



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, OliverVallorie Oliver,
Associate Commissioners: Stephen Welch, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Tuesday, December 21, 2021

This meeting was held via remote participation using ZOOM and YouTube.

Called to order at 5:00 pm. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, HDC Compliance Coordinator; Holly Backus, Preservation Planner; Esmeralda Martinez; PLUS Administrative Assistant; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Thornewill
Absent Members: Welch, Dutra
Late Arrivals: None
Early Departures: Camp, 8:00 pm

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

None

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Daintree Advisors, LLC 11-5276	82 Pocomo Road	Shed move to 67 Surfside	15/35	Gryphon Architects
2.	Alderaan, LLC 11-5277	67 Surfside Road	Shed move from 82 Pocomo	67/232	Gryphon Architects
3.	Craig Knutson 12-5284	30 Crooked Lane	New cabana	41/332	Studio Ppark
4.	Craig Knutson 12-5285	30 Crooked Lane	New shed	41/332	Studio Ppark
5.	Diane Catino 12-5291	11 D Street	Garage- move on site	60.2.1/17	Ethan McMorrow
6.	3 Raceway, LLC 12-5290	2 Clara Drive	New Garage	66/281	Ethan McMorrow
7.	Nancy Whelan 12-5311	23 Masaquet Avenue	New shed	80/139	Permit Plus
8.	EPR RGH, LLC 12-5397	119 Eel Point Road	New shed	33/17.2	Meerbergen Designs
9.	LBC Sconset, LLC 12-5335	9 Hawk Circle	Fenestration revisions	74/37.1	JGGA
10.	Grey Lady, LLC 12-5338	7 Grey Lady Lane	New Shed	66/711	Val Oliver
11.	Deborah Wilson 12-5342	37 Friendship Lane	Fence	56/354	Deborah Wilson
12.	Janice Hoff 12-5347	26 Quidnet Road	Rev. to basement & stairs	21/35	McMullen & Assoc.
13.	Brian Posner 12-5350	19 Osprey Way	Fenestration change	83/16	DTA
14.	Allie Scheffelin 12-5341	23 Starbuck Road	Omit adtn/chg fenst&knwll	60/107	Thornewill Designs
15.	Colby Crenshaw 12-5329	24 Almanack Pond Rd	New barn/studio	25/37	Thornewill Designs
16.	Julie Layden 12-5300	22 Atlantic Avenue	New gutters	55/26	Julie Layden

Voting Pohl, Camp, McLaughlin, Coombs,

Alternates None

Recused Oliver, Thornewill

Documentation None

Representing None

Public None

Concerns No concerns.

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

Roll-call Vote Carried 4-0//Camp, McLaughlin, Coombs, and Pohl-aye

Certificate # **HDC2021-(as noted)**

II. 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.	James Bessey 12-5326	12 Correia Lane	Move/demo shed (A)	80/59.1	Meerbergen Designs
	• Move, if possible, preferred				
2.	James Bessey 12-5345	12 Correia Lane	Demo shed (B)	80/59.1	Meerbergen Designs
	• Move, if possible, preferred				
3.	Eric Goddard 12-5346	57 Meadowview Drive	New Garage/barn	56/169.2	Robert Newman
	• Due to lack of visibility				
4.	Randy Sharp 12-5351	8 White Tail Circle	Solar ground array	71/25	ACK Smart
	• Not to be visible at time of inspection or thereafter				
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
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, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2021-(as noted)

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Dale Kevin F Trustee	26 Easy Street	Projecting sign	42.4.2/23	Daniel Lemaitre
2.	Isiah Truymen	417 Orange Street	Wall sign	55/377	Self
3.	Stone Barn HOA	Stone Barn Way	Sign renovation		Wendy Perkins
4.	Richmond Great Point	57 Old South Road	Flag sign	68/156	JH Fossa
5.	Nantucket Land Bank 11-5258	101/103 Hummock Pd Rd	Sign	56/67.1&307	R. Newman

IV. NEW BUSINESS 11/23/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Richard Oneslager	8 Cliff Road	Windows like kind	42.4.4/23	Rich Johnston

V. OLD BUSINESS (11/23/2021)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Hoehn-Saric 10-4865	34 Easton Street	New dwelling	41.14/18	CWA

Voting Pohl, McLaughlin, Coombs, Oliver, Thornewill

Alternates None

Recused None

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

Representing Chip Webster, Chip Webster Architecture

Public None

Concerns (5:09) **Webster** – Reviewed changes made per previous concerns.

Backus – Replacing old 1960 Seward Johnson House; should follow “Resilient Nantucket”. This is still lot-line to lot-line; they should refer to scale of existing structures. Application referenced photos of historical structures, which should be referenced.

Read HSAB comments 12/20: The proposed revisions to this design are insufficient in scope to correct the major issues presented in the original application. This is still a massive two story, lot line to lot line, boxy structure completely lacking any character. The designer needs to listen to the HDC’s previous comments and rethink the entire approach rather than try to revise small the details. HSAB would like to review further revisions

Oliver – Went by today. While she appreciates the change in the roof style, she agrees with HSAB; all roof planes are at the exact, same height. This needs a distinct main mass with lower additive massing. The structures down there but they have a lot of little additive massing element. South elevation, appreciates the change to double doors but it looks like a hotel because of the systematic fenestration.

