



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

~~ MINUTES ~~

Tuesday, December 28, 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
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver
Absent Members: Welch, Dutra, Thornewill
Late Arrivals: McLaughlin, 5:10 pm
Early Departures: None

Adoption of Agenda.

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

Roll-call vote Carried 4-0//Coombs, Camp, Oliver, and Pohl-aye

I. PUBLIC COMMENT

None

II. DISCUSSION AND VOTE SECTION 106 REPRESENTATIVE

Voting Pohl, Camp, Coombs, Oliver
Concerns **Pohl** – Ms. Coombs has expressed an interest in being the new Section 106 Representative. That needs to be voted on.
Coombs – She is ready and has read up on all the issues.
Motion **Motion to Approve Ms. Coombs and the HDC's Section 106 Representative. (Camp)**
Roll-call Vote Carried 4-0//Oliver, Coombs, Camp, and Pohl-aye

III. 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. Jim & Karen Poole 11-5232	43 Main Street Sias	Fence	73/18	Brent Young
Voting	Pohl, Camp, Coombs			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:07)	Not opened at this time.			
Motion	Motion to Hold for representation. (Camp)			
Roll-call Vote	Carried 3-0//Coombs, Camp, and Pohl-aye		Certificate #	

IV. 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 St. Lot 29	Hardscape	79/211	Linda Williams
Voting	Pohl, Camp, Coombs			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns (5:07)	Williams – Asked to hold for a full board. Not opened at this time.			
Motion	Motion to Hold for a full board at applicant's request. (Coombs)			
Roll-call Vote	Carried 3-0//Camp, Coombs, and Pohl-aye		Certificate #	
2. Rich Petersen	30 Main Street Sias	Relocate garage & addition	73.3.1/46	JMorash/Concept dsn

3. Patrick DePalma 10-5025	3 Westerwick Road	New dwelling MH	73/37	Concept Design
Voting	Pohl, Camp, McLaughlin, Coombs			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	TJ Waterson, Concept Design			
Public	None			
Concerns (5:14)	Waterson – Reviewed changes made per previous concerns. Backus – Read SAB comments: keep small windows in end, break up shingled expanse, reduce east elevation dormer or enlarge window. Camp – Suggested all the windows be 6-over-1 to fit with the diamond-paned windows. Agree with SAB about east elevation dormer; it should be dropped off the ridge at least 8”. Coombs – Not happy with so many mulled windows; feels 6-over-6 are more fitting. East elevation, the dormer should have 2 separated windows or reduce the dormer a lot. McLaughlin – The diamond windows on the north elevation should be 6-over-6; door has too much glass; has over 50% fenestration. South elevation, the 8 15-light doors should be reduced. Pohl – South elevation, the lack of gable windows results in a large expanse of shingles. North elevation, okay with the diamond windows. East elevation, the dormer is huge and sits right on the eave; it should be set back 1’ off the face and add another window.			
Motion	Motion to Approve through staff with the east elevation dormer ridge off 8” and set back 1’ off the face of the columned porch with another window added, and the north elevation front door to be wood 2-panel. (Camp)			
Roll-call Vote	Carried 4-0//Coombs, McLaughlin, Camp, and Pohl-aye		Certificate #	HDC2021-10-5025
4. Patrick DePalma 10-5023	3 Westerwick Road	New garage/studio	73/37	Concept Design
Voting	Pohl, Camp, McLaughlin, Coombs			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	TJ Waterson, Concept Design			
Public	None			
Concerns (5:29)	Waterson – Reviewed changes made per previous concerns. Backus – Read SAB comments: appreciated changes; no further comments. Camp – East elevation, the ganged windows in the gable should be raised and centered; the window pattern looks odd. Coombs – Agrees about the east elevation ganged windows. McLaughlin – West elevation, the front door should be a regular 6-panel or solid core panel. Pohl – It looks very vertical. West elevation, separate the gable windows.			
Motion	Motion to Approve through staff with the west elevation windows separated and the door to be a 2-panel wood door. (Coombs)			
Roll-call Vote	Carried 4-0//Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2021-10-5023

VII. NEW BUSINESS 12/21/2021

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Ann Dougherty 11-5275	2 Lincoln Street Sias	Stonewall	73.4.2/8.3	Thornewill Designs
2.	John & Joanne Archer 12-5283	14 Dukes Road	New shed	41/60	Charles Lenhart
3.	Richard Rosenbaum 12-5293	16 Cliff Road	New shed	42.4.4/69	Thornewill Design
4.	Richard Rosenbaum 12-5292	16 Cliff Road	New Shed	42.4.4/69	Thornewill Design
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:35)	Not opened at this time.				
Motion	Motion to Hold for representation. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #		

5. Edith Gregson 12-5296	189 Polpis Road	Fenestration changes	45/5.2	BPC-Architecture
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Joe Paul, BPC Architecture			
Public	None			
Concerns (5:36)	Paul – Presented project; there is no visibility. No comment due to lack of visibility.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye	Certificate #	HDC2021-12-5296	
6. Anchialine Prop., LLC 12-5294	19 East Creek Road	Rev: rmv perg and warts	55/60	BPC-Architecture
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Joe Paul, BPC Architecture			
Public	None			
Concerns (5:41)	Paul – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 4-1//Camp, Coombs, Oliver, and Pohl-aye; McLaughlin, abstain	Certificate #	HDC2021-12-5294	
7. Okay Okay Café, LLC 11-5132	15 Washington Street	Door change	42.3.1/99	BPC-Architecture
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Joe Paul, BPC Architecture			
Public	None			
Concerns (5:52)	Paul – Presented project; the Handlebar Café; the friendship stairs provide access to both sides of the rear yard. Backus – HSAB didn't look at this. Circa 1962 in OHD; these are not going to be visible; that type of friendship stairs is not out of character on this elevation in the OHD; the door should match the east elevation. No concerns.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye	Certificate #	HDC2021-11-5132	
8. Jonathan Jacoby 12-5295	3 Tautemo Way	Addition & foundation	83/22	Ethan McMorro
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ethan McMorro, Ethan McMorro Design Associates			
Public	None			
Concerns (5:59)	(5:46) Motion to Hold for representation. (Oliver) Carried McMorro – Presented project. Oliver – It's in keeping with the area and the existing. Camp – West elevation, the pup-up blustrade on the 2 nd -floor deck looks odd. McLaughlin – No comments. Coombs – Agrees with what's been said. Okay with the 2 nd -floor deck on the west elevation.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 4-1//Coombs, McLaughlin, Oliver, and Pohl-aye; Camp-nay	Certificate #	HDC2021-12-5295	

9. Blitman Nantucket 12-5298	54 Squam Road	Fenestration changes	13/32	Seth Gottlieb
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Seth Gottlieb			
Public	None			
Concerns (5:47)	Gottlieb – Presented project; transitioning painted trim to natural to weather; sashes will remain white. Backus – Circa 1970 per National Historic Landmark (NHL) data. No concerns.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 4-1//Camp, Coombs, Oliver, and Pohl-aye; McLaughlin-nay		Certificate #	HDC2021-12-5298
10. The Braes, LLC 12-5297	23 Baxter Road	Rev. 4165: fenestration	49.2.3/12	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver,			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (5:55)	Botticelli – Presented project. Backus – SAB had no concerns. No concerns.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 4-0//Coombs, McLaughlin, Oliver, and Camp-aye		Certificate #	HDC2021-12-5297
11. Stephanie Basille 12-5299	8 New Mill Street	Rev. 3602: fenestration	42.3.3/33.2	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	None			
Public	None			
Concerns (6:04)	Backus – She had planned for this to go on consent. HSAB had no concerns. Oliver – The garage doors are going to overhead but will look the same. Pohl – This is 22'9"; they are also removing the pent roof over the garage doors. Camp – Thinks the swing doors are more appropriate.			
Motion	Motion to Approve. (McLaughlin)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Camp, McLaughlin, and Pohl-aye		Certificate #	HDC2021-12-5299
12. Julie Layden 12-5301	22 Atlantic Avenue	Fence	55/26	Julie Layden
13. Andrew Sievers 12-5305	12 Codfish Park	New shed	73.2.4/9	Salt Spray Sheds
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:11)	Not opened at this time.			
Motion	Motion to Hold Items 12 & 13 for representation. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	

14. Shriberg Trust 12-5306	60 West Chester Street	Fenestration revisions	41/374	Lucas Velle
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Chip Webster, Chip Webster Associates			
Public	None			
Concerns (6:12)	Webster – Presented project; visibility of the approved round windows is blocked by the main house; the building is not getting taller; the grade is being raised. Backus – This is a new structure. Read HSAB comment: round windows not appropriate on street side; raising 2’ is not appropriate due to being a secondary structure. Camp – Prefers double hung over the picture unit but it isn’t visible.			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye	Certificate #	HDC2021-12-5306	
15. Jacquelyn Burke 12-5309	102 Main Street	Rev. GH shift & chimney	42.3.3/159	NAG
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Bill McGuire, Nantucket Architectural Group			
Public	None			
Concerns (6:17)	McGuire – Presented project; keeping the original garage doors. Backus – Addition approved last year. Read HSAB comments: not visible; redesign garage doors. Camp & Oliver – No concerns. Coombs – Asked for clarification on the “missing dormer.” McLaughlin – No comments. Pohl – The “front” door is on the rear.			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye	Certificate #	HDC2021-12-5309	
16. Jacquelyn Burke 12-5308	102 Main Street	Move shed on site	42.3.3/159	NAG
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Bill McGuire, Nantucket Architectural Group			
Public	None			
Concerns (6:26)	McGuire – Presented project. Backus – Read HSAB comments: no concerns. It would be nice to know the age; main house is circa 1800s. No concerns.			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye	Certificate #	HDC2021-12-5308	
17. Wayne & Janet Berman 12-5310	98 Tom Nevers Road	Addition & fenestration	91/40	NAG
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Bill McGuire, Nantucket Architectural Group			
Public	None			
Concerns (6:29)	McGuire – Presented project. Oliver – Double carriage doors would look good. Camp – Confirmed the new garage door would be overhead. McCarthy – Suggested holding for Thursday to get the new plans showing the carriage doors.			
Motion	Motion to Hold for Dec. 30. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye	Certificate #		

18. Edith Anderson 12-5312	15 Hawthorne Lane	Replace windows	56/265	Edith Anderson
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:36)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye		Certificate #	
19. 3 Beaver St, LLC 12-5316	3A Beaver Street	Dormers, raise foundation	55.1.4/94	Polly Walldorf
20. 3 Beaver St, LLC 12-5317	3 Beaver Street	Windows & doors	55.1.4/97	Polly Walldorf
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Polly Walldorf, owner			
Public	None			
Concerns (6:36)	Walldorf – 3A should have been taken off the agenda. Presented 3 Beaver project. Backus – 3 Beaver was subdivided under 41-81L. Circa 1950, originally a garage. Read HSAB comments: east and west are mis-labeled; would prefer window remain; 15-light door should have a kick panel. Camp – She did everything HSAB requested; it's fine. Coombs – She supports it with the HSAB changes. McLaughlin – He believes the changes aren't visible.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-12-5317
21. 4 Lowell Place-Smith 12-5314	4 Lowell Place	Roof material change	41/168	Topham Designs
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (6:44)	Topham – Presented project; roof going from asphalt to natural to weather red cedar. Backus – HSAB has no concerns. No concerns.			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #	HDC2021-12-5314
22. William Kinsella 12-5325	278 Polpis Road	Rooftop solar array	25/2	ACK Smart
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Caroline Borrelli, ACK Smart			
Public	None			
Concerns (6:46)	Borrelli – Presented project; roof is grey asphalt. No concerns.			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #	HDC2021-12-5325
23. Colby Crenshaw 12-5325	24 Almanack Pond Road	Addition	25/37	Thornewill Designs
24. Tomas Forman 12-5323	6 Coffin Street Sias	Spa	73.1.4/19	Waterscapes
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:50)	Not opened at this time.			
Motion	Motion to Hold for representation. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #	

25. Carmine & Amy DiSibio	12-5332	4 Masaquet Road	Rev. 3542: dormer fenest.	80/194	BPC-Architecture
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Joe Paul, BPC Architecture				
Public	None				
Concerns (6:50)	Paul – Presented project. No concerns.				
Motion	Motion to Approve. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2021-12-5332
26. Genadi Prokopov	12-5328	80 Surfside Road	Pool & hardscape	67/194	DTA
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Anton Dimov, DTA				
Public	None				
Concerns (6:53)	Dimov – Presented presentation. Backus – Suggested holding to track with the other applications. Consensus agrees.				
Motion	Motion to Hold to track with the main house. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	
27. Peter Kurzina	12-5336	26 New Street Sias	Rev. to door & windows	73.4.2/24	Thornewill Designs
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:56)	Not opened at this time.				
Motion	Motion to Hold for representation. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye			Certificate #	
28. Chris Oberg	12-5339	35 Gloucester Street	New dwelling	76.4.2/97	Val Oliver
Voting	Pohl, Camp, McLaughlin, Coombs				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (6:56)	Oliver – Presented project; natural to weather sash and trim and black door. McLaughlin – South elevation, thinks the double, 10-light doors and side windows stacked is not attractive and visible. Camp – No concerns. Coombs – No concerns. Pohl – The porch will need to be reduced but he has no concerns.				
Motion	Motion to Approve. (McLaughlin)				
Roll-call Vote	Carried 4-0//Coombs, Camp, McLaughlin, and Pohl-aye			Certificate #	HDC2021-12-5339
29. Nathalie Wilson	12-5344	30 Ridge Lane	Addition	38/114	Ethan McMorro
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Ethan McMorro, Ethan McMorro Design Associates				
Public	None				
Concerns (7:01)	McMorro – 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 #	HDC2021-12-5344

30. NIR/Andy Maltby 12-5394	Straight Wharf	Transformer surround	42.3.2/15	Robert Newman
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:04)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye		Certificate #	
31. Catherine Schulman 12-5343	48 West Miacomet Road	Addition to path	86/4	Jamie-Lynn Finchman
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Jamie-Lynn Finchman			
Public	None			
Concerns (7:06)	Finchman – Presented project. No Concerns.			
Motion	Motion to Approve. (McLaughlin)			
Roll-call Vote	Carried 4-1//Coombs, Oliver, McLaughlin, and Pohl-aye; Camp, abstained		Certificate #	HDC2021-12-5343
32. 6 Village Way RT. 12-5352	6 Village Way	New dwelling	14/42	WAPD
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:09)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	
33. Gloria Brewster 12-5349	10R Winn Street	Fence	56/197	NAG
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Bill McGuire, Nantucket Architectural Group			
Public	None			
Concerns (7:10)	McGuire - Presented project. Pohl – The vegetation should be outside the fence. McLaughlin – He thinks the application as submitted is fine. Coombs – She's never seen 3&1 fencing; it should be 4' picket.			
Motion	Motion to Approve through staff with revised plans showing the vegetation outside the fence. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Camp, Oliver, McLaughlin, and Pohl-aye		Certificate #	HDC2021-12-5349
34. William Maclean 12-5348	2 Spring Street	New dormer	55.1.4/16	NAG
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Bill McGuire, Nantucket Architectural Group			
Public	None			
Concerns (7:15)	McGuire – Presented project; going on a 2002 addition. Backus – Don't have HSAB comments; structure is post 1955 infill within the OHD. No concerns.			
Motion	Motion to Approve. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Camp, Oliver, McLaughlin, and Pohl-aye		Certificate #	HDC2021-12-5348
35. Jim & Cindy Henrich 12-5354	37 Fair Street	Roof & fenest. changes	42.3.2/212	Emeritus
36. Andrew & Brooke Reger 12-5356	7 East Lincoln Avenue	Porch stair revisions	42.4.1/8	Emeritus

37. Ellen Harde	12-5358	83 Eel Point Road	Relocate shed on site	32/12	JB Studio
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Juraj Bencat, JB Studio				
Public	None				
Concerns (7:18)	Bencat – Presented project. No concerns.				
Motion	Motion to Approve. (McLaughlin)				
Roll-call Vote	Carried 5-0//Coombs, Camp, Oliver, McLaughlin, and Pohl-aye			Certificate #	HDC2021-12-5358
38. Ellen Harde	12-5359	83 Eel Point Road	Ext deck & outdr shower	32/12	JB Studio
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Juraj Bencat, JB Studio				
Public	None				
Concerns (7:21)	Bencat – Presented project. No concerns.				
Motion	Motion to Approve. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2021-12-5359
39. John Manera		4 Larrabee Lane	New dwelling	55/102.7	Linda Williams
40. Koyote Realty Trust		4 Hickory Meadow Lane	Roof walk	41/900	Linda Williams
41. 8 North Star NT		8 North Star	Roof walk	30/212	Linda Williams
42. Sam Shamoun		9 Field Avenue	New dwelling	80/162.1	Linda Williams
43. 6 N Beach LLC		6 North Beach Street	Revised window color	42.4.1/65	Linda Williams
44. 8 N Beach LLC		8 North Beach Street	Revised window color	42.4.1/65.1	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (time)	Williams – Asked Items 40-43 be held for Thursday, Dec. 30. Not opened at this time.				
Motion	No action at this time.				
Roll-call Vote	N/A			Certificate #	

IX. OTHER BUSINESS

Approved Minutes	December 14 & 16, 2021 Motion to Approve. (Coombs) Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye
Review Minutes	December 21, 2021
Other Business	• Next HDC Meeting: Thursday, December 30, 2021 at 1:00 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 • Discussion of options for house moves
Commission Comments	Oliver – Wants to discuss use of pre-stained white cedar shingles; she'll provide photos.

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 7:25 pm. (Coombs)**
 Roll-call vote Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye

Submitted by:
 Terry L. Norton