo garage	41/841	Linda Williams
42. Judith Greenberg	2 Gorhams Court	Generator	42.3.2/204	Linda Williams
43. Rice Heard	4 Lucretia Mott Lane	Hardscape – driveway	42.3.2/125.1	Linda Williams
44. Norris Bldg Co.	14R Lowell Place	Shed	41/164.1	Linda Williams
45. Deb Cote	23 Prospect Street	Hardscape – driveway/wall	55.4.4/90	Linda Williams
46. Deb Cote	23 Prospect Street	Rev. COA – found coat	55.4.4/90	Linda Williams
47. 36 Lily Street, LLC	36 Lily Street	Hardscape	42.4.3/94	Ahern
48. Peter Colarulli	1 East Lincoln Street	Porch addition/fenestration	42.4.1/12	S. Hollister
49. James Bessey	12 Correia Lane (lot 2)	New dwelling	80/59 (prtn)	Brook Meerbergen
50. James Bessey	12 Correia Lane (lot 2)	New studio	80/59 (prtn)	Brook Meerbergen
51. James Bessey	12 Correia Lane (lot 2)	New garage	80/59 (prtn)	Brook Meerbergen
52. James Bessey	12 Correia Lane (lot 2)	New pool and spa	80/59 (prtn)	Brook Meerbergen
53. James Bessey	12 Correia Lane (lot 2)	New pavilion	80/59 (prtn)	Brook Meerbergen
54. James Bessey	12 Correia Lane (lot 2)	New sports court	80/59 (prtn)	Brook Meerbergen
55. Carol Surface	47 Warren' Landing	Rev. COA – MH	38/54	BPC
56. Charles Ernst	166 Cliff Road	Garage reshingle	41/69	Peter Fernandes
57. US Reif Marine	134 Orange Street	New 2 nd floor addition	55/49	Anton Dimov
58. 50 Brewster Road, LLC	50 Brewster Road	Revisions	43/96	EMDA
59. Tom Etheridge	16 Lyons Lane	Cabana	76/15	Atlantic Landscaping
60. Isaiah Truyma	117 Orange Street	Hardscape	55/377	Atlantic Landscaping
61. Dworetzky-Banse Fam	8 Shawkemo Road	MH revs	43/90	Botticelli + Pohl
62. Dworetzky-Banse Fam	8 Shawkemo Road	Rec barn revs – add window	43/90	Botticelli + Pohl
63. David Prill	82 Pocomo Road	Add kneewall to rear porch	15/35	Botticelli + Pohl
64. Okay Okay House	10 Union Street	Parking + patio	42.3.1/43	BPC
65. Patrick Bailey	3 Doc Ryder Drive	Addition + fenestration	66/210	JB Studio
66. 23 Broad Owner, LLC	23 Broad Street	Addition + fenestration	42.4.2/77	Emeritus
67. John Barry	22 Eel Point Road	Add dormer + stairs	40/45	Emeritus
68. Nan. Invest. Holdings	22 Pocomo Road	New guest house	14/73.1	Emeritus
69. Nan. Invest. Holdings	22 Pocomo Road	New garage	14/73.1	Emeritus
70. Dex Dog LLC	6B Arrowhead Drive	Addition	69/58.1	Emeritus
71. Karen Urban	33 Main Street 'Sconset	Pool house	73.4.2/34	Emeritus
72. Hoehn-Saric	34 Easton Street	New house	41.1.4/18	CWA
73. Tack3 LLC	26 Washington Street	Rev. COA	42.3.2/23	CWA
74. Robert Meyer	307 Polpis Road	New dwelling	25/39	CWA
75. Mueller Nantucket Assoc.	11 North Mill Street	Rev. COA	55.4.4/77	CWA
76. 45 Shawkemo Rd, LLC	45 Shawkemo Road	Rev.4484:fenes/hght/dmr/shtrrs	27/18	Workshop APD
77. 89 Vestal St, LLC	89 Vestal Street	Pool and hardscape	56/251	Linda Williams
78. 12 Somerset Lane, LLC	12 Somerset Lane	Rev. COA	56/55	Linda Williams
79. ACK 11 Pleasant, LLC	11 Pleasant Street	Rev. COA	42.3.3/121	Linda Williams

VIII. OTHER BUSINESS

Approved Minutes	None
Review Minutes	October 5 & 7; 2021
Other Business	• Next HDC Meeting Tuesday, October 19, 2021 at 5:00 pm. ZOOM • Discussion of Advisory Board Review • Section 106 – Sunrise Wind Farm Project, Intro • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions
Commission Comments	McCarthy – Reviewed the 38 Prospect appeal.

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion

Motion to Adjourn at 2:37 pm (Coombs)

Roll-call vote

Carried 4-0//Thornewill, Oliver, Coombs, and Camp-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board