



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 November 1, 2022

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

Called to order at 4:05 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

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

Remote participant: None

Absent Members: Camp, Dutra

Late Arrivals: Oliver, 4:43 pm

Early Departures: None

Adoption of Agenda:

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

Vote Carried unanimously

I. DISCUSSION & VOTE

1. Letter to Select Board regarding reinstatement of the advisory boards.

Voting Pohl, Welch, Coombs, Thornewill, Patten

Alternates None

Documentation HDC letter to Select Board

Concerns **Pohl** – A letter, which he and Mr. Saad worked on it, should have gone out the week before last. Read the letter into the record to the Select Board.

Thornewill – This is concise.

Pohl – A letter from MAB asks that not all those who were members at the time of disbandment be reinstated. He does not want to single out MAB.

Welch – Suggested the last line state, “We humble request the ...” The next step is to supplement this request with a letter which will manage our own issues, i.e., MAB concerns. We need to run this organization in a way that is becoming to our responsibility; it’s much more than character and setting and making decisions without diligent contemplation is no appropriate. If there’s discontent within a group, it needs to come back through the HDC. If a group comes to us with a problem, they need to provide a solution.

Pohl – This is to get the groups rolling again. We then want to get more granular about rules and guidelines.

Hillary Rayport – She appreciates Mr. Welch’s sentiments and comments. Confirmed this is intended that the long-term solution is the Select Board use their power to continue the groups while HDC has the exclusive power to nominate members while Select Board appoints. Suggested adding a request that Select Board authorize HDC legal support to adopt regulations regarding all the advisory boards; feels this would be consistent with a desire point to future efforts. Read her suggested verbiage regarding creating future regulations.

Pohl – This is the beginning to get the advisory boards back on. There’s a lot we want to append to that. He’s good the idea of having legal counsel.

Welch – His point is to come back in the future. Suggested including Ms. Rayport’s comment in the cover letter.

Motion **Motion to sign and submit Mr. Pohl’s letter to the Select Board. (Coombs)**

Vote Carried unanimously

2. Sign Advisory Council (SAC) members discussion with HDC regarding expectations and procedures.

Voting Pohl, Welch, Coombs, Thornewill, Patten

Alternates None

Documentation Letter from Ms. Backus dated Sept. 14, 2022

Concerns **Chris Young**, Chair SAC – We appreciate the reinstatement. We have 3 concerns: constitution, policies and practices, and enforcement. We want to ensure that the loophole that caused the disbandment is closed, and we want to be reporting to and appointed by the HDC, not the Select Board or PLUS staff; asked what SAC can do to help a movement to draft an article.

Pohl – The Select Board doesn’t want to wrest control from us; they are “rubber stamping” our requests. How all authority of advisory boards could require an change to the charter.

Welch – Chapter 124 approach would be a Town Code bylaw which is designed to have the Select Board ratify the HDC slate. In his opinion, that’s the easiest way since it doesn’t change the Act. He’s very leery about opening the Act

to change. HDC has the power to enact its regulations; the grey area is regulations pertaining to advisory groups. We want to have leadership and control of outcomes.

Backus – She reached out to the Certified Local Government coordinator on preservation matters; there are only two HDCs in the State that have special Act; The advisor recommended being careful about opening the Act. Chapter 124 is the best approach.

Young – We aren't trying to push for an amendment; the letter said that was in motion. If everyone is comfortable with Select Board ratifying appointments, we're okay with that. Regarding policies and practices, we felt the disbandment was a reaction to some of our actions; asked what they should do differently if anything.

Pohl – He doesn't think this all came about because of something SAC did. For decades, HDC was creating these boards until someone looked into the legality of it.

Young – There was a question of applicant's bypassing SAC and going straight to HDC. It affects how they can act on applications that do come before them.

Coombs – Doesn't agree someone should be able to bypass SAC. The SAC is important because of their expertise.

