



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Tuesday October 11, 2022

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

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

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

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

Absent Members: None

Late Arrivals: Dutra, 4:30

Early Departures: None

Adoption of Agenda:

Motion **Motion to Approve as drafted (Combs)**

Vote Carried unanimously

I. DISCUSSION & VOTE

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

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Thornewill, Patten

Documentation Ms. Coombs' draft memo.

Concerns **Pohl** – He read Ms. Coombs memorandum and he has a lot of notes. Much of the text had to do with seceding from PLUS, which should be considered as a separate item. Also, we have to take into account that staff is necessary to make all these boards function.

Coombs – She talked to Town Counsel; he will assist in wording it to help it get through to the Select Board. We need to state why we want to reestablish the advisory boards and that, in the end, the HDC approves or disapproves of an application. She wants the boards to be reinstated as they were; then we can take the time to look at better ways for the boards to operate.

Thornewill – It's a good idea but the draft needs to indicate that reinstating the boards is increasing the workload for staff.

Backus – Staff is needed to ensure those boards meet Open Meeting Law (OML) requirements. Some committees were able to operate without staff and some need staff help. Previously you did not have professional staff; now you do, and I spend about 70% of my time on reviewing HDC applications. Noted that the advisory boards provide comments similar to her review and comments.

Welch – He'd like to know the time involved in getting every agenda organized, setting up ZOOM meetings, staff's direct involvement with each group, auditing a meeting to ensure they are meeting OML requirements, and communicating with the individual groups. He'd like more details on staff's involvement so we can provide concrete information regarding what is actually involved.

Camp – Agrees we want the groups up and running as fast as possible. The combination of Ms. Backus and the boards gives us well-rounded comments.

Kevin Kuester – It's unfortunate that HDC has to deal with this; the advisory system had been working quite well and the information provided was helpful. There seems to be a lack of transparency as to why we're here talking about this.

Motion **Motion to draft a letter to SB requesting the boards be reinstated as they existed. (Coombs)**

Vote Carried unanimously

II. COMMISSION COMMENTS

1. None

III. PUBLIC COMMENT

1. **Backus** – This past weekend, the Preservation Institute of Nantucket (PIN) celebrated 50 years on Nantucket. She is one of their 700 alumni; 50-60 attended the reunion, during which Sherburne Hall was dedicated to Walter Beinecke Center for Preservation.

IV. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nantaco 07-6683	21 South Water Street	Projecting sign	42.4.2/102	Lee Milazo
2. Nantaco 09-7150	21 South Water Street	Menu/wall sign	42.4.2/102	Lee Milazo

Voting Pohl, Welch, Coombs, Camp, Oliver
 Alternates Thornewill, Patten
 Recused None
 Documentation Sign design plan, site plan, photos, and SAG comments
 Representing None
 Public None
 Concerns **Martinez** – SAG has asked that this be held for next week.
 Motion **Motion to Hold for next week. (Camp)**
 Vote Carried unanimously

Certificate #

3. Signal Investment Partners	2 Chestnut Street #4B	Wall sign	42.3.1/69	Plymouth Sign Co
4. Signal Investment Partners	2 Chestnut Street #5D	Wall sign	42.3.1/69	Plymouth Sign Co
5. Signal Investment Partners	2 Chestnut Street #4	Wall sign	42.3.1/69	Plymouth Sign Co
6. Signal Investment Partners	2 Chestnut Street #4C	Wall sign	42.3.1/69	Plymouth Sign Co
7. Signal Investment Partners	2 Chestnut Street #3	Wall sign	42.3.1/69	Plymouth Sign Co
8. Signal Investment Partners	2 Chestnut Street #4A	Wall sign	42.3.1/69	Plymouth Sign Co
9. Signal Investment Partners	2 Chestnut Street #5A	Wall sign	42.3.1/69	Plymouth Sign Co
10. Signal Investment Partners	2 Chestnut Street #1	Wall sign	42.3.1/69	Plymouth Sign Co
11. Signal Investment Partners	2 Chestnut Street #1A&2	Wall sign	42.3.1/69	Plymouth Sign Co
12. Signal Investment Partners	2 Chestnut Street #6A	Wall sign	42.3.1/69	Plymouth Sign Co

Voting Pohl, Welch, Coombs, Camp, Oliver
 Alternates Thornewill, Patten
 Recused None
 Documentation Sign design plan, site plan, photos, and SAG comments
 Representing None
 Public None
 Concerns **Martinez** – SAG has asked these be held for revision.
 Motion **Motion to Hold Items 3-12 for revisions. (Coombs)**
 Vote Carried unanimously

Certificate #

V. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. HF51 ACK, LLC 09-7142	51 Hooper Farm Road	Window Replacement	67/259	Shukhrat Aziev
2. 22 Easton St, LLC 09-7181	22 Easton Street	Rev. 06-4026: hardscape	42.1.4/12	Ahern Design
3. John Ribik 10-7190	12 Chuck Hollow Road	Bulkhead shed	72/29	Linda Williams
4. Jms & Wendy Douglas 10-7227	339 Polpis Road	Rev. 06-3923: shed	24/23	EMDA
5. David Laura Finley 09-7017	7 New Lane	Door & window change	41/285	EMDA
6. Daniel Conway 08-6883	3 Meadow Lane	Like-kind replace doors	41/398	Daniel Conway
7. 87 Eel Pt Rd. RT 10-7226	87 Eel Point Road	Rev. 03-3283: move on	32/11	MCA
8. Anton Dimov 10-7192	25 Wappossett Circle	Hardscape	67/578	Anton Dimov
9. Sarah Powers 10-7189	27 Tashaman Lane	Add windows & doors	55/162	Sarah Powers
10. Taylor Hughes 09-7185	20 Newtown Road	Rev. 04-6038: dwelling	55/72	Val Oliver
11. 73 Vestal, LLC 10-7225	73 Vestal Street	Rev. windows & hgt change	56/192	Thornewill Design
12. Boyko Grozdanov 10-7228	3 Sandplain Drive	Extend driveway	68/346	Boyko Grozdanov
13. Emily Clarkson 10-7212	47 Hooper Farm Road	Remove rear shed addition	67/262	Linda Williams

Voting Pohl, Welch, Coombs, Camp, Patten
 Alternates None
 Recused Oliver, Thornewill
 Documentation None
 Representing None
 Public None
 Concerns No concerns.
 Motion **Motion to Approve. (Camp)**
 Vote Carried unanimously

Certificate #

HDC2022-(as noted)

VI. NEW BUSINESS 08/16/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. J&M Realty Hldgs, LLC 09-7071	1 Bayberry Lane	Fence	67/57	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Linda Williams			
Public	None			
Concerns (4:30)	Williams – This was pulled off consent. Presented the project. Oliver – Wants vegetation maintained on the neighbor's side of the fence. Camp – It's tall and 75' long; likes Ms. Oliver's suggestion. Welch – Our guidelines indicated it should have 1 plant at every-other section at the minimum.			
Motion	Motion to Approve through staff with vegetation planted every other section on the neighbor's side per exhibit A. (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7071	

VII. OLD BUSINESS 08/23/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Partner Healthcare 09-7025	60 Meadow View Drive	Main dwelling	51/167	Dennis Patnaude
Voting	Welch, Camp, Coombs, Oliver, Thornewill			
Alternates	Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and video.			
Representing	Dennis Patnaude, RJ O'Connell and Associates Inc.			
Public	None			
Concerns (4:36)	Patnaude – Siting of the structures hasn't been changed. Reviewed changes made per previous concerns. The natural growth along the front of the property will be maintained. Thornewill – Appreciates the siting and parking being hidden. The front door needs something to help it stand out. Camp – Agrees with Ms. Thornewill about the front door. Now it looks really simple. Coombs – Agrees about the front door; maybe the previously submitted front door would work now. Suggested the 1 st -floor windows be a larger to distinguish between the 1 st and 2 nd floor. Would appreciate the height being reduced. Oliver – The video didn't show the variety and simplicity of styles. Thinks when the plans are reprinted, the line weight on the drawings is impacted. Welch – Rotating it makes a big difference; the previously submitted front door with formal frontispiece is better.			
Motion	Motion to Approve through staff with the front door to be a 6-panel with formal trim and with brailing on the stoop. (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7025	
2. Partner Healthcare 09-7029	60 Meadow View Drive	2 nd dwelling	51/167	Dennis Patnaude
Voting	Welch, Camp, Coombs, Oliver, Thornewill			
Alternates	Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Dennis Patnaude, RJ O'Connell and Associates Inc.			
Public	None			
Concerns (4:46)	Patnaude – Reviewed change made per previous concerns, all natural to weather with white sash. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7029	
3. Partner Healthcare 09-7026	60 Meadow View Drive	3 rd dwelling	51/167	Dennis Patnaude
Voting	Welch, Camp, Coombs, Oliver, Thornewill			
Alternates	Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Dennis Patnaude, RJ O'Connell and Associates Inc.			
Public	None			
Concerns (4:48)	Patnaude – No changes. Camp – Thinks the formal trim around the front door should be painted. The big windows and elaborate trim make sense. Thornewill – The door trim should be simplified on this small building. Coombs – Agrees with Ms. Camp.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7026	

VIII. NEW BUSINESS 08/30/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Charliston Pires 09-7129	62 Hooper Farm Road	New pool	67/321	JB Studio
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill, Patten				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Juraj Bencat, JB Studio				
Public	None				
Concerns (4:52)	Bencat – Presented project. We could go with a 5' fence; the hedges are existing. Oliver – She pulled this off consent because the pool is big and in front of the house, and the fence is very tall. Suggested a 5' board fence behind the hedge and bringing it back to the garage. Camp – It's inappropriate because its on a main road, privet is spotty, and there aren't any long fences on Hooper Farm Road. There's a lot of room to put the pool elsewhere. Coombs – There's only one other pool on this road and it's in the back. Formal hedges are unusual in this area which relies on natural vegetation. There's plenty of room for the pool to go in the back. Privet isn't a good screen. Welch – Agrees with the comments. If it were a small pool tucked into the ell of the house, that would be different. It's inappropriate as proposed. He agrees about the big fence. Pohl – He agrees.				
Motion	Motion to Hold for revisions. (Camp)				
Vote	Carried unanimously			Certificate #	
2.	Dorothy ACK, LLC 08-6934	2 Mariner Way	New dwelling	55.1.4/72.4	Linda Williams
3.	Dorothy ACK, LLC 08-6937	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams
4.	Dorothy ACK, LLC 08-6939	4 Mariner Way	New dwelling	55.1.4/72	Linda Williams
5.	Dorothy ACK, LLC 08-6941	4 Mariner Way	New garage	55.1.4/72	Linda Williams
6.	Dorothy ACK, LLC 08-6943	4 Mariner Way	New pool & hardscape	55.1.4/72	Linda Williams
7.	Dorothy ACK, LLC 08-6930	6 Mariner Way	New dwelling	55.1.4/72.2	Linda Williams
8.	Dorothy ACK, LLC 08-6931	6 Mariner Way	Hardscape	55.1.4/72.2	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill, Patten				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (4:59)	Williams – Asked all these be put over to next week for further revisions Not opened at this time.				
Motion	Motion to Hold Items 2-8 for next week at representative's request. (Camp)				
Vote	Carried unanimously			Certificate #	
9.	Richmond Great Pt 08-6778	4 Bluet Court	New dwelling	68/348	KOH
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dinah Klamert, KOH Architecture				
Public	None				
Concerns (5:00)	Klamert – Presented project. We can lower the 1 st -floor windows, so the headers align with the doors. Welch – Appreciated the design and it's 28'6". One concern is the relationship of the proportion of front door to 1 st -floor windows on the west elevation where it's more evident than on the north. North elevation might run into a building-code issue regarding the egress door; it needs to be at least 3' wide. Oliver – Appreciates the additive massing. Agrees about the proportions on the front with a porch; suggested another piece of trim on top of the door to bring it up higher. Asked if the front windows could come down to align with the head of the door. Coombs – Thinks it's good. The front door header should be aligned with the window headers. Camp – Likes the idea of the door having more presence and dropping the 1 st -floor windows. Pohl – Confirmed black sashes have been approved in this neighborhood.				
Motion	Motion to Approve through staff with the front door to be 7' with a more substantial lintel and the 1st-floor windows dropped to align the headers and the north elevation porch to be 3' deep. (Welch)				
Vote	Carried unanimously			Certificate #	HDC2022-08-6778

10. Richmond Great Pt	08-6779	5 Bluet Court	New dwelling	68/345	KOH
Voting	Pohl, Coombs, Camp, Oliver, Dutra				
Alternates	Thornewill, Patten (Welch sat off)				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dinah Klamert, KOH Architecture				
Public	None				
Concerns (5:08)	Klamert – Presented project, white sash and trim with Gardner green door. Camp – Same entry door situation; needs same adjustments as for 4 Blue Court. Oliver – The side porch again needs to be 3' deep. These are good examples of additive massing. Dutra – Agrees about the front door; that would help the French doors on the west and south elevations. Coombs – Agrees. The "C" windows have chicklet panes; the panes should be more vertically formatted.				
Motion	Motion to Approve through staff with larger trim around the front door and all doors to be 7', and to narrow the "C" windows per Exhibit A. (Coombs)				
Vote	Carried unanimously			Certificate #	HDC2022-08-6779
11. Richmond Great Pt	08-6777	7 Bluet Court	New dwelling	68/344	KOH
Voting	Pohl, Coombs, Camp, Oliver, Patten				
Alternates	Dutra, Thornewill (Welch sat off)				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dinah Klamert, KOH Architecture				
Public	None				
Concerns (5:15)	Klamert – Presented project, sandtone windows, white trim, and Nantucket red doors; understands the side porch needs a 3' stoop. Oliver – Same comments regarding the door and the side porch apply. Consensus agrees.				
Motion	Motion to Approve through staff with the door to be 7' with a more substantial lintel and the 1st-floor windows dropped to align the headers and the north elevation porch to be 3' deep per Exhibit A. (Coombs)				
Vote	Carried unanimously			Certificate #	HDC2022-08-6777
12. Richmond Great Pt	08-6787	9 Bluet Court	New dwelling	68/343	KOH
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Dutra, Patten (Welch sat off)				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dinah Klamert, KOH Architecture				
Public	None				
Concerns (5:17)	Klamert – Presented project, Coombs – The "C" and "E" windows have the problem with square panes. Oliver – Same situations as previously.				
Motion	Motion to Approve through staff with the front door to be 7' with a more substantial lintel and the 1st-floor windows dropped to align the headers per Exhibit A. (Coombs)				
Vote	Carried unanimously			Certificate #	HDC2022-08-6787
13. Richmond Great Pt	08-6786	11 Bluet Court	New dwelling	68/342	KOH
Voting	Pohl, Coombs, Camp, Oliver, Dutra				
Alternates	Thornewill, Patten (Welch sat off)				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dinah Klamert, KOH Architecture				
Public	None				
Concerns (5:22)	Klamert – Presented project; similar to 11 & 5 Bluet. Oliver – Same issues as previously plus the front door should be 4-panel.				
Motion	Motion to Approve through staff per Exhibit A. (Coombs)				
Vote	Carried unanimously			Certificate #	HDC2022-08-6786
14. Richmond Great Pt	08-6789	5 Sandplain	New dwelling	68/349	KOH
Voting	Pohl, Coombs, Camp, Oliver, Patten				
Alternates	Dutra, Thornewill (Welch sat off)				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dinah Klamert, KOH Architecture				
Public	None				
Concerns (5:24)	Klamert – Asked this be held for 2 weeks. Not opened at this time.				
Motion	Motion to Hold for 2 weeks at representative's request. (Camp)				
Vote	Carried unanimously			Certificate #	

IX. OLD BUSINESS 09/06/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Morgan Family 08-6900	24A New Lane	Demo/move off	49/395.2	Val Oliver
Voting	Pohl, Welch, Coombs, Thornewill, Patten				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (5:25)	Oliver – Presented project; presented additional historic information at the table. Backus – MACRIS survey indicated circa 1940. The HDC survey from August 1989 references a 1940 aerial photo and a 1938 aerial photo. She hopes it's moved, not demolished. Thornewill – It's shame but this is the last one of this scale in this neighborhood; we've allowed others of this date to be moved. Doesn't think it has a lot of historic value. Patten – She hopes someone will take it. Welch – It should be scavenged; there's a lot of good wood and the joists look new. Coombs – She'd prefer they try to use it; it's in good shape. It would be the end of our little tucked-in cottages. Pohl – It's in great shape to be moved. He had a chance to review its replacement, which is modest in scale.				
Motion	Motion to Approve as move-off/demo with a scavenge clause. (Welch)				
Vote	Carried unanimously			Certificate #	HDC2022-08-6900
2.	Morgan Family 08-6901	24A New Lane	New dwelling	49/395.2	Val Oliver
Voting	Pohl, Welch, Coombs, Thornewill, Patten				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (5:37)	Oliver – Reviewed project; it's a Dreamline modular; she had previously included the context of the neighborhood. Backus – This is an infill within the OHD, right on the border; there are no gambrels in this neighborhood; the proposal is too formal; 6-over-6 windows would be more appropriate. Read advisory comments: Introducing a gambrel structure in this location feels a little out of place, especially so close to the existing gabled structure. Due to the closeness of the two buildings, the roof forms should be more sympathetic. The roof pitches of the gambrel roof could be altered for less boxy proportions. The flush shed dormers should be narrower to reduce the amount of shingled wall within the dormer. 6-light French doors are not historic; they should change to 12-light with a kick panel. Thornewill – Agrees about the boxy quality of the gambrel; suggested shortening the top cord with a longer bottom cord. She likes the 6-over-1s on the gambrel. The front dormer seems too long. Welch – Agrees with the changing the cord segments; the gambrel is too wide on the left side and that will make it better proportioned. Good with the 6-over-1 windows. Overall front dormer does feel overwhelming; maybe could turn it into 2 separate dormers. Coombs – South elevation, the dormer windows should be separated; the gambrel is too wide. A chimney would be nice. West elevation, she'd prefer the 3 gable windows be separated or reduced; this has a lot of mulled 2nd-floor windows. Pohl – Agrees with much that's been said. For the record regarding the context, he'd have loved it if some of the 2-story boxes were gambrels and thinks this is an asset.				
Motion	Motion to Hold for revision. (Welch)				
Vote	Carried unanimously			Certificate #	HDC2022-08-6901

3.	Nantucket G & S, LLC 07-6725	81 Vestal Street	New fence	56/254	MCA+
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	None				
Concerns (5:48)	Cutone – Reviewed changes per previous concerns; now only requesting a 5’ board fence along the north and east for privacy; the pool has an autocover. Camp – No concerns on the east side but a little concern along the rear. Oliver – Confirmed the fence is behind the vegetation as seen from Dukes Road. Appreciates the extra buffer created by the garage. Welch – Asked for an elaboration on the screening from Vestal. On the northeast the fence is as-built and should be subject to the as-built fee; the north should be subject to visibility from Dukes Road. Coombs – If visibility is always screened and the neighbor thinks it’s a good idea, she’ll support this. Pohl – He’s fine with this and is happy the vegetation is doing its job.				
Motion	Motion to Approve as submitted with the fence not to be visible at time of inspection and thereafter. (Coombs)				
Vote	Carried unanimously			Certificate #	HDC2022-07-6725
4.	Conway Family 08-4328	11 Western/167 Surfside	New dwelling	87/118	Val Oliver
Voting	Pohl, Welch, Coombs, Camp, Thornewill				
Alternates	Dutra, Patten				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (6:00)	Oliver – Reviewed changes made per previous concerns; the front faces the ocean. Camp – Right elevation, the main mass windows would be better as “Es”; she wants more conformity to the fenestration. Rear elevation the 2 sets of doubled-ganged on almost reads as a sunporch; suggested separating the far-left windows. Suggested the dormers be moved up on the roof on the left and right elevations rather than being flush. Thornewill – Ms. Oliver did everything we asked of her. The French doors are unusual. Right elevation, the fenestration could be larger on the 1st floor. Coombs – Likes the front elevation. Would like some of the mulled windows on the rear 1st floor separated. Welch – Agrees with Ms. Thornewill in respect to the French doors. Also agrees about breaking up the mulled windows; suggested the stud pocket be 6” wider. Pohl – He agrees Ms. Oliver has done pretty much what we asked. The French doors and sliders should have muntins all the way down.				
Motion	Motion to Approve through staff with 15-light French doors and separating half of the mulled units with a 6” mull. (Welch)				
Vote	Carried unanimously			Certificate #	HDC2022-08-4328
5.	42 Easton St, LLC 07-6755	42 Easton Street	Add Shutters	42.4.1/21	Emeritus LTD
Voting	Welch, Coombs, Camp, Dutra, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments and shutter color sample.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (time)	MacEachern – Reviewed changes made per previous concerns; white trim is existing. Backus – Floor plans show a new east entry door; the proposed lights look too modern. Read advisory comments: The proposed changes to 5-light French doors doesn’t work as the panes are too horizontal; they should remain as 10 lights. If it is a completely new door, the sidelights and active doors could be reproporioned with equal size lights. Thornewill – Okay with the proposed color; the grey shingles will mute the blue. Dutra – Okay with the doors. Camp – Likes the color and the size of the windowpanes. Wishes it weren’t so symmetrical and the front door were in the center. Coombs - Confirmed the color of windows and trim as white on white. The garage doors should be plain. Welch – He’s okay with the colors. The window schedule should reflect only operable doors are being replaced or as indicated in drawings that whole units are being replace. The proportions of the sidelights on with the 10-light doors need to be adjusted; if the sidelights aren’t being replace, the window schedule needs to be updated.				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried 4-1//Welch opposed			Certificate #	HDC2022-07-6755

X. NEW BUSINESS 09/13/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jacqueline Welch 09-6997	38 Union Street	Covr porch & chg trim color	42.3.2/88	George Wing
Voting	Pohl, Camp, Dutra, Thornewill, Patten			
Alternates	(Welch and Oliver sat off)			
Recused	Coombs			
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and <i>Building with Nantucket in Mind (BWNIM)</i> .			
Representing	George Wing			
Public	None			
Concerns (6:27)	Wing – Presented project; all exterior colors going to white. Backus – Historic information must be included; circa 1810. Scaled drawings are necessary. Andersen doors and sidelights are inappropriate. The deck is awkward and inappropriate. Per <i>BWNIM</i>, porches should be kept simple and straightforward. Design should be reworked. Suggested photos of the streetscape including the flanking houses. Read advisory comments: This will probably be visible from the Town Pier parking lot. Gable-forward covered porches don't fit with traditional Nantucket vernacular and create an inappropriate negative mass. Covered porches should have shed or hipped roofs. The long, tapered shape isn't buildable without varying the roof pitch from one end to the other. This proposal needs simplifying and redesigning. It also needs to include properly drawn elevations. Pohl – We need scaled elevation drawings. The ridge or eaves will have to be pitched. It connects into a flat roof diagonally. He need scaled elevations and Mr. Wing should have someone figure out the math on the ridge and eaves before we try to comment. Asked this be held. Thornewill – A shed roof in the ell shape would make a lot of sense in this case.			
Motion	Motion to Hold for more accurate drawings. (Thornewill)			
Vote	Carried unanimously		Certificate #	
2. Kim Kilgore 09-7034	19 Liberty Street	Roof replacement	42.3.4/111	T & T Roofing
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	None			
Public	None			
Concerns (6:36)	Backus – Circa 1760- typical Nantucket; historic info wasn't included. Going from 3-tab to architectural; asking for Georgetown grey, which isn't on the approvable list for the OHD. Recommends a black 3-tab. Read advisory comments: Architectural shingles are not appropriate on the OHD; they create a complex and busy roof surface unlike the traditional 3-tab or natural wood shingles. Especially on a historic building. Welch – They are looking for grey, and Pewter grey is in our approvable list.			
Motion	Motion to Approve through staff as Moray black 3-tab or architectural or Pewter grey architectural. (Camp)			
Vote	Carried unanimously		Certificate # HDC2022-09-7034	
3. 13 Commercial Wf, LLC 09-6996	13 Commercial Wharf	Rev. 09-4749: reduce struct	42.2.4/10	NAG
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Bill McGuire, Nantucket Architectural Group			
Public	None			
Concerns (6:40)	McGuire – Presented project based upon Conservation Commission requirements. Clarification of what is proposed versus what was previously approved and existing. Backus – Infill built 2008 by Peter Phelps. Proposed revisions create awkward hierarchy on west and front. Read advisory comments: The north elevation has multiple concerns: The front wall plane is now a and should be broken to create a primary mass; the proposed gable on the right is awkwardly squeezed into the corner and should be removed to allow a horizontal eave line; the porch roof extends over open space with no deck below and leaves a tall, isolated corner post. The proposed changes to the west elevation create a secondary gable equal in height to the main gable; this needs to be dropped, as in the earlier approval, to maintain hierarchy. The fenestration should be consistent. Oliver – You've lost your hierarchy. Camp – The previous approval was quieter. The long porch on the north is a concern. Coombs – The 2 gables on the north aren't good; likes the single gable as previously approved. It's lost its connection to neighboring houses. West elevation, the eave drops 6" and there's no additive massing. Welch – Agrees with what's been said. Pohl – The advisory group comments were spot on regarding the competing gables and reintroducing the break.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	

4.	G2 Bunker Hill, LLC 09-7005	7 Bunker Hill	Alterations	73.4.2/39	Topham Designs
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Joe Topham, Topham Designs				
Public	None				
Concerns (6:53)	Topham – Presented project. Backus – Approved last year. Understands the changes but the previously approved was more successful. Read advisory comments: Scaling and massing are inappropriately large for this lot. Competes with the main gable and creates a monolith with the loss of the main gable. 10' setback isn't met along Bunker Hill. Oliver – Suggested a broke-back shed roof over the stairwell. Coombs – West elevation, the ridge was raised 1'9"; the roof over the enclosed stairs is long and high and needs to be brought back down 1'9". Camp – She thinks it's okay. Welch – Agrees with Ms. Camp. Pohl – He also agrees it's okay.				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried 4-1//Oliver opposed			Certificate #	HDC2022-09-7005
5.	5 Orange St, LLC 09-7016	5 Orange Street	Rev. porch drs & wndws	42.3.1/149	Thornewill Designs
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Patten				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Luke Thornewill, Thornewill Design				
Public	None				
Concerns (7:01)	Thornewill – Presented project. Backus – Circa 1772 Federal, individually significant, built by Capt. Silas Jones and stopped the Great Fire from going up Orange Street. The 1898 Sanborne map shows the rear ell. She doesn't recall the roof walk being approved. Rear French doors should be 12-light with kick panels. Fenestration changes to rear ell should be consistent with additional openings; historic material is being removed. Read advisory comments: Pictures would be appreciated. Need more information showing the age of the windows to be removed; this wing shows on the early Sanborn maps and may contain original or historic windows. The extra wide 10-over-10s are unusual and should be changed to two 6-over-6s. Discussion about when the roof walk was approved per HDC2022-06-6578. Camp – She likes the proposed changes but would like approval of the roof walk cleared up before we approve these changes. Didn't realize original windows were being removed; she would oppose that. Coombs – The roof walk has multiple access hatches on one elevation; doesn't know why they are there (some are skylights). Appreciates other changes. Not fond of the four 1-pane skylights. Oliver – No concerns. She likes the 10-lights better than double-ganged windows. Welch – The changes are appropriate. The roof walk is long but likes that it has no skirt; the gambrel supports the long roof walk. Most of Main Street was gambrels before the Great Fire. Pohl – Doesn't think the request is being made to approve the roof walk; we're approving the skuttle on the rear. He's okay with all the changes.				
Motion	Motion to Approve through staff with confirmation of the approval of the roof walk. (Oliver)				
Vote	Carried unanimously			Certificate #	HDC2022-09-7017
6.	Elizabeth Almodobar 09-6999	4 Atlantic Avenue	Like-kind windows & doors	55.4.1/46	Elizabeth Almodobar
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	None				
Public	None				
Concerns (7:20)	Backus – She doesn't see anything controversial. Circa 1930 cottage. To be wood true-divided light (TDL), white sash. Oliver – Just replacing windows in the existing size and shape. No concerns.				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried unanimously			Certificate #	HDC2022-09-7017

7.	41 Hulbert, LLC 09-7036	41 Hulbert Avenue	Raise GH & fenes revs	29/18	Botticelli + Pohl
Voting	Welch, Coombs, Camp, Oliver, Patten				
Alternates	Dutra, Thornewill				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (7:22)	Botticelli – Presented project, raising to be Resilient Nantucket compliant; there is a hedge along the street. She'll forward the surveyor's certification letter. This is in Zone 9 which puts the 1st floor at 10.2'. Backus – HDC survey states circa 1983, "Time Flies". This is a low-elevation proposal with 3.4' elevation change. Asked if there is a way to mitigate the proposed height by bringing the shingle course down. The batten doors should remain. Need an elevation certificate. Read advisory comments: The garage doors should remain as batten doors as they are now. Oliver – Agrees bringing the shingle line down will help. Coombs – Agrees. Camp – Would prefer batten garage doors. Welch – Asked the foundation material (concrete); his concern is the visibility of the concrete. Having looked into the design guidelines, he'd like to have the zone verified before we approve this; the two zones have different elevation requirements, and we shouldn't go above the minimum requirement; that it makes it taller than it needs to be. Discussion about how to mitigate the visible amount of concrete foundation.				
Motion	Motion to Approve through staff with minor mitigation of visible concrete on the front, batten doors to remain, flood certificate verification, and show where vents are going. (Oliver)				
Vote	Carried unanimously		Certificate #	HDC2022-09-7017	
8.	32 Hulbert Trust 09-7037	32 Hulbert Avenue	Rev.11-5220:chmn, drn, fnst	29/72	Botticelli + Pohl
Voting	Welch, Coombs, Camp, Oliver, Dutra				
Alternates	Thornewill, Patten				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (7:34)	Botticelli – Presented project. Backus – The west chimney looks odd; 1-story additive mass is fine. The staff approval was for the chimney to be adjacent to the roof walk; this changes that. Read advisory comments: The previous approval was approved on the condition that the chimneys be placed as shown; it is inappropriate to return to rearrange them and place one in a very awkward location on the outside edge of a shed dormer. No concerns with other changes. Camp – No concerns. Oliver – The west chimney looks overly tall. Welch – Asked if this was designed to meet flood requirements (has to be at elevation 9).				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried unanimously		Certificate #	HDC2022-09-7017	
9.	Carol Muehling 09-7013	17 Okorwaw Way	New Dwelling	79/180	Thornewill Design
Voting	Pohl, Welch, Coombs, Camp, Patten				
Alternates	Dutra (Oliver sat off)				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Carrie Thornewill, Thornewill Design				
Public	None				
Concerns (7:40)	Thornewill – Presented project, trim Nantucket grey, sash sandtone, and cedar roof. Coombs – Looks good. Camp – It's simple but a chimney would look good. Welch – Nothing to add; a cupola would look good make it feel more barn looking. Patten – Nothing to add. Pohl – The casement windows won't be visible.				
Motion	Motion to Approve as submitted with the option of an appropriately sized cupola. (Welch)				
Vote	Carried unanimously		Certificate #	HDC2022-09-7017	

10. Carol Muehling	09-7014	17 Okorwaw Way	New pool	79/180	Thornewill Design
Voting	Pohl, Welch, Coombs, Camp, Patten				
Alternates	Dutra (Oliver sat off)				
Recused	Thornewill				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Carrie Thornewill, Thornewill Design				
Public	None				
Concerns (7:47)	Thornewill – Presented project. No concerns.				
Motion	Motion to Approve as submitted. (Welch)				
Vote	Carried unanimously			Certificate #	HDC2022-09-7017
11. Williams Waldorf	09-7001	50 Madaquecham Vly Rd	New guest house	88/74	EMDA
Voting	Pohl, Coombs, Camp, Oliver, Dutra				
Alternates	Thornewill, Patten (Welch sat off)				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ethan McMorrow, Ethan McMorrow Design Associates				
Public	None				
Concerns (7:48)	McMorrow – Presented project; visible only by planes taking off; height is 22'. Camp – These structures are 2 different styles, and nothing ties them together; should be more similar in architecture. Oliver – It can be different because it's living space over a garage. Appreciates the low stature. She feels it is simple but has that little bit of funk that old Madaquecham used to have. Coombs – Agrees it is very cute and it fits in. It isn't up close to the main house. Dutra – Agrees with what's been said. Pohl – The main house is 1 story and very simple; this is very busy.				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried unanimously			Certificate #	HDC2022-09-7001
12. Stark Point, LLC	09-6993	16 Easton Street	Rev. 04-6118: main house	42.1.4/11	Botticelli + Pohl
Voting	Welch, Coombs, Camp, Oliver, Thornewill				
Alternates	Dutra, Patten				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (7:56)	Botticelli – Presented project. Backus – Infill within OHD replacing "Driftwood." Stone veneer in the historic district is appropriate within its own location; authentic Island sourced stone would be more appropriate; don't know how stone will be flood compliant. Read advisory comments: Applied stone veneers, as shown in the photos, look like pasted on veneers not structurally stacked foundation stones; the photos illustrate that this approach doesn't work and should not be replicated. Foundation stones were normally made of rubble and were much larger and varied in shape. Oliver – The photo of the stone foundation on the corner of Hulbert is not a good example. Her concern is how it will look. Likes the railing and window change. There was relief with piers and wood which allows water to flow through; doesn't know what will happen in this instance. Suggested stone piers with wood boards between. Coombs – The fake stone veneer is appalling and inappropriate. Camp – Think it will appear as a veneer and cookie cutter; if it's going into the chimney, it should be actual river stone. Agrees with the concern of how flood water would flow around a stone foundation. Thornewill – Agrees. Welch – The way he took advisory comments is that the depth isn't what looks stuck on, it's that the photo looks like a stuck-on apron that isn't holding up the building. It's not appropriate for the location.				
Motion	Motion to Approve through staff with no change to the foundation at this time. (Camp)				
Vote	Carried unanimously			Certificate #	HDC2022-09-6993
13. Stark Point, LLC	09-6994	16 Easton Street	Rev. 04-6121: gym	42.1.4/11	Botticelli + Pohl
Voting	Welch, Coombs, Camp, Oliver, Thornewill				
Alternates	Dutra, Patten				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (time)	Botticelli – This is for a stone foundation as well. Not opened at this time.				
Motion	Motion to Hold for revisions. (Camp)				
Vote	Carried unanimously			Certificate #	HDC2022-09-6994

14. Crow's Nest, LLC 09-6995	9B Crow's Nest Way	Raise, addition, reno	12/20.22	Botticelli + Pohl
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	Dutra, Thornewill			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl,			
Public	None			
Concerns (8:12)	Botticelli – Presented project; can't vary the footprint due to resource area boundaries. Backus – There is an HDC survey file for both structures on this lot; this is indicated as contributing. Camp – The change is appropriate. The front 2 nd -floor window headers should meet the eave. Coombs – Okay with the proposed changes. Oliver – Agrees; it's an improvement. Patten – Nothing to add.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-09-6995	
15. Nantucket Boat Basin 09-7028	29 Commercial Street	Demo/replace like kind	42/24.3	Dennis Patnaude
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Dennis Patnaude, RJ O'Connor and Associates Inc. Paul Beaulieu, Main Street Architects			
Public	None			
Concerns (8:16)	Patnaude – Presented project; this is “The Icehouse.” All the work should happen before the 2023 summer season. Beaulieu – Plan to replace in kind to include reusing as much salvaged materials as possible. Backus – All the structures on the wharf are Walter Beineke era, late 1960s early 1970s and contributing to the OHD and National Historic District. Okay with like-kind replacement as long as every detail is exact. Wants more detailed photos of each elevation for the record. Read advisory comments: No concerns. Camp – No concerns. Welch – Asked if there is a door and window schedule; there is none in the on-line packet.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7028	
16. Barbara Phillips Trust 09-7023	7 North Liberty Street	Rev. 12-2628: windows	42.3.4/6	Val Oliver
Voting	Pohl, Welch, Coombs, Camp, Dutra			
Alternates	Thornewill, Patten			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (8:22)	Oliver – Presented project. Backus – She has no concerns. Circa 1930 fire shed. Read advisory comments: No concerns. No concerns.			
Motion	Motion to Approve as submitted. (Welch)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7023	
Rest held for next Tuesday.				
17. Elizabeth Phillips 09-7030	4 Pittman Road	New shed	73.4.2/61	Elizabeth Phillips
18. Deborah Wasil 09-7015	51 Pleasant Street	Replace windows	55/32.3	Structures Unlimited
19. Town of Nantucket 09-7049	16 Broad Street	Alterations	42.4.2/30	Rick Sears
20. Town of Nantucket 09-7057	20 South Water Street	Alterations Bldg 1	42.4.2/29	Rick Sears
21. Town of Nantucket 09-7058	20 South Water Street	Alterations Bldg 2	42.4.2/29	Rick Sears
22. 5 Sherburne Way, LLC 09-7003	5 Sherburne Way	New Beach stairs	30/38	Botticelli + Pohl
23. Michael Zarcone 09-7010	16 Cherry Street	Minor alterations	55/379	Val Oliver
24. TwentyOne Milk St Tr 09-7033	21 Milk Street	Parking	42.3.3/87	David Troast
25. John Welch 09-7039	40 D Union Street	Infill dormer	42.3.2/89	Gryphon Architects
26. Eleven Lincoln Ave Tr 09-7051	32 Jefferson Avenue	New guest house	30/132	Botticelli + Pohl
27. 40 OSR, LLC 09-7045	40 Old South Rd 39/40	New dwelling mixed use	68/410	Emeritus LTD
28. 40 OSR, LLC 09-7046	40 Old South Rd Lot 41	New Dwelling mixed use	68/10	Emeritus LTD
29. Jay Harmon	Lot 2 Maple Lane	Porch addition	67/303	LINK
30. Jay Harmon	Lot 2 Maple Lane	Porch addition	67/303	LINK

31. Nantucket Lifesaving Museum	158 Polpis Road	Replace windows	27/28	LINK
32. Corkish Coop 09-7046	320e Polpis Road	New shed	24/1.5	Structures Unlimited

XI. OLD BUSINESS 09/20/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
6. Brandon Casement 07-6722	6 New Street	Dormer	55.4.1/34	Brandon Casement
7. Frank Twarog 05-6231	18B Atlantic Avenue	Patio, fence, arbor & drive	55/24.2	Todd Farrell
8. Sandy Ack 04-6147	6 Sandy Drive	New dwelling	29/76	NAG
9. Patience Killen 06-6585	1 Old North Wharf	Demo/move off	42.3.1/80.1	Linda Williams
10. High Tide Ptnrs, LLC 04-6196	26 Douglas Way	Main House	39/41	BPC
11. High Tide Ptnrs, LLC 04-6198	26 Douglas Way	Garage	39/41	BPC
12. High Tide Ptnrs, LLC 04-6193	26 Douglas Way	Gazebo	39/41	BPC
13. High Tide Ptnrs, LLC 04-6197	26 Douglas Way	Pool	39/41	BPC
14. High Tide Ptnrs, LLC 04-6172	26 Douglas Way	Shed	39/41	BPC
15. Petrillo & Thomas Tr 07-6598	92 Washington Street	Rev. 02-0589: small addition	42.4.1/22	Smith & Hutton LLC
16. Petrillo & Ripley	92 Washington Street	Hardscape	42.4.1/22	Studio 2112
17. Mike Romano 05-6245	55 Easton Street	Addition & move on site	42.4.1/68	Shelter 7
18. Ack N Back, LLC 06-6502	33 Quidnet Road	New dwelling	21/27.2-27.4	WAPD
19. Ack N Back, LLC 06-6503	33 Quidnet Road	Garage & studio	21/27.2-27.4	WAPD
20. Ack N Back, LLC 06-6504	33 Quidnet Road	Pool cabana	21/27.2-27.4	WAPD
21. Ack N Back, LLC 08-6785	33 Quidnet Road	Pool & hardscape	21/27.2-27.4	Ahern Design
22. 4 The Kids Realty Tr 07-6708	79 Pocomo Road	Rev. 10-4971: add roof walk	15/5	CWA
23. Brandon Lower 08-6790	146 Main Street	New garage, patio & pergola	41/518	Matthew Rider
24. Brandon Lower 08-6781	146 Main Street	MH clapbrd, perg, trim clr	41/518	Matthew Rider
25. Not so Easy, LLC 06-5679	26 Easy Street	New mixed-use structure	42.4.2/23	Emeritus

XII. NEW BUSINESS 09/27/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Valentine Hussey, LLC	31 Main Street	Roof replacement	42.3.1/212	Jim Lydon
2. McGovern Moriarty	26 Lincoln Avenue	Rev. 07-6633: rear doors	73.4.2/3	Thornewill Design
3. Jayne Culkins	20 West York Street	Window replacement	55/7.1	Ernie Culkins
4. Tom Forman	6 Coffin Street Sias	Rev. 12-5323: hardscape	73.1.4/19	Waterscapes
5. Richard Holt	121 Madaket Road	Barn addition	40/60.1	Botticelli + Pohl
6. Ron Lefevre	7a Maryann Drive	New 2 nd dwelling	68/216	SCI
7. Brian Wright	2A Copper Lane	Hardscape	42.3.3/191	SCI
8. Hillary Cunniff	37 York Street	Roof replacement	55.4.1/104	SCI
9. Hillary Cunniff	37 York Street	New garage	55.4.1/104	SCI
10. Margaret Zarcone	16 Cherry Street	Roof replacement	55/379	Stegra Corp
11. Lisa Linton	2 Creek Lane	New pool & hardscape	38/93	Andrew Falkenstein
12. Dipak Thapa	37 Beachgrass Road	Solar roof array- house	68/369	ACK Smart
13. Dipak Thapa	37 Beachgrass Road	Solar roof array- shed	68/369	ACK Smart
14. KMS126 NT	126R Main Street	Demo Garage	42.3.3/98.1	Linda Williams
15. KMS126 NT 08-6893	126R Main Street	New dwelling	42.3.3/98.1	Linda Williams
16. Catherine Sperry	4 Chapel Street	Roof replacement	73.4.2/19	Jim Lydon
17. Cary Ahl	5 Pochick Street Sias	Add door & projecting roof	73.3.1/23	DTA
18. Ocean Heath, LLC	9 Falmouth Avenue	Window revision	82/423	JN Design
19. Carlos Sousa	20 Vesper Lane	Replace fence	55/248	Carlos Sousa
20. Dan Conley	91 Hummock Pond Rd	New pool	56/118	Craig Taylor
21. 79 Polpis Rd RE, LLC	79 Polpis Road	New Dwelling	44/23.3	Dustin Maury
22. 79 Polpis Rd RE, LLC	79 Polpis Road	New garage	44/23.3	Dustin Maury
23. 79 Polpis Rd RE, LLC	79 Polpis Road	New pool	44/23.3	Dustin Maury
24. 79 Polpis Rd RE, LLC	79 Polpis Road	New cabana	44/23.3	Dustin Maury
25. Rosalie & Grennan Maloney	15 Old North Wharf	Renewal of COA w/ revs	42.3.1/26	McMullen & Assoc.
26. Michael Altman Trst Et al.	37 Sankaty Head Road	Main house revision	48/2	BPC
27. Michael Altman Trst Et al.	37 Sankaty Head Road	Guest house revision	48/2	BPC
28. L.Iannetta & D.Fisher	7 Paul Jones	Addition	30/68.12	Emeritus LTD
29. Suzanne Turner	9 Long Pond Drive	Rev. 11-2257: resite garage	59/33	Botticelli + Pohl
30. Little Nauti, LLC	1 Smooth Hummock Wy	New dwelling	66/177	JB Studio
31. Little Nauti, LLC	1 Smooth Hummock Wy	New pool	66/177	JB Studio
32. Alan & Mary Raul	109 Main Street	Fenestration chngs	42.3.3/150	JB Studio
33. Rufio ACK Holdings	93 Main Street	New shed	42.3.3/17	JB Studio
34. Berry Pleasant, LLC	15 Pleasant Street	MH Alterations	42.3.3/123	Patrick Ahern
35. Berry Pleasant, LLC	15 Pleasant Street	New carriage house	42.3.3/123	Patrick Ahern
36. Berry Pleasant, LLC	15 Pleasant Street	Hardscape	42.3.3/123	Patrick Ahern

XIII. OLD BUSINESS 10/04/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
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HDC Minutes for October 11, 2022, adopted Oct. 25

1. Fair City, LLC 08-6886	115 Old South Road	New building	68/112	Emeritus
2. Fair City, LLC 08-6887	115 Old South Road	New building	68/112	Emeritus
3. 39 Monomoy Road, LLC 08-6851	39 Monomoy Road	Addition, reno, & move	54/79	Emeritus
4. Lindsley Matthews 03-5955	37 West Chester Street	Dormer & roof height rev	41/150	NAG
5. Scott Dehm 08-6841	8 Ash Street	Hardscape & pergola	42.4.2/94	Jardins International
6. Matthew Stone 07-6659	47 Milk Street	Main house rev.	56/201	Linda Williams
7. Matthew Stone 07-6660	47 Milk Street	Garage Revisions	56/201	Linda Williams
8. Auburn Cottage, LLC 08-6857	46 Easton Street	Addition, raise, & reno	42.1.4/22	Botticelli & Pohl
9. Shenandoah Trust 08-6925	40 Easton Street	Fenestration rev	42.1.4/20	Botticelli & Pohl
10. Sheep Pond Property 08-6852	14-16 Sheep Pond Road	New dwelling	63/29&30	Emeritus
11. Amanda&Kevin Jacobs 04-6226	4 Ray's Court	Addition & historical info	42.3.2/3	Design Assoc.

XIV. NEW BUSINESS 10/11/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Emily Askin	103 Orange st	Roof replacement	55/426.1	T & T Roofing
2. Peter Taylor	98 Main St	Roof replacement	42.3.3/11	T & T Roofing
3. Kathryn Cook MTRS	85 Low Beach Rd.	New Main House	75/31.3	Michael Bard
4. Kathryn Cook MTRS	85 Low Beach Rd.	New Garage	75/31.3	Michael Bard
5. 7 Hinckley, LLC	7 Hinkley Lane	Generator & enclosure	30/170.1	Ahern
6. Laurie Richards	4 Woodlily Rd.	Rooftop Solar	67/836	Cotuit Solar
7. Jena & Terri Dion	24 Marion St.	Rooftop Solar	71.3./75	Cotuit Solar
8. Mark Fowler	11 Keel Lane	Roof replacement	66/318	Richard Prunier
9. Auburn Cottage	46 Easton st	Historic Determination	42.4.1/22	Botticelli + Pohl
10. 39 West Miacomet, LLC	39 W. Miacomet Rd	Deck & porch Extension	81/147.1	Thornewill Design
11. Alberta Urban	14 Jefferson Lane	Roof replacement	55.4.1/158.1	Stregra Corp.
12. 73 Vestal St, LLC	73 Vestal St.	Hardscape	56/192	Jardins Intl.
13. Whale's End, LLC	43 Squam Rd	New Dwelling	13/24+23	MCA+
14. Whale's End, LLC	43 Squam Rd	New garage	13/24+23	MCA+
15. Whale's End, LLC	43 Squam Rd	New Barn	13/24+23	MCA+
16. 51 Fair St, LLC	51 Fair St	Exterior color change	42.3.2/40	Emeritus LTD
17. 18 Sherburne Tpk NT	18 Sherburne Turnpike	Rev. 06-6468: porch deck	30/196	S. Metz
18. James Koval	24 Pocomo Rd	Roofwalk	14/73	Botticelli + Pohl
19. Jake Dwyer	11 Mississippi Ave	Pool & hardscape	59.4/233	Waterscapes
20. Shadow Nominee	24 Bassett Rd	Porch addition	26/61	SCI
21. Robert Jody Newman	6 Topping Lift	Solar array & dormer rev.	66/308	SCI
22. Erik Passanante	41 Long Pond Rd	New Shed	59.4/109	Salt Spray Sheds
23. Joan Bunting	3 Pine Tree Rd.	Cabana	68/228	Structures Unlimited
24. Sara Hazelwood-Yates	5 Beaver St	Fenestration changes	55.1.4/98	Thornewill Design
25. Matthew Reinemo	55 Tennessee Ave	Fenestration changes	59.4/363	Normand Residential
26. Elizabeth Bagley	123 Eel Point Rd	New garage	33/15	SCI
27. Daniel & Anna Day	7 Bayberry Lane	Rev. 06-6466	67/61	Val Oliver
28. Marcus Mignone	10 Angola St.	Rev. 01-5547	55.4.4/79	Val Oliver
29. Crampton	6 Lincoln St.	Rev. 12-5462	73.4.2/86	Val Oliver
30. 58 Walsh, LLC	58 Walsh St.	Door changes	29/97	Emeritus LTD
31. Chris Holdgate	3 Rose Bud Lane	Demo Dwelling	68/782	Chris Holdgate
32. Scott O'Connor	2 Hussey St	Enclosed 2nd floor	42.3.1/119	Emeritus LTD
33. 41 Monomoy, LLC	41 Monomoy Rd	Add roofwalk & fenest chng	54/79.1	Emeritus LTD
34. Ryan & Sarah Murphy	Maple Lane Lot 4	Hardscape & pool	67/303	Emeritus LTD
35. The One 2744, LLC	47 Main St	Add gable dormers	42.3.1/206	Emeritus LTD
36. Jill Werner	25 Sankaty Head	Pool & hardscape	48/3	David Troast
37. CMR 11 Osprey, LLC	11 Osprey Way	Pool	82/3	Linda Williams
38. David Hagenstein	27 Cornwall St	New 2nd dwelling	76.4.3/13	David Hagenstein
39. Gregory Cantone	11 Sconset Ave	New shed addition	49.3.2/8	Gregory Cantone

XV. OTHER BUSINESS

Approved Minutes	September 20 & 27, 2022
Motion	Motion to Approve. (Oliver)
Vote	Carried unanimously
Review Minutes	October 04, 2022
Other Business	• Next HDC Meeting: Tuesday, October 18th @ 4:00 pm Hybrid – Zoom & 4 Fairgrounds Road, Community Room • Classification of street trees & vegetating mapping • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed)

	• Review policy of move/demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves • Open enrollment seeking individuals interested in the Resiliently Integrating Sustainable Energy (RISE) Work Group Solar Installations Module • Discussion on 43 Kendrick – hardscape and dwellings
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List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

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

Vote Carried unanimously

Submitted by:

Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Madaket Village District

Sign Advisory Group