Coombs – North elevation, she questions the appropriateness of 2-over-1 windows and the panels beside the front door total a width greater than the door and glass should not be below the doorknob. East elevation, the identical double porches are not typical. Agrees with Ms. Oliver. This has no additive massing; it’s a big box going lot line to lot line.

Thornewill – Not much to add. Appreciates the roof going to a hip but the building is still a monolith.

McLaughlin – He has no comments.

Pohl – Agrees with what’s been said. This is very large and imposing. The Seward Johnson house looked like a little motel; the south elevation looks like 6 hotel rooms. This is very monolith and needs more detail and charm.

Motion **Motion to Hold for revisions and to go back to HSAB review. (Coombs)**

Roll-call Vote Carried 5-0// Oliver, Thornewill, McLaughlin, Coombs, and Pohl-aye Certificate #

2. Tack3, LLC	26 Washington Street	Rev. 4863: Rfwlk, entry, etc	42.3.2/23`	CWA
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Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Chip Webster, Chip Webster Architecture
Public	None
Concerns (5:24)	Webster – Reviewed changes made per previous concerns; velocity flood zone dictates height of 1st floor. Backus – Replacing a circa 1950 colonial revival; the previous COA has expired; this needs to comply with “Resilient Nantucket”. It would be helpful to have a site plan showing location of the current as well as this proposed. A street-scape context should be provided; a low elevation of 4’ or less is recommended. Agrees the proposed façade is more in keeping with structures in this area. Read HSAB comments 12/20: While not a part of this application, it should be noted that the existing building, which is requested to be demolished, appears on the 1923 Sanborn map; it was originally closer to the street before it was moved back to provide a parking area in front. The very formal Greek Revival detailing on the front of this building is not in character with the historic character of the waterfront or this end of town; it should have simpler more Quaker-like detailing; simplifying the front fascia will allow the plate to be lowered, reducing the overall height. Despite the HDC’s earlier comments about massing, no attempt has been made to create appropriate additive massing to the rear; the plate heights of the back wings should be considerably lower than the front, using dormers to scale down the massing. The harbor-facing elevation should have some variation in the deck design and fenestration rather than simply repeating the same on both floors. Four-panel sliding doors are inappropriate and should be changed to door window combos. The front stair should not be one continuous length but should be broken up. While this would be unusual for a front stair design, so is a building with the first floor nine feet above grade. We are going to have to get used to seeing buildings elevated to an uncomfortable height and we should address how to handle these extremely long stairs. The roof walk just adds to the height of the structure and should be removed. HSAB would like to see revisions. Coombs – She’d like to see a site plan of this in relation to existing vegetation. She sat the prior board; there was discussion about how this needs to be small and tucked back like the existing. The roof walk should be eliminated. Wants to know exactly how much it must be raised. The west elevation right addition looks like a rocket ship; this could be reduced by using more additive massing. Too many doors and windows facing the water; thinks the decking exceeds the guidelines and makes it look like a hotel. The large trees near the street are Town trees. Thornewill – Disagrees that the eave forward is better; this is a formal 4-bay that sits 9’ up; that raising is incongruous with the style; should be simpler. This should telescope back; it’s a massive formal building on stilts. The decks look like 2nd and 3rd-floor decks because it is raised. Agrees with HSAB. Need to play with different masses so this won’t read as one long escalator. Oliver – Nothing to add. We went through the process of adopting “Resilient Nantucket”, but we didn’t suss out the best solutions; there has to be a better way. There has no relief from what’s under the 1st floor. McLaughlin – Asked why the corner boards are different on the front. Webster – The corner boards are to distinguish the primary from secondary mass. We will be simplifying the main mass. Pohl – Regarding the formality, the frieze board results in all the main roof pitches being 7/12 on top of this tall building; barely any roof will be visible. The plate needs to drop; the roof of the previous approval looked better and the roof walk was more discrete.
Motion	Motion to Hold for revisions and information on the flood plain and where the floor level sits regarding FEMA regulations, and to go back to HSAB. (Coombs)
Roll-call Vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Pohl-aye Certificate #

VII. NEW BUSINESS 12/07/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	33 North Mill, LLC 11-5190	7 North Mill Street	Rev. wdw wells/fenestration	55.4.4/77	Sophie Metz Design
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Sophie Metz, Sophie Metz Design				
	John Brazilian, Butters Brazilian LLP				
Public	Joan Taylor, 16 Mill Street				
	Pat Beilman, 17 Mill Street				
Concerns (7:59)	Metz – Presented project. Backus – There are comments from abutters that commissioners have received; this is an in-fill dwelling. Read HSAB comments 12/20: It is difficult to tell how the proposed window wells will affect the existing mature trees without seeing the entire project on one cohesive plan. This should be held for review to track with the other applications, and the existing trees clearly marked to show which are being removed. The proposed 15-light door should be changed to a 12 light with kick panel While not part of this application, all of the other 15-light doors should also change. Any outdoor lighting should be shown. HSAB would like to see revisions.				

Taylor – Abutters request that everything about this project - including doorways – be included on the landscaping plan to show the relation of all the “moving parts.”

Beilman – Agrees with Ms. Taylor and HSAB. This application is not representative of the simple, Quaker, open vistas indicative of this area.

Brazilian – The house has been approved; regarding the window wells, the statute is clear on visibility, and he doesn’t see any visibility from a travelled way. Very few trees are being touched. Cited other homes in the area with window wells; under the statute, these window wells are compliant.

McLaughlin – No comments.

Oliver – She has no concerns with the changes proposed.

Camp – The French doors should have kick panels; this is a nicely designed house. Okay with the 1 or 2 window wells which are in scale; the ones facing down the hill are very wide and should be rethought.

Coombs – Agrees with kick panels on the French doors. As egress windows, you don’t need five all on the same side; they should be broken up and moved around; they will light up that whole side of the house at night. The footprint of the garage and shed should be included on the site plan.

Pohl – Regarding the triple- and double-window wells, you don’t need ganged windows for egress. Asked about going to double windows rather than triples in the one well; doing that might get this approved. The two wells serve separate bedrooms.

Motion **Motion to Approve through staff with the French doors to have 12-lights and kick panels and the triple basement windows to be reduced to 2. (Coombs)**

Roll-call Vote Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye Certificate # **HDC2021-11-5190**

2. 7 Plum St, LLC **11-5214** 7 Plum Street Shed 80/26 Structures Unlimited

Voting Pohl, Camp, McLaughlin, Coombs, Oliver

Alternates Thornewill

Recused None

Documentation Architectural elevation plans, site plan, and photos.

Representing None

Public None

Concerns (6:05) **McCarthy** – This wasn’t available when he was reviewing consent items.

Camp – It could be wider but not a deal breaker.

No concerns.

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

Roll-call Vote Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye Certificate # **HDC2021-11-5214**

3. 32 Hulbert Trust **11-5220** 32 Hulbert Avenue New dwelling 29/72 Botticelli + Pohl

Voting Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill

Alternates None

Recused Pohl

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

Representing Lisa Botticelli, Botticelli & Pohl

Public None

Concerns (6:07) **Botticelli** – Presented project; the water view is critical to the design; ridge is 27’6” from the flood plain.

Backus – Read HSAB comments 12/20: It would be very helpful to see the driveway and other future structures while reviewing this building. The gambrel roof lines and general massing are appropriate for the area. However, this building stretches 82 ft along Hubert Avenue, which is considerably longer than any other building in the vicinity. It is lot-line to lot-line and as close to Hulbert as possible. Most of the neighboring houses are set back much farther. In terms of additive massing, the volume is well broken up into smaller sections, but the height variation is minimal. It would be preferable to see much lower additive masses on the sides and back. A big concern is that the back of this house faces Hulbert Avenue and the front faces the lot interior, completely hiding the front door; the front door should face Hulbert. There is too much glass and decking facing Hulbert on both floors. The 4 triple-window units should be reduced to doubles and an attempt should be made to not make it so repetitive floor to floor. The second floor wrap around deck overwhelms the roof planes that it is cut into and should be scaled back in size and sections disconnected. The east elevation gable is uncomfortably narrow. The front door on the south elevation has too much glass. The gable-end windows add to the height and should be eliminated. The chimney should be in the main mass. Overall the building is too massive for this neighborhood; it should be reduced in height and length and much of the glazing and decks facing Hulbert reduced; and it should be sited farther away from Hulbert to create a convincing front yard and approach from the street. HSAB would like to review further revisions

This needs to comply with “Resilient Nantucket” Chapter 11.

Oliver – She viewed this and agrees with HSAB: it’s the proximity to Hulbert and looming on the corner; the side facing the water has too much glass and decking; and the front door elevation should face Hulbert. It could use more additive massing and should be push back off Hulbert.

Coombs – North elevation, the door is okay, but it shouldn't be flanked by triple windows; it should be calmer with fewer windows. This goes lot-line to lot-line with no additive massing to break it down; there's enough land for 1-story elements. Coming up Willard you are looking at the south and west elevations.

McLaughlin – North elevation, there's too much glass in the door.

Thornewill – The location is so prominent and sitting so close to Hulbert is atypical; suggested the east wing shift to the south. The 2nd-floor decks should be only in the center; that would fit with other houses on Hulbert. The main mass should read as such with the secondary masses reduced to read as such.

Camp – Agrees with what's been said. Some gambrels are pinched. South elevation, is the most charming and should face Hulbert. This is lot-line to lot-line and looks squeezed onto the lot.

Motion to Hold for revisions and to go back to HSAB for review. (Oliver)

Motion
Roll-call Vote Carried 5-0//Coombs, Thornewill, McLaughlin, Oliver, and Camp-aye Certificate #

4. Surfside Assets, LLC **11-5222** 16 Gladlands Avenue Pool 80/220 Robert Newman

Voting Pohl, Camp, McLaughlin, Coombs, Oliver

Alternates Thornewill

Recused None

Documentation Landscape design plans, site plan, and photos.

Representing Chuck Lenhart, Sandcastle Construction Inc.

Public None

Concerns (6:25) **Lenhart** – Presented project, 14X40 with autocover.

Oliver – You can't see the backyard from anywhere. In terms of the fence, there is a huge length of board and lattice along the street, not necessarily belonging to this house.

Coombs – Agrees it won't be visible.

Camp – No concerns.

McLaughlin – No concerns.

Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Oliver)

Motion
Roll-call Vote Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye Certificate # **HDC2021-11-5222**

5. Surfside Assets, LLC **11-5221** 16 Gladlands Avenue Partial demo 80/220 Robert Newman

Voting Pohl, Camp, McLaughlin, Coombs, Oliver

Alternates Thornewill

Recused None

Documentation Architectural elevation plans, site plan, and photos.

Representing Chuck Lenhart, Sandcastle Construction Inc.

Public None

Concerns (6:30) **Lenhart** – Presented project; attached garage on the front and open up a screened porch.

No concerns.

Motion to Approve as submitted. (Oliver)

Motion
Roll-call Vote Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye Certificate # **HDC2021-11-5221**

6. Nantucket Land Bank **11-5258** 101/103 Hummock Pd Rd Gate 56/67.1&307 Robert Newman

Voting Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill

Alternates None

Recused Pohl

Documentation Landscape design plans, site plan, and photos.

Representing Chuck Lenhart, Sandcastle Construction Inc.

Public None

Concerns (6:32) **Lenhart** – Presented project; known as the "Holdgate Farm."

Thornewill – Okay with the gate but wants them to keep the "little guy".

Consensus agrees.

Motion to Approve as submitted including the red figure. (Oliver)

Motion
Roll-call Vote Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Camp-aye Certificate # **HDC2021-11-5258**

7.	7 Masaquet, LLC 11-5228	7 Masaquet Avenue	New garage	80/144	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Alex Bagmet, Emeritus Development				
Public	None				
Concerns (6:35)	Bagmet – Presented project; 21' tall; trim and doors white. Oliver – White garage doors is a lot of white; otherwise, it's okay. Coombs – Suggested natural-to-weather garage doors. Could cut the edge of the pent roof at an angle. Camp – The pent roof looks pinched under the trim board. Okay with the color either way. McLaughlin – No concerns. Pohl – He'd prefer the doors go to natural to weather. Suggested the pent roof be hipped.				
Motion	Motion to Approve through staff with the pent roof to be hipped so as not to collide with the main roof rake and the garage doors to be natural to weather. (Oliver)				
Roll-call Vote	Carried 5-0//	Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-11-5228
8.	7 Masaquet, LLC 11-5229	7 Masaquet Avenue	New gazebo	80/144	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Alex Bagmet, Emeritus Development				
Public	None				
Concerns (8:33)	Bagmet – Presented project; all trim white with a cedar roof. No concerns.				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//	Oliver, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2021-11-5229
9.	Michelle Whelan 11-5231	13B Mary Ann Drive	Addition/ Deck	58/222	Self
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Michelle Whelan, owner				
Public	Terry Norton, 5B Mary Ann Drive				
Concerns (6:40)	Whelan – Presented project; deck and greenhouse. Norton – This will not be visible. Oliver – Concur. No concerns				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 4-0//	Oliver, Camp, Coombs, and Pohl-aye; McLaughlin abstain		Certificate #	HDC2021-11-5231
10.	Jim & Karen Poole 11-5232	43 Main Street Sconset	Fence	73/18	Brent Young
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	None				
Public	None				
Concerns (6:44)	Backus – Not reviewed by SAB. The fence is a 5&1 and will be visible as it's right on the street. Camp – There is no precedence for a 5&1 on the street. Coombs – Not sure she supports a fence on Main Street. Pohl – This has issues so wants to hold this for a representation.				
Motion	Motion to Hold for representation. (Camp)				
Roll-call Vote	Carried 5-0//	Coombs, McLaughlin, Thornewill, Camp, and Pohl-aye		Certificate #	

11. Marcia Moran 11-5233	15 McKinley Avenue	New shed	73.3.1/28	Structures Unlimited
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Nancy Drazal, Structure Unlimited			
Public	None			
+Concerns (6:48)	Backus – SAB didn't review this. This is associated with an 1888 contributing structure. Camp – This isn't in a bad spot; it's okay. No concerns.			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye		Certificate #	HDC2021-11-5233
12. Shenandoah Trust 11-5235	40 Easton Street	New foundation & renovate	42.1.4/20	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (6:51)	Botticelli – Presented project. Backus – Circa 1893. If the structure is going to be modified regarding its elevation, it needs to comply with “Resilient Nantucket.” The pitch is typical for this façade and it's a shame to lose that. Read HSAB comments 12/20: An overall improvement. Would prefer to see the shingle lines on all sides raised to where they normally should be relative to the floor level with vertical skirting added below. Oliver – She viewed this. Now that she sees the historic photos, she's okay with simplifying that façade. The garage north elevation needs something to mitigate the wall plain. Coombs – Agrees with Ms. Oliver about the garage. Okay with this. McLaughlin – No comment. Thornewill – Likes the changes. Agrees with Ms. Oliver about the garage; she wants to see what that looks like. Camp – Would love to see as much of the original character brought back. She likes the architecture of the old garage; it's more in keeping with the historic architecture.			
Motion	Motion to Hold for revisions and to come back on December 23rd. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Thornewill, Oliver, Coombs, and Camp-aye		Certificate #	
13. Harborside Partners 11-5242	5 York Street	Fenestration rev & pergola	55.1.4/162	Gryphon Architects
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused				
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ethan Griffin, Gryphon Architects			
Public				
Concerns (7:05)	Griffin – Presented project; the pergola is light, but it does face the street. Backus – Circa 1796, 1-story 5 bay, built for Benjamin Folger. A pergola is not appropriate on the front façade. Read HSAB comments 12/20: The pergola is inappropriate on the front of the house; possibly change the pergola to a small covered porch. Even though it already exists as a French door, this faces York Street, and it would be more appropriate for the door to become a single 12 light with kick panel with a window next to it. Oliver – Agrees with HSAB about the pergola especially because it's so deep; would like the French door mitigated. McLaughlin – The 15-light French doors are inappropriate in this area. Camp – Asked if there is vegetation that would obscure the pergola and French door. Okay if the pergola is natural to weather but this style is too modern an approach. Coombs – Suggested putting the pergola on the west elevation; this is one of the oldest houses around. Pohl – He thinks it's sufficiently screened; his only concern is that the front of the pergola is flush with the house; either a much-reduced version or a more historically appropriate porch. The French doors should have kick panels.			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	

14. Nt Invst. Holding, LLC 11-5241	22 Pocomo Road	Pool, drive, & retainage	14/73.1	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Alex Bagmet, Emeritus Development			
Public	None			
Concerns (7:15)	Bagmet – Presented project; the owner’s intent is to keep it very private. McCarthy – Just as the pool is highlighted in red all of the proposed items should be highlighted. Coombs – Doesn’t see the need for 4’ high, capped retaining walls; it’s a very formal wall and we don’t allow caps on retaining walls. Part of the approval should include that no trees are to be removed. Camp – She’s okay with this with the removal of the bluestone cap on the wall. All the vegetation along Pocomo Road should be maintained. McLaughlin – The pool is large; there are 13 items on this application Oliver – Her concern is what’s visible from Pocomo; this is very formal. They are calling Belgium block cobblestone on the plan. Agrees with removing the bluestone cap. Pohl – Between this house and the road, there is very dense vegetation; therefore, without the bluestone cap, this is fine.			
Motion	Motion to Approve through staff keeping the vegetation along Pocomo Road, removing the bluestone cap from the wall, and the application revised to highlight everything being requested. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye		Certificate #	HDC2021-11-5241
15. Ryan Craig 11-5236	28A Pleasant Street	Hardscape & fence	55.4.1/65	KM Designs
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Katie Mitchell, KM Designs			
Public	Linda Williams, for 14, 22, and 51 Pleasant Street			
Concerns (7:25)	Mitchell – Presented project; the bluestone patio is existing. Backus – Associated with a house that is a circa 1985 infill. Changing the sidewalk to brick should not be part of the application. Read HSAB comments 12/20: Changing the sidewalk to running bond brick across the width of the sidewalk is good. The Belgian block apron should be changed to brick in running bond parallel to street. Driveway brick pattern remains as is. Proposed lattice should be eliminated; Type 2 picket fence and gate are good without the proposed lattice on top, which is inappropriate. This can go under “consent with conditions” with those changes. Williams – They can’t change the sidewalk to brick. McLaughlin – The Type II fence looks awful with the lattice on top; that needs to go. Camp – There is a lot of hardscaping going on here; she wishes there were more vegetation. Pohl – With certain changes, HSAB has given this the stamp of approval.			
Motion	Motion to Approve through staff per HSAB suggested changes. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2021-11-5236
16. Vivian Johnson 12-5304	5 Felcon Drive	New cottage	80/329	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams			
Public	None			
Concerns (7:37)	Williams – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-12-5304

17. Darlene Demichelle 11-5252	Lot 26- Birdsong	New dwelling	55.44/80.2	Brook Meerbergen
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.			
Representing	Brook Meerbergen			
Public	Pat Beilman, 17 Mill Street			
Concerns (7:38)	Meerbergen – Presented project; he has made changes in response to HSAB; he has an Exhibit A reflecting HSAB's comments. Backus – Read HSAB comments 12/20: Front windows in main mass could be taller. The single shutter seems out of place. Question necessity of the front porch; the porch detailing seems out of character with the house. Porch roof pitch is too steep, change to 4/12. Bracketed side porch is awkward – would prefer a shed or hipped roof. Rear French doors look too tall. Back porch details seem odd. There should be a large chimney mass near the center of the ridge. Change sash and door color to Essex green. HSAB would like to review further revisions Contributing lot within the old historic district (OHD); agrees with HSAB; it would behoove the applicant to mitigate the view from Angola with vegetation. Beilman – Read into the record a letter of concerns from Ann Dewez at 5 Mill Street. She supports Ms. Rice's comments. Oliver – Agrees with much that HSAB said so looks forward to Mr. Meerbergen's revisions. Removing the porch allows this to move toward Birdsong and helps mitigate the stone. North elevation, the French doors look to be flanked by screens. Agrees with the side porch being a simple shed. Coombs – Agrees with HSAB about the shutters. South elevation, the five 2nd-floor windows on the front are too heavy; this is supposed to be a simple Quaker house. It needs a chimney somewhere. East elevation, the Nr. 5 windows should be separated; the air-conditioning units (A/C) need better screening. Would like it reduced some so it isn't lot-line to lot-line. Camp – Agrees a center chimney would be nice. East elevation, the Nr. 6 window should come off the corner. South elevation, if the porch comes off, the windows could be larger. North elevation fenestration is confusing and needs unity. McLaughlin – South elevation, the 2nd-floor shutters should go. Pohl – He's in favor of removing the south elevation porch because it's too heavy handed and restricts the windows. Agrees with HSAB comments. Meerbergen – Reviewed "Exhibit A" reflecting HSAB comments.			
Motion	Motion to Hold for revisions and to go back to HSAB for review. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	
18. Darlene Demichelle 11-5254	Lot 26- Birdsong	New 2 nd dwelling	55.44/80.2	Brook Meerbergen
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:00)	Meerbergen – Presented project. Backus – Read HSAB comments 12/20: Side porch railing should be changed to full height lattice and the cheeks of the shed roof arched to match the front porch. Change sash and door color to Essex green. HSAB would like to review further revisions Concurs with HSAB; crossbucks in this design are reminiscent of an additional era in Nantucket history; the sash should not be black. Pohl – The board does not like the black sash white trim on anything other than a very formal in-town house. The comments from Ms. Dewez cover the whole property. McLaughlin – The north and south flush-dormer window meeting rails need to align with the fascia board. Coombs – South elevation, the door and windows should be reset to align under those on the 2nd floor. East elevation, the wall left of the door needs a window. West elevation, remove one of the ganged windows. Likes the crossbucks on the south elevation porch. She wouldn't approve black on a Quaker house. Thornewill – It's cute. North elevation, there should be vegetation to mitigate the grade drop and exposure of the foundation. Agrees with HSAB about the porch detail. Oliver – The cottage is fine. Her problem is placement on the precipice of the hill. The west elevation doesn't show a window well. This should be pulled back to avoid that slope. The garage is almost the same size; suggested the garage be attached to this eliminating the little path between. Pohl – It's nicely scaled. Share the concern about it dropping off the hill; that would be remedied if it moved closer to the garage.			
Motion	Motion to Hold for revisions and to be reviewed by HSAB. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye		Certificate #	

19. Darlene Demichelle 11-5255	Lot 26- Birdsong	New garage	55.44/80.2	Brook Meerbergen
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.			
Representing	Brook Meerbergen			
Public	Don Demichelle, co-owner			
Concerns (8:13)	Meerbergen – Presented project. Backus – Read HSAB comments 12/20: Bracketed pent roof over the garage doors should be removed. The East elevation should have a break in the wall – perhaps flip with the west side so west goes straight through and the east wall jogs. Change sash and door color to Essex green. HSAB would like to review further revisions Agrees about the sash not being black and the removing the door pent roof with the bracket. This could be simpler. McLaughlin – The brackets should be straight 45-degrees. Oliver – The placement is odd and consolidating this with the guesthouse should be considered. Thinks cardinal points are mixed up. It's simple but the side facing Birdsong is too big in front of the cottage; a break in the wall would be good. Coombs – Agrees with what's been said. Suggested turning the guesthouse and attaching the garage; that would provide more open space. Thornewill – The more she thinks about it, the more she likes the idea of consolidating the garage and guesthouse; so much would be gained from doing that. Demichelle – Asked if connecting the two with a breezeway would fly with a Quaker structure. Pohl – Nothing to add; likes eliminating the pent roof in favor of the simplification. How to connect the buildings is up to the Demichelles and Mr. Meerbergen.			
Motion	Motion to Hold for revisions and to go back to HSAB for review. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye			Certificate #
20. Morely- Cothran 11-5251	3 Correia Lane	New dwelling	80/63	Val Oliver Design
Voting	Pohl, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (8:24)	Oliver – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 4-0//McLaughlin, Thornewill, Coombs, and Pohl-aye			Certificate # HDC2021-11-5251
21. Marshall & Holly Pagon 11-5250	28 & 32 Baxter Road	Pool house & pergola	49.2.3/29	Design Associates
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Chris Dallmus, Design Associates			
Public	None			
Concerns (8:25)	Dallmus – Presented project. Backus – Read SAB comments 12/20: Fancy for a pool house, but the details carry over from the main house. Very appropriate. Would like to see location of pool mechanicals. The main dwelling is “Wind Rush” circa 1906 4-square in the Sankaty Head historic district. Concurs it matches the historic structure. Oliver – Agrees that because of the vegetation, visibility is minimal; it's great it matches the house. Her only concern is the chimney material; it should be brick to match the house. Coombs – The chimney should be corbelled lower and be of brick to match the main house. McLaughlin – The glass on each elevation exceeds the 50% guidelines; this should be viewed now while the leaves are gone. Thornewill – This is a great, little, light, lingerie building and reflects the main dwelling. The chimney takes away from the lightness so should be interior. Pohl – This is an attractive building; agrees about the chimney.			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0// Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye			Certificate #

22. Marshall & Molly Pagon 12-5279	28 & 32 Baxter Road	Pool & spa	49.2.3/29	Jardins Intl.
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Elisabeth O'Rourke, Jardins International			
Public	None			
Concerns (8:38)	O'Rourke – Presented project; they've gone to extreme lengths to hide the pool; equipment will be on the north side of the main house enclosed in wood; the back access is only used by her client. Backus – Read SAB comments 12/20: Concern is an apparent encroachment on the public way on the north. This is for 28 Baxter Road but sits on 32 Baxter Road. This pool is large within this historic neighborhood; the closest pool is currently at 31 Sankaty Road. Pohl – We're relying on the existing hedge for screening but it's actually not on their property; it's in the public way. There's room to put the privet on their property. Oliver – She's okay with it; they can find a way to screen it if necessary. Coombs – The buildings and hedge block it pretty well. McLaughlin – No comments. Thornewill – She agrees this is fine.			
Motion	Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye	Certificate #	HDC2021-12-5279	
23. Michael Robinson 11-5261	13 Fayette Street	Roof walk	42.3.2/28	Sanne Payne
Voting	Pohl, McLaughlin, Oliver, Thornewill			
Alternates	None			
Recused	Coombs			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:47)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Roll-call Vote	Carried 4-0//McLaughlin, Thornewill, Oliver, and Pohl-aye	Certificate #		
24. Anthony Noto 11-5270	10 Lincoln Avenue	Addition & renovation	30/184	Emeritus
25. 450 Green Park, LLC 11-5272	2 Stone Alley	Additn/alter foundation	42.3.1/102	Emeritus
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:48)	Backus – Mr. MacEachern requested these be held for Tuesday. Not opened at this time.			
Motion	Motion to Hold for Tuesday, December 28. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye	Certificate #		
26. Jim Ikard 11-5268	1 Bloom Street	Basement walkout	42.3.3/140	Emeritus
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Alex Bagmet, Emeritus Development			
Public	None			
Concerns (8:49)	Bagmet – Presented project; this is the only place and will be landscaped. Backus – HSAB did not review this. She was at the site 2 weeks ago; all they had done was remove the chimney. This is individually significant, circa 1727, typical Nantucket. The stairwell is not appropriate; it's right on the street. Oliver – The basement access shouldn't be that close to the front. Coombs – Agrees. McLaughlin – The small chimney has been removed. Thornewill – It should go on the other side of the bumpout, away from the street. We were really trying to preserve the front of this house. She'd like to see photos of the existing bulkhead. Pohl – There's not a lot of support for this as drawn. Discussion about ways to have an approvable walkdown.			
Motion	Motion to Hold for revisions, basement plan, photos, and to go back to HSAB for review. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye	Certificate #		

Rest held for Thursday, December 23rd**VIII. OLD BUSINESS 12/14/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Rich Gillis	38 Prospect Street Lot 29	Hardscape		Linda Williams
2.	Rich Petersen	30 Main Street Sconset	Relocate garage & addition	73.3.1/46	J.Morash/Cncpt Dsgn
3.	Patrick DePalma	3 Westerwick	New dwelling MH	73/37	Concept Design
4.	Patrick DePalma	3 Westerwick	New dwelling studio/garage	73/37	Concept Design
5.	Anne Rose	62 Boulevarde	New dwelling	79/211	Botticelli + Pohl
6.	Theodorakos Vaio Trust	79 Pocomo Road	New dwelling	15/5	CWA
7.	Dieter Baeuchler	7 Enterprise Circle	Solar roof array	66/230	ACK Smart
8.	Genadi Prokorov	80 Surfside Road	New dwelling	67/194	DTA
9.	Merlos Landscaping, LLC	4 Forrest Avenue	New shed	68/11	JB Studio
10.	Jared Mitchell	50 Hummock Pond Road	Revisions to deck	56/286	JB Studio
11.	Stephen Hunter	19 Golfview Road	New dwelling	66/173	JGGA
12.	23 Broad St, LLC	23 Broad Street	Fenestration & addition	42.4.2/77	Emeritus

IX. NEW BUSINESS 12/21/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Kathleen Minihan 11-5274	16 Somerset Lane	Move on dwelling	66/3	Kathleen Minihan
2.	Ann Dougherty 11-5275	2 Lincoln Street Sias	Stonewall	73.4.2/8.3	Thornewill Designs
3.	John & Joanne Archer 12-5283	14 Dukes Road	New shed	41/60	Charles Lenhart
4.	Richard Rosenbaum 12-5293	16 Cliff Road	New shed	42.4.4/69	Thornewill Design
5.	Richard Rosenbaum 12-5292	16 Cliff Road	New Shed	42.4.4/69	Thornewill Design
6.	Edith Gregson 12-5296	189 Polpis Road	Fenestration changes	45/5.2	BPC-Architecture
7.	Anchialine Prop., LLC 12-5294	19 East Creek Road	Revisions	55/60	BPC-Architecture
8.	Okay Okay Café, LLC 11-5132	15 Washington Street	Door change	42.3.1/99	BPC-Architecture
9.	Jonathan Jacoby 12-5295	3 Tautemo Way	Addition	83/22	Ethan McMorro
10.	Blitman Nantucket 12-5298	54 Squam Road	Fenestration changes	13/32	Seth Gottlieb
11.	The Braes, LLC 12-5297	23 Baxter Road	Rev. 4165	49.2.3/12	Botticelli + Pohl
12.	Stephanie Basille 12-5299	8 New Mill Street	Rev. 3602	42.3.3/33.2	Linda Williams
13.	Julie Layden 12-5301	22 Atlantic Avenue	Fence	55/26	Julie Layden
14.	Andrew Sievers 12-5305	12 Codfish Park	New shed	73.2.4/9	Salt Spray Sheds
15.	Shriberg Trust 12-5306	60 West Chester Street	Fenestration revisions	41/374	Lucas Velle
16.	Jacquelyn Burke 12-5309	102 Main Street	Revision	42.3.3/159	NAG
17.	Jacquelyn Burke 12-5308	102 Main Street	Move shed on site	42.3.3/159	NAG
18.	Wayne & Janet Berman 12-5310	98 Tom Nevers Road	Addition	91/40	NAG
19.	Edith Anderson 12-5312	15 Hawthorne Lane	Replace windows	56/265	Edith Anderson
20.	3 Beaver St, LLC 12-5317	3 Beaver Street	Windows & doors	55.1.4/94	Polly Walldorf
21.	3 Beaver St, LLC 12-5316	3A Beaver Street	Dormers, raise foundation	55.1.4/97	Polly Walldorf
22.	4 Lowell Place-Smith 12-5314	4 Lowell Place	Sidewall changes	41/168	Topham Designs
23.	William Kinsella 12-5325	278 Polpis Road	Rooftop solar array	25/2	ACK Smart
24.	Colby Crenshaw 12-5325	24 Almanack Pond Road	Addition	25/37	Thornewill Designs
25.	Chris Oberg 12-5322	3 Ticcoma Way	Garage doors revisions	67/765	Linda Williams
26.	Tomas Forman 12-5323	6 Coffin Street Sias	Spa	73.1.4/19	Waterscapes
27.	6 Sun Island Rd, LLC 12-5334	6 Sun Island Road	Comm roof replacement	69/106	Neil Sander
28.	Carmine & Amy DiSibio 12-5332	4 Masaquet Road	Rev. 3542	80/194	BPC-Architecture
29.	Genadi Prokopov 12-5328	80 Surfside Road	Pool & hardscape	67/194	DTA
30.	Peter Kurzina 12-5336	26 New Street Sias	Rev. to door & windows	73.4.2/24	Thornewill Designs
31.	Gibbs Family 12-5337	4 Galen Avenue	Connect shed to house	29/37	Val Oliver
32.	Chris Oberg 12-5339	35 Gloucester Street	New dwelling	76.4.2/97	Val Oliver
33.	Nathalie Wilson 12-5344	30 Ridge Lane	Addition	38/114	Ethan McMorro
34.	NIR/Andy Maltby 12-5394	Straight Wharf	Transformer surround	42.3.2/15	Robert Newman
35.	Catherine Schulman 12-5343	48 West Miacomet Road	Addition to path	86/4	Jamie-Lynn Finchman
36.	Leslie Snell 12-5369	23 Woodland Drive	New Garage	68/261	Leslie Snell
37.	6 Village Way RT. 12-5352	6 Village Way	New dwelling	14/42	WAPD
38.	Gloria Brewster 12-5349	10R Winn Street	Fence	56/197	NAG
39.	William Maclean 12-5348	2 Spring Street	New dormer	55.1.4/16	NAG
40.	Paul Cronin 12-5355	89 Somerset Road	Renew expired approval	66/135.7	Emeritus
41.	Jim & Cindy Henrich 12-5354	37 Fair Street	Roof & fenest. changes	42.3.2/212	Emeritus
42.	Andrew & Brooke Reger 12-5356	7 East Lincoln Avenue	Porch stair revisions	42.4.1/8	Emeritus
43.	6 Old Westmoor Farm 12-5357	6 Old Westmoor Fm Rd.	Move garage on site	41/821	Emeritus
44.	Ellen Harde 12-5358	83 Eel Point Road	Relocate shed on site	32/12	JB Studio
45.	Ellen Harde 12-5359	83 Eel Point Road	Ext deck & outdr shower	32/12	JB Studio
46.	John Manera	4 Larrabee Lane	New dwelling	55/102.7	Linda Williams

47. Koyote Realty Trust	4 Hickory Meadow Lane	Roof walk	41/900	Linda Williams
48. 8 North Star NT	8 North Star	Roof walk	30/212	Linda Williams
49. Sam Shamoun	9 Field Avenue	New dwelling	80/162.1	Linda Williams
50. 6 N Beach, LLC	6 North Beach Street	Revised window color	42.4.1/65	Linda Williams
51. 8 N Beach, LLC	8 North Beach Street	Revised window color	42.4.1/65.1	Linda Williams

X. OTHER BUSINESS	
Approved Minutes	December 7 & 9, 2021
Motion	Motion to Approve. (Oliver)
Roll-call vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye
Review Minutes	December 14 & 16, 2021
Other Business	• Next HDC Meeting: Thursday, December 23, 2021 at 1:00 pm. ZOOM • Discussion of Advisory Board Review • 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 • Discussion of options for house moves
Commission Comments	Coombs – She has put her name in as HDC’s Section 106 representative. Wants that to be voted on. Pohl – Asked for the Thursday agenda language to reflect voting in Ms. Coombs.

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:03 pm. (McLaughlin)**
 Roll-call vote Carried 5-0//Oliver, Coombs, Thornewill, McLaughlin, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council