Pohl – It could end up in eliminating the advisory group. The more he looks at it, the more he sees the magnitude of allowing it. All SAC members are aware that it's almost unheard of for HDC to counter recommendations of the SAC, unlike the other boards. A salient difference is that someone who goes to a structural advisory board can come to this board and we decide whether or not we agree with the advisory board; that's very different from the SAC process, which is because of the detailed, nuanced, precise sign guidelines.

Young – When we give a recommendation that an applicant doesn't like, we always tell them they can voice their concern with the HDC directly.

Welch – Simply adding the HDC is the final arbiter of these topics would help. If staff felt it was something they recommend as opposed to not being able to, he wants to know why. If staff no longer supports this, it all falls under the fact that HDC is the final determiner. In our regulations we could indicate that if someone isn't happy with the SAC recommendation, they can come before the HDC with the sign guidebook. It's important on how SAC organizes to state that they practice "Robert's Rules of Orders", undergoing Ethics and Open Meeting Law (OML) training, suggested appointing a secretary to be alternately responsible for minutes; he's talking about work groups in general.

Coombs – In talking to Mr. Giorgio, she pointed out to him that we haven't had a lecture regarding ethics and Robert's rules in a very long time. Mr. Giorgio said he'd be glad to have someone do a class for any commission on what is and is not legal. Regarding the letter didn't come to a meeting of the HDC, she wouldn't have agreed to it and never got to say anything about it.

Pohl – Asked if bullet-point 3.2 is the contentious part of the memo.

Backus – Administrative staff does have authority to act on something without approval by the commission. Bullet-point 2 is statutory.

Pohl – Suggested altering that language to say that SAC will advise applicants that final review will take place at the HDC, and they can plead their case before the HDC.

Welch – We're looking at this retrospectively; this letter has gone to the Select Board, who reconstituted the SAC. Suggested we have a conversation to determine if this is a valid concern with staff or if it is no longer an issue. If it is still a valid point, they should give us their concerns.

Young – Read Chapter 340-6. "Must be followed" indicates staff doesn't have the ability to rewrite policy.

Hillary Rayport – Seconded Mr. Young's comment about the regulation; once something has had a public hearing and been adopted as a regulation; that prevents pressures being exerted and new policy from being set on the fly. The SAC must review applications; the point applicants can skip the SAC is not consistent with the regulations or take precedent over the regulations.

Pohl – There is a distinction between the SAC process and that of other advisory boards.

Welch – We're making more out of this than we need to; if we had this conversation when the letter was written. Suggested we refer the "white" bullet to staff asking if they still have a concern; if they do, we seek a resolution. It isn't a regulation, and we understand Chapter 340-6; it has text that can be used in a regulation under Chapter 124.

Young – The last issue is enforcement; 2 years ago, we met with HDC about how enforcement should be handled. We are not the police but when a violation notice is issued, the applicant comes to us to discuss rectification of the issue. Enforcement is on our agenda every week. Staff collects citizen complaints and brings them to our meetings for discussion. In this reconstitution phase, asked if there's anything we can do differently.

Pohl – The last time enforcement was discussed, we had a rigorous process because by the time summer signs were noticed, the season is over and the summer sign has come down. We had come up with a way to "short-circuit" that system; asked if that is working. He feels the system in place is working well.

Welch – This is an opportunity for HDC to run a pilot approach to its regulations past Town Counsel. Just as the SAC is not regulatory, he feels enforcement is very similar; if HDC were to vote this regulation, does it pass legal muster. The policy decision to trigger a cease and desist away from HDC should not be done.

Pohl – SAC recommends and the letter comes from the HDC.

Martinez – Once she and Mr. Saad get a letter of recommendation, we draft a courtesy letter and send it to the offender. If they are a recurring offender, we send them a violation letter.

Pohl – We don't want the advisory boards wresting authority from the HDC; SAC shouldn't be issuing the violations.

Kevin Kuester, SAC – Courtesy letters were simple notices that there might be a problem and they should come talk to the SAC. Over the years, some legal language has been added to it making it more foreboding. We recommend who should be given violation notices with photos and an explanation why.

Welch – He’s looking at this as the table has been reset and everyone is working in good faith. If HDC has a question of merit, we anticipate a timely response on what is or is not legal. Town Counsel should be receptive to providing us information regarding the courtesy letters and violation notices will be acknowledged and approved by the Chair HDC. We would like to have 2 more alternates on the board; it could be used to test out the appointment process.

Motion

No action at this time.

Vote

N/A

II. COMMISSION COMMENTS

- Coombs** – Reviewed a meeting she had with John Giorgio regarding making HDC an agency independent of PLUS. Mr. Giorgio suggested making a motion to the Select Board to amend the Memorandum of Understanding, which had made HDC part of PLUS.
Pohl – We need to circulate that opinion and put it on under other business next week. It isn’t currently noticed.
- Backus** – There are applications being held 55 Easton Street, 79 Pocomo Road, 2 Stone Alley, and both 126R Main Street applications.
- Welch** – In the interest of making up some time, the Organizational Focus Committee has resurrected pursuit of best practices. Recommend requisitioning tablets for members who require them for use at home with reviewing applications and replacing paper in the meetings; if anyone objects, they can do so through staff for discussion. He’d like to put it on the agenda for a vote; if you object, reach out to Ms. Martinez.

III. PUBLIC COMMENT

- Hillary Rayport** – She sent a letter to Staff requesting a response on how the items are held and fall off. Commissioner should be aware this creates a lack of transparency about what’s being discussed in a meeting and is a burden to the public as well as a burden of cost to the public who come on with their attorneys. Read the email into the record.
Pohl – We can’t discuss this at this time. He’s making notes because he does have some thoughts on this.

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

V. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. ACKUIRE, LLC 10-7338	29 Skyline Drive	Shed size rev	79/91	Structure Unlimited
2. 55 Road, LLC 10-7267	56 South Shore Road	New Shed	80/114	EMDA
3. Ken Ansin 10-7268	6 Todd Circle	Roof replacement	66/294	EMDA
4. Ack Living, LLC 10-7262	3 Winn Street	Rev 08-4335	41/593	EMDA
5. Decantur XIX, LLC 10-7335	12 Westerwyck Way	New Shed	82/64	Val Oliver
6. Stephen Alfeleri Trust 10-7282	28 Gardner Avenue	Addition	43/132	EMDA
7. Michael Altman Trst Et al 09-7143	37 Sankaty Head Road	Main house revision	48/2	BPC
8. Michael Altman Trst Et al 09-7144	37 Sankaty Head Road	Guest house revision	48/2	BPC
9. Michael Jemison 10-7272	195C Hummock Pd Rd	Rev. 04-6108: cabana	65/2302	Botticelli +Pohl
10. Joe Tirone 10-7339	25 Honeysuckle Drive	Rev. 11-5054: duplex	68/389	David Pekarcik
11. Vilma Merlos 10-7269	3 Celtic Drive	Window replacement	67/660	Vilma Merlos
12. 14 North Road, LLC 10-7301	14 North Road	Rev. 10-2058: dele chimney	43/83	Workshop/APD
13. Chris & Ashley Austin 10-7304	Maple Lane Lot 7	New shed	67/303	Emeritus LTD
14. Marsha Shiff 10-7293	20 Starbuck Road	Addition	60/117	Permit Plus
15. Jay Harmon 10-7331	Lot 2 Maple Lane	Porch addition	67/303	LINK
16. Howard Martin 10-7341	2 Back Street	Rev. 06-4019: color	35/359	Howard Martin

Voting Welch, Coombs, Thornewill, Patten

Alternates None

Recused Pohl, Oliver

Documentation None

Representing None

Public None

Concerns No concerns.

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

Vote Carried 4-0

Certificate # **HDC2022-(as noted)**

VI. 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. Leo Mullen 10-7328	19 Brewster Road	Solar roof array	54/175.1	ACK Smart
• Not to be visible at time of inspection and thereafter.				
2. Paul & Cecilie Horvath 10-7299	200 Polpis Road	Pool Replacement	26/37	Ahern
• 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.				
3. Tom Garrette 10-7334	1 Spindrift	Pool & hardscape	66/313	Atlantic Landscape
• 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.				

4. Jay Harmon **10-7330** Lot 2 Maple Lane New Pool 67/303 LINK
 • 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.
5. Jay Harmon **10-7329** Lot 2 Maple Lane New spa 67/303 LINK
 • 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, Oliver, Thornewill, Patten
 Alternates (Pohl stepped out)
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns No additional concerns.
 Motion **Motion to Approve through staff per noted conditions. (Coombs)**
 Vote Carried unanimously Certificate # **HDC2022-(as noted)**

VIII. 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. Kevin & Katherine Davidson 10-7322	4 Step Lane	Like-kind replacement	42.4.2/82	Emeritus
Voting	Pohl, Welch, Coombs, Oliver, Thornewill			
Alternates	Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (5:40)	MacEachern – This is to replace a structure damaged in the Veranda House fire. We have post-fire details; do have some of the original design documents. We did an inventory of reusable framing members; we aren't gutting the entire interior. Backus – This is circa 1810 typical Nantucket by Alexander Ray. HDC survey on file. Nantucket Preservation Trust (NPT) did a marker history. It's outlined in Clay Lancaster's book. Glad it's coming through as a replacement. Appreciates retaining as much historic fabric as possible. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously Certificate # HDC2022-10-7322			

2. Town of Nantucket 09-7049	16 Broad Street	Alterations	42.4.2/30	Rick Sears
3. Town of Nantucket 09-7057	20 South Water Street	Alterations Bldg 1	42.4.2/29	Rick Sears
4. Town of Nantucket 09-7058	20 South Water Street	Alterations Bldg 2	42.4.2/29	Rick Sears
6. Richmond Great Pt 08-6789	5 Sandplain Drive	New dwelling	68/349	KOH

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>
1. Sandy Ack 04-6147	6 Sandy Drive	New dwelling	29/76	NAG
Voting	Pohl, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents advisory comments, 3-D rendering, and <i>Building with Nantucket in Mind (BWNIM)</i>			
Representing	Steve Theroux, Nantucket Architectural Group Linda Williams			
Public	None			
Concerns (5:46)	Theroux – Reviewed changes made per previous concerns. Williams – Reviewed the context for the square footage and footprint. There are photos of negative-mass porches in the area; it's a quirky thing with Brant Point. Backus – Infill within OHD; must comply with Resilient Nantucket; we have an elevation certificate on file. Appreciate the changes. Staff understand the angled siting; the previous structure was also angled. Vents should be shown on the elevation or the foundation plan. South and east elevation have an open-void porch inconsistent with <i>BWNIM</i> . The small east elevation balcony should be removed. Any future hardscaping plan for the driveway should be permeable. Thornewill – Everything has gotten tighter and window placement helps unify the massing. The negative porch does recall others in the neighborhood and won't be prominent on the front; the post configuration is chunky and overly decorative. Coombs – It was interesting to see the 3-D version; it doesn't look as big. Okay with the porch in that location. East elevation, separate the 2 nd -floor mulled windows to match other windows. Pohl – Okay with it.			
Motion	Motion to Approve as submitted. (Coombs)			
Vote	Carried 3-0 Certificate # HDC2022-09-7051			

2.	High Tide Prtnrs, LLC 04-6198	26 Douglas Way	Garage	39/41	BPC
Voting	Pohl, Welch, Oliver Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (6:22)	Paul – Presented the garage; dove grey sash and doors and grey trim to match the house. Oliver – It's a big house on a hill. No others have concerns.				
Motion	Motion to Approve as submitted. (Welch)				
Vote	Carried 3-1//Oliver opposed			Certificate #	HDC2022-04-6198
3.	High Tide Prtnrs, LLC 04-6193	26 Douglas Way	Gazebo	39/41	BPC
Voting	Pohl, Welch, Oliver Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (6:26)	Paul – Presented gazebo. Welch – It's atypical but attractive. However, it's too tall at the soffit, close to 9'; reads as commercial scale building. A front porch would be a max of 7'6"; that would be better. Oliver – The gable is open, would be better filled in. Thornewill – Agrees with suggestions made.				
Motion	Motion to Approve through staff with the beam dropped to 7'8" with massing adjusted accordingly and the gable filled in. (Welch)				
Vote	Carried 3-1//Oliver opposed.			Certificate #	HDC2022-04-6193
4.	High Tide Prtnrs, LLC 04-6197	26 Douglas Way	Pool	39/41	BPC
Voting	Pohl, Welch, Oliver Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (6:32)	Paul – Believes this won't be visible.; the road elevation is 29-30 while the pool is at elevation 37. None of the vegetation can be removed because of Massachusetts Endangered Species Act (MESA) restrictions. Thornewill – Currently, Douglas Way is not a heavily traveled road. Oliver – She will be consistent in her vote because this is a big project on a hill. Welch – He agrees with Ms. Thornewill.				
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. (Welch)				
Vote	Carried 3-1//Oliver opposed			Certificate #	HDC2022-04-6197
5.	High Tide Prtnrs, LLC 04-6172	26 Douglas Way	Shed	39/41	BPC
Voting	Pohl, Welch, Oliver Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (6:38)	Paul – Presented project; round window is interior to the lot. No comments.				
Motion	Motion to Approve as submitted. (Welch)				
Vote	Carried 3-1//Oliver opposed			Certificate #	HDC2022-04-6172
6.	Mike Romano 05-6245	55 Easton Street	Addition & move on site	42.4.1/68	Shelter 7

7.	Ack N Back, LLC 06-6502	33 Quidnet Road	New dwelling	21/27.2-27.4	WAPD
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Michael Luft-Weissberg, Workshop APD Sam Titone, Workshop APD				
Public	None				
Concerns (5:59)	Luft-Weissberg – Only southeast elevation, which faces the water, is visible. Reviewed changes made per previous concerns. Ahern – The finished floor elevation is the same as the existing structure. Thornewill – Asked if the wall in the mock-up photo is for retainage or the pool. Appreciates all the changes. Coombs – The chimney on the right of the northwest elevation looks very short; the corbelling at the top of both should be more traditional. The other chimney corbelling should be higher. Northwest right, the gable window needs more fenestration around it. Southwest left single window should have more windows. Oliver – She thinks it won't be visible. Welch – There's no visibility on this. Appreciates the self-editing. Negative 2 nd -floor deck won't be visible. Pohl – He appreciates the height of the chimneys. Agrees with Ms. Coombs about corbelling at the top.				
Motion	Motion to Approve through staff with chimneys to be taller a minimum to code and add corbelling at the top. (Oliver)				
Vote	Carried unanimously			Certificate #	HDC2022-06-6502
8.	Ack N Back, LLC 06-6503	33 Quidnet Road	Garage & studio	21/27.2-27.4	WAPD
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Michael Luft-Weissberg, Workshop APD Sam Titone, Workshop APD				
Public	None				
Concerns (6:14)	Luft-Weissberg – Reviewed changes made per previous concerns. No concerns.				
Motion	Motion to Approve as submitted. (Coombs)				
Vote	Carried unanimously			Certificate #	HDC2022-06-6503
9.	Ack N Back, LLC 06-6504	33 Quidnet Road	Pool cabana	21/27.2-27.4	WAPD
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Michael Luft-Weissberg, Workshop APD Sam Titone, Workshop APD				
Public	None				
Concerns (6:16)	Luft-Weissberg – This is no longer being proposed so is being withdrawn.				
Motion	No action				
Vote	N/A			Certificate #	
10.	Ack N Back, LLC 08-6785	33 Quidnet Road	Pool & hardscape	21/27.2-27.4	Ahern Design
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Miroslava Ahern, Ahern Design, LLC Michael Luft-Weissberg, Workshop APD Sam Titone, Workshop APD				
Public	None				
Concerns (6:16)	Ahern – