



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 25, 2022

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

Called to order at 4:00 pm. and announcements by Mr. Welch

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

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

Absent Members: Pohl, Thornewill

Late Arrivals: Dutra, 5:30 pm

Early Departures: Camp, 7:11 pm

Adoption of Agenda:

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

Vote Carried unanimously

I. COMMISSION COMMENTS

1. **Coombs** – the letter we approved to be sent to the Select Board, apparently the letter has to be reviewed again before it's sent. Asked that it be put on next week's agenda.

Welch – The letter wasn't reviewed because all elected members and the chair should be here.

II. PUBLIC COMMENT

1. None

III. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Mass General Brigham 10-7220	6 Bayberry Court	Projecting sign	55/706	Jason Bridges
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	Martinez – Approved per recommendations of staff.			
Motion	Motion to Approve through staff per staff recommendations. (Coombs)			
Vote	Carried Unanimously	Certificate #	HDC2022-10-7220	
2. Union Lodge F&A.M.	30 Mains Street (Unit C)	Projecting sign	42.3.1/215	Laurie Herman
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	Martinez – Recommend this be held for a revisions.			
Motion	Motion to Hold. (Coombs)			
Vote	Carried Unanimously	Certificate #		
3. Nantaco 07-6683	21 South Water Street	Projecting sign	42.4.2/102	Lee Milazo
4. Nantaco 09-7150	21 South Water Street	Menu/wall sign	42.4.2/102	Lee Milazo

IV. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nanticut Realty Trust 10-7292	86A Old South Road	Move on site dwelling	68-400	Daniela Petkova
2. Vilma Cisneros 10-7307	3 Celtic Drive	Move on site shed	67/600	Vilma Cisneros
3. Marty&Holly McGowan 10-7306	88 Somerset Road	Move from 6 'Sconset Ave	66/408	Marty McGowan
4. 18 Sherburne Tpk NT 10-7210	18 Sherburne Turnpike	Rev. 06-6468: porch deck	30/196	Sophie Metz
5. John Manera 10-7308	4 Larrabee Lane	Rev 02-5780: Add porch	55/102.7	Linda Williams
6. Mid-Century Modern, LLC 10-7309	21 Vestal Street	Move off shed	41/175	Normand Resid.
7. Montessori Children's Hse 10-7297	9 Bailey Road	Move from 21 Vestal St	55/107.2	Normand Resid.
8. Charliston Pires 10-7300	62 Hooper Farm Road	Move on shed site revision	67/321	JB Studio
9. Goran Puljic 10-7224	14 Almanack Pond Road	Greenhouse addtn & roof	25/12	Goran Puljic
10. Missy Perry 10-7288	16 Bartlett Road	Driveway	67/114	Val Oliver
11. Mark Fowler 10-7251	11 Keel Lane	Roof replacement	66/318	Richard Prunier
12. Erik Passanante 10-7193	41 Longwood Avenue	Rev. 72994: mv shed on site	59.4/109	Salt Spray Sheds
13. Crampton Family 10-7222	6 Lincoln Street Sias	Rev. 12-5462: hgt & trim	73.4.2/86	Val Oliver
Voting	Welch, Coombs, Camp, Patten			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried 4-0			
			Certificate #	HDC2022-(as noted)

V. CONSENTS WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Michael Brenner 10-7270	33 Norwood Street	New pool	76.4.3/1	NAG
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.				
2. Jake Dwyer 10-7214	11 Mississippi Avenue	Pool & hardscape	59.4/233	Waterscapes
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.				
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	Oliver – Suggested holding 11 Mississippi pool for a view.			
Motion	Motion to Approve through staff per noted conditions. (Coombs)			
Vote	Carried unanimously			
			Certificate #	HDC2022-10-7270
Motion	Motion to View 11 Mississippi per representative's request. (Coombs)			
Vote	Carried unanimously			
			Certificate #	

VI. 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. Deborah Wasil 09-7015	51 Pleasant Street	Replace windows	55/32.3	Structures Unlimited
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and window survey.			
Representing	Nancy Drazhal, Structures Unlimited			
Public	None			
Concerns (4:06)	Drazhal – Presented project; all true divided light (TDL) Brosco windows. The bay windows are in very bad condition. Backus – Circa 1920 Victorian; a window survey was provided. It would be nice if windows were restored but understands situation. Read advisory comments: A window survey needs to be done to determine the age of the existing windows. Historic windows should be restored and not replaced. Camp – Asked about the state of the 2-over-2 windows in the front, if they can be restored with the rest switching out to Brosco's. Believes vintage windows should be restored. No others have concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 4-1//Camp opposed			
			Certificate #	HDC2022-09-7015

2. Eleven Lincoln Ave Tr 09-7051	32 Jefferson Avenue	New guest house	30/132	Botticelli + Pohl
Voting	Welch, Coombs, Oliver, Dutra, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (7:18)	Botticelli – Presented project, not in a flood zone. Backus – The windows seem large for this; the proposed hipped roof is fine. Asked if other structures are proposed to have hipped roofs. The proposed windows are simulated-divided light (SDL). Read advisory comments: The proposed proportion of the front façade is very unusual and inappropriate. This might work better if the lower windows were surrounded by a brick or other foundation material rather than shingles. Oliver – This fits in with the buildings that are there; no concerns. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously		Certificate #	HDC2022-09-7051

3. Town of Nantucket HELD	16 Broad Street	Alterations	42.4.2/30	Rick Sears
4. Town of Nantucket HELD	20 South Water Street	Alterations Bldg 1	42.4.2/29	Rick Sears
5. Town of Nantucket HELD	20 South Water Street	Alterations Bldg 2	42.4.2/29	Rick Sears
6. Richmond Great Pt HELD	5 Sandplain Drive	New dwelling	68/349	KOH

VII. OLD BUSINESS 09/20/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Sandy Ack 04-6147	6 Sandy Drive	New dwelling	29/76	NAG
2. High Tide Prtnrs, LLC 04-6198	26 Douglas Way	Garage	39/41	BPC
3. High Tide Prtnrs, LLC 04-6193	26 Douglas Way	Gazebo	39/41	BPC
4. High Tide Prtnrs, LLC 04-6197	26 Douglas Way	Pool	39/41	BPC
5. High Tide Prtnrs, LLC 04-6172	26 Douglas Way	Shed	39/41	BPC

Motion **Held due to lack of quorum**

6. Petrillo & Thomas Tr 07-6598	92 Washington Street	Rev. 02-0589: small addition	42.4.1/22	Smith & Hutton LLC
Voting	Welch, Coombs, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Joseph Deimler, Smith & Hutton, LLC			
Public	None			
Concerns (4:12)	Deimler – Reviewed changes made per previous concerns. Backus – infill within old historic district (OHD); previous June 2020 approval; want revised elevation certificate on file; any proposed flood vents should be shown on elevation. Appreciate changes. Exterior chimney is not appropriate within the OHD. Camp – No concerns. She's okay with the brick piers. Coombs – Feels it's too formal for this area. Ungang the windows. The front façade is very heavy. Would prefer the height of the wings come down to prevent it from being a rectangle with a straight eave. Oliver – No concerns. The brick piers, she hasn't seen any in this neighborhood. Welch – Appreciates integration of front steps into the porch and overall modifications. Noting the chimney is largely obscured from view, he's okay with it.			
Motion	Motion to Approve through staff with a FEMA certificate indicating structure is built to the design-flood elevation. (Camp)			
Vote	Carried unanimously		Certificate #	HDC2022-07-6598

7.	Petrillo & Ripley 09-7124	92 Washington Street	Hardscape	42.4.1/22	Studio 2112
Voting	Welch, Coombs, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, advisory comments, and “Resilient Nantucket”.				
Representing	Lynne Giesecke, Studio 2112 Landscape Architecture				
Public	None				
Concerns (4:22)	Giesecke – Presented the hardscaping. The existing top of bank is 5.5; intent is to bring that grade up so that water drains away from the structure. Backus – This site will need to comply with Chapter 5 “Resilient Nantucket” regarding impervious surfaces. Retention of existing vegetation is encouraged; fence should be Type II picket. “Resilient Nantucket” encourages air conditioning units (A/C) be elevated and shown on plans. Read advisory comments: Driveway material should remain as shell or pea stone; the proposed granite cobble apron is too formal and should be eliminated. The patio on the east will be very visible from the beach, and it is too large, and bluestone is not an appropriate material. Reduce the size; the proposed fence with capped posts is not traditional. It should be a standard type 2 fence. Asked where the A/C units are located. Oliver – Agrees Patio #11 should be smaller. Asked for clarification about the raising of the grade. The proposed grade change would raise the patio higher and so more visible from the water; right now, the bulkhead mitigates the view of the patio. Coombs – Asked if there is an engineer’s proposal on how drainage will flow away from the house(no); she’d like to see that. Camp – Patio #11 should be smaller and have a more organic shape with grass between the pavers; it’s right on the beach. Welch – Confirmed that the cobble, which is shown as square cut; is not Belgium block. He’s okay with the concept for the grade pitching away from the house; the overall height, 1.5’ increase in grade is a concern. Asked how that will work relative to the structure. We will be requiring more information on the grade change in the form of a cross section east-west showing existing and proposed.				
Motion	Motion to Hold for minor revisions and a cross site-section and include A/C location. (Coombs)				
Vote	Carried unanimously Certificate #				
8.	Mike Romano 05-6245	55 Easton Street	Addition & move on site	42.4.1/68	Shelter 7
9.	Ack N Back, LLC 06-6502	33 Quidnet Road	New dwelling	21/27.2-27.4	WAPD
10.	Ack N Back, LLC 06-6503	33 Quidnet Road	Garage & studio	21/27.2-27.4	WAPD
11.	Ack N Back, LLC 06-6504	33 Quidnet Road	Pool cabana	21/27.2-27.4	WAPD
12.	Ack N Back, LLC 08-6785	33 Quidnet Road	Pool & hardscape	21/27.2-27.4	Ahern Design
13.	4 The Kids Realty Tr 07-6708	79 Pocomo Road	Rev. 10-4971: add roof walk	15/5	CWA
14.	Brandon Lower 08-6790	146 Main Street	New garage, patio & pergola	41/518	Matthew Rider
15.	Brandon Lower 08-6781	146 Main Street	MH clapbrd, perg, trim clr	41/518	Matthew Rider
16.	Not so Easy, LLC 06-5679	26 Easy Street	New mixed-use structure	42.4.2/23	Emeritus
17.	450 Green Park 11-5272	2 Stone Alley	Addition	42.3.1/103	Emeritus
Voting	Welch, Coombs, Camp, Oliver, Patten				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (time)	Items 8-17 not opened at this time.				
Motion	Motion to Hold for representation. (Coombs)				
Vote	Carried unanimously Certificate #				

VIII. 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 09-7177	31 Main Street	Roof replacement	42.3.1/212	Lydon
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	James Lydon			
Public	None			
Concerns (4:41)	Lydon – Presented project. Noted other area structures with black architectural shingles. Backus – HDC survey indicates built post 1846, Valentine-Hussey Block. Provided additional photos showing the context. Going to Moray black architectural would put it within a sea of 3-tab shingles. Read advisory comments: This should remain as 3-tab. Oliver – No concerns. Coombs – This is an important building on an important corner; she'd prefer it stay 3-tab. Welch – He'd prefer slate.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 3-1//Coombs opposed		Certificate #	HDC2022-09-7177
2. McGovern Moriarty 09-7157	26 Lincoln Avenue	Rev. 07-6633: rear doors	73.4.2/3	Thornewill Design
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (4:48)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Vote	Carried unanimously		Certificate #	
3. Jayne Culkins 09-7083	20 West York Street	Window replacement	55/7.1	Ernie Culkins
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Ernie Culkins, owner			
Public	None			
Concerns (4:49)	Culkins – Presented project; will put in TDL on the front; asked for simulated-divided lights (SDL) on the sides. The storms will go back on. Backus – According to the National Historic Landmark (NHL), it's circa 1987. Understands wanting to go to SDL; this is non-contributing so TDL on the front with SDL on the sides and back is okay; would prefer the 12-over-12 but okay with 6-over-6. Read advisory comments: Asked the date of the house. This is within the OHD and all new windows in the OHD should be TDL. Oliver – 2 houses down is a house approved with TDL on the street and SDL elsewhere. Coombs – It's a lot of windows on a little house; okay with the proposed as 6-over-6.			
Motion	Motion to Approve as submitted. (Camp)			
Vote	Carried unanimously		Certificate #	HDC2022-09-7083
4. Lisa Linton 09-7166	2 Creek Lane	New pool & hardscape	38/93	Andrew Falkenstein
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Andrew Falkenstein, Concise Design			
Public	None			
Concerns (4:56)	Falkenstein – Presented project; open land on 2 sides; will have an auto-cover so not proposing a fence. Backus – The dwelling is circa 1995 non-contributing. A softer edge bluestone patio would be more appropriate considering it's adjacent to Fisher's Landing. Oliver – There is no screening being offered; she'd like to see the existing vegetation. Camp – She'd like to view to judge possible visibility; the vegetation is sketchy. Coombs – Looking at the site plan, everything at the bottom end of the property is leach field and she doesn't think it could be planted.			
Motion	Motion to View with a blue tarp to mark the pool location. (Oliver)			
Vote	Carried unanimously		Certificate #	

5.	Catherine Sperry	09-7138	4 Chapel Street	Roof replacement	73.4.2/19	Jim Lydon
Voting	Welch, Coombs, Camp, Oliver, Patten					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	James Lydon					
Public	None					
Concerns (5:08)	Lydon – Presented project; picked Colonial Slate because it was approved next door. Backus – Circa 1893 within ‘Sconset OHD, Where-away; Colonial Slate are appropriate but where you’ve allowed the existing seafoam to go to Nickle grey 3-tab. Read advisory comments: architectural shingle not appropriate; the business detracts from simplicity. Oliver – The texture of archite4ctureal is more like wood than 3-tab. Coombs – It should stay 3-tab to maintain the simplicity of this historic structure. Camp – 3-tab is simpler. Architectural is too “jumpy” Patten – No concerns. Welch – Wished Colonial slate looked more like slate. Agrees with Ms. Oliver; we voted that this color arch is okay in an OHD.					
Motion	Motion to Approve. (Oliver)					
Vote	Carried 3-2//Camp & Coombs opposed				Certificate #	HDC2022-09-7138
6.	Cary Ahl	09-7090	5 Pochick Street Sias	Add door & projecting roof	73.3.1/23	DTA
Voting	Welch, Coombs, Camp, Oliver, Patten					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Anton Dimov, DTA					
Public	None					
Concerns (5:13)	Dimov – Presented project; no changes to the north elevation. Backus – Underhill cottage Osprey, circa 1885. Great way to add to this contributing structure. The gable pent roof over the front door is a non-Underhill element; a shed pent would be better. Read SAG comments: the infill is appropriate except the gable overhang at the side entry; shed overhang would be more appropriate. Oliver – Agrees; this is a great job except for the gable. A shed roof that matches existing would make this approvable. Camp, Coombs, & Patten – Agrees with Ms. Oliver. Welch – A flat roof with drainage would be more appropriate					
Motion	Motion to Approve through staff with the east side entry to have a shed roof. (Oliver)					
Vote	Carried 4-1//Welch opposed				Certificate #	HDC2022-09-7090
7.	L.Iannetta & D.Fisher	09-7136	7 Paul Jones Road	Addition & detail change	30/68.12	Emeritus LTD
Voting	Welch, Coombs, Camp, Oliver, Patten					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Matt MacEachern, Emeritus Development					
Public	None					
Concerns (5:22)	MacEachern – Presented project; the stucco chimney could be faced with brick or another material. Circa late 1990s. Welch – The chimney will be visible from Paul Jones. Backus – A lot of structures in this area have HDC surveys but some have come and gone. Oliver – She’d feel better if you offer the brick but come back when it’s framed up.					
Motion	Motion to Approve through staff with the chimney being brick but can come back when framed up for stucco. (Oliver)					
Vote	Carried unanimously				Certificate #	HDC2022-09-7136

8.	79 Polpis Rd RE, LLC 09-7104	79 Polpis Road	New Dwelling	44/23.3	Dustin Maury
Voting	Welch, Coombs, Camp, Oliver, Patten				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dustin Maury, Maury Associates General Contracting				
Public	None				
Concerns (5:30)	Maury – Presented project with black sash, Quaker grey trim, natural mahogany front door, and natural roof walk and skirt. The skirt will be 1X6 vertical with 1.5” space between. Oliver – Okay with the structure; however, the roof walk from the east looks huge. Coombs – The skirt looks too long. 1st-floor windows could be 1 size larger. The front door needs to be more pronounced, possibly with larger panels. There’s too much space between the headers of the 1st-floor windows and sills of the 2nd-floor sills. Front elevation, right gable should have 3 windows. Camp – Agrees with much of that. The roof walk looks more than 1/3 the roof size; suggested removing 1’ each end. Okay with the architecture. The gables don’t need returns; simple trim would be better. Agrees with Ms. Coombs about the 1st-floor windows being larger and the front door needing more presence. Patten – Likes the house; the roof walk could be reduced in size and the front door beefed up. Welch – The roof walk is too long and should be decreased. North-south, if it’s brought in 1’ each side, the skirt will be 9” shorter. Agrees with pumping up the front door and increasing the 1st-floor windows. Suggested removing the gutter returns in favor of standard corner board with rake details.				
Motion	Motion to Hold for minor revisions as stated. (Coombs) Carried unanimously Motion to Reopen. (Camp) Carried unanimously Motion to Approve through staff with revisions as stated per Exhibit A dated 10/25. (Camp)				
Vote	Carried unanimously		Certificate #	HDC2022-09-7104	
9.	79 Polpis Rd RE, LLC 09-7102	79 Polpis Road	New garage	44/23.3	Dustin Maury
Voting	Welch, Coombs, Camp, Oliver, Patten				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dustin Maury, Maury Associates General Contracting				
Public	None				
Concerns (5:43)	Maury – Presented project; clients want a natural-cedar garage door. Camp – She’s pretty okay with it. Left elevation, the side door should be a simple 4-light.				
Motion	Motion to Approve through staff with the pedestrian door to be a 4-light, the garage doors to be natural, and remove the gutter returns. (Camp)				
Vote	Carried unanimously		Certificate #	HDC2022-09-7102	
10.	79 Polpis Rd RE, LLC 09-7103	79 Polpis Road	New pool	44/23.3	Dustin Maury
Voting	Welch, Coombs, Camp, Oliver, Patten				
Alternates	Dutra				
Recused	None				
Documentation	Landscape design plans and site plan.				
Representing	Dustin Maury, Maury Associates General Contracting				
Public	None				
Concerns (5:47)	Maury – Presented project; the spa has been eliminated so looking at only 18X38 tucked behind the house; no grade change. Hardscape plan is forthcoming. No concerns as long as there is hardscaping provided.				
Motion	Motion to Approve with the pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application and hardscape to be provided. (Patten)				
Vote	Carried unanimously		Certificate #	HDC2022-09-7103	
11.	79 Polpis Rd RE, LLC 09-7105	79 Polpis Road	New cabana	44/23.3	Dustin Maury
Voting	Welch, Coombs, Camp, Oliver, Patten				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dustin Maury, Maury Associates General Contracting				
Public	None				
Concerns (5:51)	Maury – Presented project. Camp – The rear gable over the window should be a shed to simplify this. Coombs – Agrees. Oliver – Agrees. Patten – Agrees				
Motion	Motion to Approve through staff with the rear gable over the left window to be a simple shed. (Coombs)				
Vote	Carried unanimously		Certificate #	HDC2022-09-7105	

Break 5:56 to 6:06 pm

12. Rosalie&Grennan Maloney 09-7161 15 Old North Wharf Renewal of COA w/ revs 42.3.1/26 McMullen & Assoc.					
Voting	Welch, Coombs, Camp, Oliver, Dutra				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.				
Representing	Nathan McMullen, McMullen & Associates				
Public	None				
Concerns (6:07)	McMullen – Presented project; our engineer, Art Gasbarro, Nantucket Engineering & Survey, gave us the new flood requirement of 6’0” above high tide; the drawings are wrong showing 8’. We can’t add windows on the east elevation. Backus – This is circa 1940 per NHL and is contributing within the OHD. This should comply with “Resilient Nantucket” guidelines. Want to see the proposed elevation certificate. 6’ is high based upon guidelines; horizontal boards are not appropriate; want to see location of piers and vents. There were comments from direct abutters regarding the existing encroachment. Wants to emphasize that this came prior to any “Resilient Nantucket” guidelines; as a historic structure it can be excluded from flood elevation requirements and doesn’t have to be elevated to 6’; there are other means of flood protection that she would like to see. Historic determination is required to receive the exemption. Read advisory comments: Engineering data should be provided to verify that this is being lifted to the minimum height required by code. The horizontal skirting is not a traditional Nantucket material for concealing an open foundation; it gives the appearance that the building is floating on flimsy trim boards; a visible structure should be shown to help anchor the building to the ground. A more traditional approach would be to show brick piers at the corners and space them every 6’ or 8’ along the length of the building; lattice panels or vertical 1x6 boards could fill in between the piers. The previous approval showed the exterior A/C unit on top of the outdoor shower roof which was a more discreet location; a simple design change could enable that to happen. Some effort should be made to provide a legitimate use for the front door; having a door leading to “nowhere” is very odd and architecturally inappropriate; a Juliette style balcony within the 14” setback would at least give it a purpose. Camp – The north elevation door to “nowhere” is very questionable. She questions the height raised; she’d like to know what the minimum is that it could be; it looks like more foundation than building. Oliver – She likes the simple forms; a roof walk is unnecessary and adds to the height. Agrees about the changing horizontal boards to vertical. North elevation 2nd-floor deck, asked about the railing (existing). The north elevation “floating” door should be a window. Would also like to have the engineer’s certification of elevation. Coombs – Agrees about the foundation skirt boards. West elevation, the lower staircase might be better following the 2nd-floor stairs. South elevation 2nd floor, above the balcony should have only 2 windows adjusted to fill the space. This building should be as simple, classic and clean as possible. Welch – Maximum height set to design elevation requires a completed flood elevation certificate. Agrees with comments made. Noted some wording that is inappropriate. He’d like to understand an abutters concern about infringing into the way on the west elevation including the legal aspects. The rest he not concerned about. This is a highly visible location. He’d be very specific regards to engineer involvement; we’re looking for the maximum height this could be raised to meet the minimum requirements. Likes the idea of looking into dry proofing. Dutra – He agrees with comments made.				
Motion	Motion to Hold for revisions and more information. (Coombs)				
Vote	Carried unanimously			Certificate #	
13. Tic T’Ack Toe, LLC 09-7115 6 Fawn Lane New dwelling 68/974 Meerbergen Design					
Voting	Welch, Coombs, Camp, Oliver, Patten				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Brook Meerbergen, Meerbergen Design				
Public	None				
Concerns (6:29)	Meerbergen – Reviewed the previous discussion, layout, and changes of the overall subdivision. Presented project. Camp – This will be the one you will see when you round the corner, the chimney looks awkward abutting the dormer. Coombs – No concerns. Oliver – No concerns. The shower looks squat. Patten – Agrees with Ms. Camp about the chimney. Welch – Squatty shower; reduce the dormer away from the chimney.				
Motion	Motion to Approve through staff with the east middle dormer pitch lowered away from where it currently bisects the roof and shower enclosure to be vertical board and an appropriate height. (Oliver)				
Vote	Carried unanimously			Certificate # HDC2022-09-7115	

14. Tic T'Ack Toe, LLC 09-7114	6 Fawn Lane	Pool & Hardscape	68/974	Meerbergen Design
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen, Meerbergen Design			
Public	None			
Concerns (6:41)	Meerbergen – This pool must get smaller to meet zoning; will have go to be least 12X25 if not less; the bluestone patio will subsequently be reduced. All the pools have auto covers. Camp – Shorten the length to get it off the property line. White shell is not appropriate here; should be pea stone. Coombs – Okay with the pool being reduced to no more than 12X25. Local stone is a good idea for the drive; suggested the edges be rounded rather than squared. Asked if spas have to be covered. Oliver – Nothing to add. Confirmed the 4' fence is only along the east and that the 5&1 is privacy from the neighbor. Patten – Nothing to add. Welch – Confirmed that spas have to be covered as well.			
Motion	Motion to Approve through staff with the pool to be 12X25 or less and a pea stone driveway. (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7114	
15. Tic T'Ack Toe, LLC 09-7117	7 Fawn Lane	New dwelling	68/979	Meerbergen Design
Voting	Welch, Coombs, Camp, Oliver, Dutra			
Alternates	Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen, Meerbergen Design			
Public	None			
Concerns (6:47)	Meerbergen – Presented project; this is a narrow lot; black sash, platinum grey trim, and forest green front door. Oliver – This is appropriate. Dutra – No concerns; likes how it was kept short on a narrow lot. Coombs – It's a good simple building with additive massing. Camp – This is appropriate to be next to the playground. Appreciates the additive massing to the rear. Welch – It looks little on the outside but will be big on the inside; appreciates that.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7117	
16. Tic T'Ack Toe, LLC 09-7116	7 Fawn Lane	Pool & Hardscape	68/979	Meerbergen Design
Voting	Welch, Coombs, Camp, Oliver, Dutra			
Alternates	Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen, Meerbergen Design			
Public	None			
Concerns (6:53)	Meerbergen – Presented project; pool is not visible and doesn't have to change its size. Oliver – It's only wire between the playground and this pool; would prefer a board fence on the Land Bank side from the rear right corner of the house to the rear property corner			
Motion	Motion to Approve through staff with colors as discussed, driveway pea stone, and cedar fence per Exhibit A. (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7116	
17. Tic T'Ack Toe, LLC 09-7119	9 Fawn Lane	New dwelling	68/978	Meerbergen Design
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen, Meerbergen Design			
Public	None			
Concerns (6:56)	Meerbergen – Presented project. Camp – The South elevation, 2 nd -story shed dormers could be 1 long dormer or not have overhangs. Oliver – Agrees. Coombs – Also agrees. Patten – The porch columns are for a covered porch.			
Motion	Motion to Approve through staff with pinching all the rakes flush on the shed dormers. (Camp)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7119	

18. Tic T'Ack Toe, LLC 09-7118	9 Fawn Lane	Pool & Hardscape	68/978	Meerbergen Design
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen, Meerbergen Design			
Public	None			
Concerns (7:01)	Meerbergen – Presented project; described the perimeter plan. Camp – She is not going to support a pool on every lot so this one is a no.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried 4-1//Camp opposed		Certificate #	HDC2022-09-7118
19. Tic T'Ack Toe, LLC 09-7121	13 Fawn Lane	New dwelling	68/976	Meerbergen Design
Voting	Welch, Coombs, Camp, Oliver, Dutra			
Alternates	Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen, Meerbergen Design			
Public	None			
Concerns (7:07)	Meerbergen – Presented project. Discussion about the visibility of the doors with transoms. No concerns.			
Motion	Motion to Approve as submitted. (Camp)			
Vote	Carried unanimously		Certificate #	HDC2022-09-7121
20. Tic T'Ack Toe, LLC 09-7120	13 Fawn Lane	Pool & Hardscape	68/976	Meerbergen Design
Voting	Welch, Coombs, Camp, Oliver, Dutra			
Alternates	Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen, Meerbergen Design			
Public	None			
Concerns (7:11)	Meerbergen – Presented project; explained the fencing along the rear property lines and the side fencing; this pool should be down-sized to a 7X7 or 7X8 spa to meet zoning. No concerns.			
Motion	Motion to Approve through staff with a 7X7 spa. (Camp)			
Vote	Carried unanimously		Certificate #	HDC2022-09-7120
21. Tic T'Ack Toe, LLC 09-7122	15 Fawn Lane	New dwelling	68/975	Meerbergen Design
Voting	Welch, Coombs, Oliver, Dutra, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen, Meerbergen Design			
Public	None			
Concerns (7:12)	Meerbergen – Presented project; height 26'1". Dutra – South elevation, asked if all the windows are the same size. No concerns.			
Motion	Motion to Approve as submitted. (Coombs)			
Vote	Carried unanimously		Certificate #	HDC2022-09-7122
22. Tic T'Ack Toe, LLC 09-7123	15 Fawn Lane	Pool & Hardscape	68/975	Meerbergen Design
Voting	Welch, Coombs, Oliver, Dutra, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen, Meerbergen Design			
Public	None			
Concerns (7:15)	Meerbergen – Presented project; explained the fence locations; this pool needs to be reduced but to no more than 12X25 to conform with zoning. No concerns with the smaller pool.			
Motion	Motion to Approve through staff with the pool to be 12X25. (Coombs)			
Vote	Carried unanimously		Certificate #	HDC2022-09-7123

23. Richard Holt	09-7158	121 Madaket Road	Barn addition	40/60.1	Botticelli + Pohl
Voting	Welch, Coombs, Oliver, Dutra, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (7:22)	Botticelli – Presented project; north elevation faces into the property, so stairs won't be visible. No concerns.				
Motion	Motion to Approve as submitted. (Dutra)				
Vote	Carried unanimously		Certificate #	HDC2022-09-7158	
24. Tom Forman	09-7160	6 Coffin Street Sias	Rev. 12-5323: hardscape	73.1.4/19	Waterscapes
Voting	Welch, Coombs, Oliver, Patten				
Alternates	None				
Recused	Dutra				
Documentation	Landscape plans, site plan, photos, historical documents, and advisory comments.				
Representing	Jesse Dutra, Waterscapes				
Public	None				
Concerns (7:26)	Dutra – Presented project; not visible. Backus – This is a contemporary infill within the 'Sconset OHD. Spa approved with the patio corners to be rounded and screened in perpetuity; the plans aren't clear about what was previously approved. The firepit within the 'Sconset OHD is different and should be screened. She thinks the spa is a moot point. Read advisory comments: Hardscaping not visible but glow of flames will be. Asked if the spa falls under the new definition. Oliver – No concerns. Coombs – It looks like the land around the firepit has been raised and it won't be visible. Patten – No concerns. Welch – He agrees with SAG's concerns about the firepit.				
Motion	Motion to Approve. (Oliver)				
Vote	Carried 4-0		Certificate #	HDC2022-09-7160	
25. Sheep Pond Property	08-6852	14-16 Sheep Pond Road	New dwelling	63/29&30	Emeritus
Voting	Coombs, Oliver Dutra, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:36)	MacEachern – Reviewed changes made per previous concerns; ridge height must be 25' or less. Suggested reducing the front elevation right 1-story element. Oliver – She didn't go out there. Her concern is still the same but it's extremely large, 113' long, compared to other houses out there. On top of its length, it will have a garage. Patten – Agree it's large and the windows add to the perception. Dutra – He agrees to some degree but there are examples of long houses out there. Feels he's done as we asked. Coombs – It's too long; a whole chunk should be pushed to the rear make it a "C" to reduce the length and give it depth. Appreciates the reduction of windows. Likes the roof line. Could support reducing the length of the 1-story master-bedroom section.				
Motion	Motion to Approve through staff with removing the roof on the north elevation right wing connector. (Dutra)				
Vote	Carried 3-1//Oliver opposed		Certificate #	HDC2022-08-6852	
26. Matthew Reinemo	10-7249	55 Tennessee Avenue	Fenestration changes	59.4/363	Normand Residential
Voting	Welch, Coombs, Oliver Dutra, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Ben Normand, Normand Residential				
Public	None				
Concerns (7:47)	Normand – Presented project. Backus – This is a circa 1970. Recommends the doors be 12-light with kick panel. No concerns.				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried unanimously		Certificate #	HDC2022-10-7249	

27. 51 Fair St, LLC	51 Fair Street	Exterior color change	42.3.2/40	Emeritus LTD
Voting	Welch, Coombs, Oliver Dutra, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:51)	MacEachern – Presented project: white clapboards, light Dove grey sash and trim, and Hamilton blue ornamental trim & doors. Backus – Charles H Robinsons 1850s/1860s Victorian. Concurs with the HSAG comments. She's concerned about the use of blue on a Victorian. Dark green with purple leaves and browns; historic Nantucket wasn't as colorful. She doesn't think the clapboard was white. Read advisory comments: White clapboards are not appropriate for a Victorian house, which were usually painted with a broader more colorful palette. Coombs – Suggested using a soft green or teal with the grey rather than the Hamilton blue. Shouldn't include so much white. Suggested making up 2 color pallet samples for a view. Oliver – We had a similar situation come in and they put up a board with sample paint to view in real time; that would be helpful because Hamilton blue isn't as rendered in the plans. Asked Ms. Backus what she thinks the colors were. Patten – Nothing to add. She'd also like to see the color pallet. Dutra – Agrees. Welch – There's room for grey in a somber Victorian manner. The Hamilton blue with some grey might be successful. Suggests Platinum grey for the clapboard.			
Motion	Motion to View with 2-option sample boards. (Oliver)			
Vote	Carried unanimously		Certificate #	
28. Scott O'Connor	2 Hussey Street	Enclosed 2 nd floor porch	42.3.1/119	Emeritus LTD
Voting	Welch, Coombs, Oliver Dutra, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:03)	MacEachern – Presented project; was one of Nantucket's original garages then converted to a duplex residence; pilasters will remain in place; no new windows are allowed on the south elevation. The porch was added in the 1970s. Backus – Echoes the advisory comments on the reasons to enclose it; however, there aren't many of the 2nd-floor porches and harkens back to when it was adapted into a dwelling. Read advisory comments: The existing second floor porch works because of its open and light feeling; filling this in creates a massive and heavy feeling tow-story boxy addition. Casement windows are not appropriate in the OHD. The window spacing on the North leaves white painted voids on each side; wider windows would fill these voids. Oliver – Having the vertical boards matching the 1st floor will be too much white; she'd prefer to see it with the enclosed porch shingled and with traditional windows; the casements are atypical. The photo shows black sash and white trim. Coombs – She would like to see the porch enclosed with regular windows. Suggested the porch have clapboards to match the right side. Patten – She doesn't have anything to add. Dutra – If we were to have an application to build a 2nd-floor deck on a historic structure, we'd be hard-pressed to approve it. For that reason, he thinks it would be more historical to enclose it. He likes the idea of keeping it shingled but wonders whether the east elevation should be clapboard or shingled. Supports the board on the windows. Welch – Clapboard makes sense on the east elevation, but it changes the mix; the more appropriate cure is to simplify. If the 2nd-floor is clapboard with shingle, the treatment proposed on the infill siding and pilaster approach would be appropriate; however, he'd want to see very large windows. Doing that would simplify the masses. An alternative it to use the existing concept and with a sidewall railing with windows and clapboard infill.			
Motion	Motion to Hold for revisions. (Oliver)			
Vote	Carried unanimously		Certificate #	

29. 41 Monomoy, LLC	41 Monomoy Road	Add roofwalk & fenest chng	54/79.1	Emeritus LTD
Voting	Coombs (acting chair), Oliver Dutra, Patten			
Alternates	(Welch stepped off)			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:19)	MacEachern – Presented project, all natural; there are roof walks in the area. He'll come back without a skirt and play around with the size. Oliver – She remembers when this came through. The issue is the juxtaposition of the steep roof creating very long legs for the roof walk and “evening gown” skirt. The east elevation is the most appropriate. She can't support this as proposed; it's not appropriate on this style of house. Dutra – The skirt is too long. Asked if it would be better without a skirt. Coombs – It's too long and the legs come down almost onto the shed roof.			
Motion	Motion to Hold for revisions. (Patten)			
Vote	Carried unanimously			Certificate #

Rest held for Nov. 1

30. Ron Lefevre 09-7101	7a Mary Ann Drive	New 2 nd dwelling	68/216	SCI
31. Brian Wright 09-7135	2A Copper Lane	Hardscape	42.3.3/191	SCI
32. Hillary Cunniff 09-7148	37 York Street	Roof replacement	55.4.1/104	SCI
33. Hillary Cunniff 09-7149	37 York Street	New garage	55.4.1/104	SCI
34. Margaret Zarcone 09-7172	16 Cherry Street	Roof replacement	55/379	Stegra Corp
35. Dipak Thapa 09-7145	37 Beachgrass Road	Solar roof array- house	68/369	ACK Smart
36. Dipak Thapa 09-7146	37 Beachgrass Road	Solar roof array- shed	68/369	ACK Smart
37. KMS126 NT 09-7073	126R Main Street	Demo Garage	42.3.3/98.1	Linda Williams
38. KMS126 NT 08-6893	126R Main Street	New dwelling	42.3.3/98.1	Linda Williams
39. Ocean Heath, LLC 09-7091	9 Falmouth Avenue	Window revision	82/423	JN Design
40. Dan Conley 09-7066	91 Hummock Pond Rd	New pool	56/118	Craig Taylor
41. Michael Altman Trst Et al. 09-7143	37 Sankaty Head Road	Main house revision	48/2	BPC
42. Michael Altman Trst Et al. 09-7144	37 Sankaty Head Road	Guest house revision	48/2	BPC
43. Little Nauti, LLC 09-7134	1 Smooth Hummock Wy	New dwelling	66/177	JB Studio
44. Little Nauti, LLC 09-7130	1 Smooth Hummock Wy	New pool	66/177	JB Studio
45. Alan & Mary Raul 09-7131	109 Main Street	Fenestration chngs	42.3.3/150	JB Studio
46. Rufio ACK Holdings 09-7132	93 Main Street	New shed	42.3.3/17	JB Studio
47. Berry Pleasant, LLC 09-7153	15 Pleasant Street	MH Alterations	42.3.3/123	Patrick Ahern
48. Berry Pleasant, LLC 09-7154	15 Pleasant Street	New carriage house	42.3.3/123	Patrick Ahern
49. Berry Pleasant, LLC 09-7155	15 Pleasant Street	Hardscape	42.3.3/123	Patrick Ahern
50. Jay Harmon	Lot 2 Maple Lane	Porch addition	67/303	LINK
51. Jay Harmon	Lot 2 Maple Lane	Porch addition	67/303	LINK
52. Nantucket Lifesaving Museum	158 Polpis Road	Replace windows	27/28	LINK

IX. OLD BUSINESS 10/04/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Fair City, LLC 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. Amanda&Kevin Jacobs 04-6226	4 Ray's Court	Addition & historical info	42.3.2/3	Design Assoc.

X. 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 Street	Roof replacement	55/426.1	T & T Roofing
2. Peter Taylor	98 Main Street	Roof replacement	42.3.3/11	T & T Roofing
3. Kathryn Cook MTRS	85 Low Beach Road	New Main House	75/31.3	Michael Bard
4. Kathryn Cook MTRS	85 Low Beach Road	New Garage	75/31.3	Michael Bard
5. Laurie Richards	4 Woodlily Road	Rooftop Solar	67/836	Cotuit Solar
6. Jena & Terri Dion	24 Marion Street	Rooftop Solar	71.3./75	Cotuit Solar
7. Auburn Cottage	46 Easton Street	Historic Determination	42.4.1/22	Botticelli + Pohl
8. Alberta Urban	14 Jefferson Lane	Roof replacement	55.4.1/158.1	Stegra Corp.
9. Whale's End, LLC	43 Squam Road	New Dwelling	13/24+23	MCA+

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10. Whale's End, LLC	43 Squam Road	New garage	13/24+23	MCA+
11. Whale's End, LLC	43 Squam Road	New Barn	13/24+23	MCA+
12. James Koval	24 Pocomo Road	Roofwalk	14/73	Botticelli + Pohl
13. Robert Jody Newman	6 Topping Lift	Solar array & dormer rev.	66/308	SCI
14. Sara Hazelwood-Yates	5 Beaver Street	Fenestration changes	55.1.4/98	Thornwill Design
15. Elizabeth Bagley	123 Eel Point Road	New garage	33/15	SCI
16. Chris Holdgate	3 Rose Bud Lane	Demo dwelling	68/782	Chris Holdgate
17. The One 2744, LLC	47 Main Street	Add gable dormers	42.3.1/206	Emeritus LTD
18. Jill Werner	25 Sankaty Head	Pool & hardscape	48/3	David Troast
19. David Hagenstein	27 Cornwall Street	New 2nd dwelling	76.4.3/13	David Hagenstein
20. Gregory Cantone	11 Sconset Avenue	New shed addition	49.3.2/8	Gregory Cantone
21. Campana Ltd Prtshp	4 Cabot Lane	Addition	30/254	WAPD

XI. OLD BUSINESS 10/18/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 13 Commercial Wharf, LLC 09-6996	13 Commercial Wharf	Rev. shorten structure	42.2.4/10	NAG
2. Snowshoe Investment 06-6569	1 Windsor Road	Rev. to previous COA	49/195	Val Oliver
3. Kim Glowacki 09-7011	5 Meader Street	Changes & grade info	42.2.3/37.1	Val Oliver
4. Richmond Great Pt 08-6948	6 Gooseberry Place	Rev. 08-6948: new dwelling	68/341	KOH
5. Richmond Great Pt 09-6783	21 Beach Grass Road	Rev. new dwelling rev	68/387	KOH
6. Jean Moran	4 Washington Avenue	New pool	60.2.4/65	Linda Williams
7. Jean Moran	4 Washington Avenue	New garage	60.2.4/65	Linda Williams

XII. NEW BUSINESS 10/25/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 14 Bishops Rise, LLC	14 Bishop Rise	Pergola Carport	30/184	Emeritus LTD
2. 1010 Wins, LLC	10 Lincoln Avenue	New garage	30/184	Emeritus LTD
3. 1010 Wins, LLC	10 Lincoln Avenue	New cabana & o/d shwr	30/184	Emeritus LTD
4. 1010 Wins, LLC	10 Lincoln Avenue	Demolition	30/184	Emeritus LTD
5. 1010 Wins, LLC	10 Lincoln Avenue	Hardscap; gate, poolw/ spa	30/184	Jardins Intl.
6. Seth Gottlieb	6 Ridge Lane	Move on garage	38/126	Seth Gottlieb
7. Laura Anne Webber	5 Killdeer	Replace doors, wndw, trim	68/654	Seth Gottlieb
8. Eleven Lincoln Ave Trust	32 Jefferson Avenue	Hardscape	30/132	Ahern
9. 27 Fair St, LLC	27 Fair Street	Hardscape	42.3.2/193.1	Ahern
10. 27 Fair St, LLC	29 Fair Street	Hardscape	42.3.2/192	Ahern
11. Paul & Cecilie Horvath	200 Polpis Road	Pool Replacement	26/37	Ahern
12. Mid Century Modern, LLC	21 Vestal Street	New shed	41/175	Normand Residential
13. Mid Century Modern, LLC	21 Vestal Street	Cottage- deck & o/d shwr	41/175	Normand Residential
14. Mid Century Modern, LLC	21 Vestal Street	Main house – new stoop	41/175	Normand Residential
15. Joanne Tobin	33B Washington Street	New shed	42.3.2/191	G. Harrington
16. 14 North Road, LLC	14 North Road	Rev. 10-2058: dele chimney	43/83	Workshop/APD
17. Tigerlily Nom. Tr	7 Barnabas	New Dwelling	41/563	Studio Ppark
18. Marsha Shiff	20 Starbuck Road	Addition	60/117	Permit Plus
19. 87 EPR RT	87 Eel Point Road	Rev. 03-3283	32/11	MCA+
20. Whales Tale, LLC	15 Shimmo Pond Road	Shed move off/demo	43/95	Normand Residential
21. Whales Tale, LLC	15 Shimmo Pond Road	New shed	43/95	Normand Residential
22. Nantucket Land Bank	76 Millbrook Road	Move/ demo dwelling	57/24	Normand Residential
23. Al & Mary Novissimo	14 Deer Run	Mod garage & deck	57/14.1	SCI
24. ACKUIRE, LLC	29 Skyline Drive	Shed size rev	79/91	Structure Unlimited
25. Dean Darling	1 Twin Street	Paint foundation, + window	42.3.2/43	Normand Residential
26. Milton Rowland	18 Mt. Vernon Street	Hardscaping	55.4.4/32	Normand Residential
27. Michael Molinar	1 Chestnut Street	Roof Replacement	42.3.1/7	T & T Roofing
28. Gardner MacDonald	8 Priscilla Lane	New Dwelling	41/353	Val Oliver
29. Brett Fodiman	111 Surfside Road	Garage Shingle Revision	80/70	Emeritus LTD
30. Brett Fodiman	111 Surfside Road	Guesthouse shingle rev	80/70	Emeritus LTD
31. Brett Fodiman	111 Surfside Road	Main hse shingle rev	80/70	Emeritus LTD
32. Genthner	128 Surfside Road	New dwelling	80/229.1	Val Oliver
33. 46 Union NT	46 Union Street	Revision 02-2843	42.2.3/28	MCA+
34. Vilma Merlos	3 Celtic Drive	Window replacement	67/660	Vilma Merlos
35. Tyler Hammond	8 Sparks Avenue	Window replacement	55/201	Tyler Hammond
36. Stephen Alfeleri Trust	28 Gardner Avenue	Addition	43/132	EMDA
37. 55 Road, LLC	56 South Shore Road	New Shed	80/114	EMDA
38. Ken Ansin	6 Todd Circle	Roof replacement	66/294	EMDA
39. Ack Living, LLC	3 Winn Street	Rev 08-4335	41/593	EMDA
40. Holly Coburn	5 High Brush	Apron	56/388	KMLD
41. Helen Dubois	5 Stone Post Way	Revision 03-6070	14/70	KMLD

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42. Decantur XIX, LLC	12 Westerwyck Way	New Shed	82/64	Val Oliver
43. Michael Jemison	195C Hummock Pd Rd	Rev 04-6108	65/2302	Botticelli +Pohl
44. 10 York St, LLC	10 York Street	New dwelling	55.4.1/142	Thornewill Design
45. Chris & Ashley Austin	Maple Lane Lot 7	New shed	67/303	Emeritus LTD
46. Chris & Ashley Austin	Maple Lane Lot 7	New 2 nd Dwelling	67/303	Emeritus LTD
47. Kevin & Katherine Davidson	4 Step Lane	Like Kind replacement	42.4.2/82	Emeritus LTD
48. Jason Mendelson	7a Sherburne Turnpike	New studio	31/112.1	Studio Ppark
49. Sherburne Tpk, LLC	7a Sherburne Turnpike	Pool & hardscape	31/112.1	Atlantic Landscape
50. Tom Garrette	1 Spindrift	Pool & hardscape	66/313	Atlantic Landscape
51. *Karen Bopp	61 Lover Lane	Pool & hardscape	80/215.1	Karen Bopp
52. Eloise NT	1 Sandy Drive	New Dwelling	29/73	Thornewill Design
53. C. Marshall Beale	278 Polpis Road	Solar roof array	25/2	ACK Smart
54. Leo Mullen	19 Brewster Road	Solar roof array	54/175.1	ACK Smart
55. Patricia & James Patterson	61 Meadow View Drive	Solar roof array	56/169.4	ACK Smart
56. Jeffrey Soros Trst	47 Baxter Road	Fenestration chngs	49/14	JB Studio
57. Brian Herlihy	3 Rudder Lane	Addition	66/361	JB Studio
58. Genadi Prokopov	80 Surfside Road	Grade change	67/194	DTA

XIII. OTHER BUSINESS

Approved Minutes	October 4, 11, & 13, 2022
Motion	Motion to Approve. (Oliver)
Vote	Carried 4-0
Review Minutes	October 18, 2022
Other Business	• Next HDC Meeting: Tuesday, November 1st @ 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
	Coombs – There's a group of people led by Mary Bergman looking into salvaging house; we'd save 50 gallons of trash.

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to adjourn at 8:26 pm. (Oliver)**

Vote Carried unanimously

Submitted by:

Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Madaket Village District

Sign Advisory Group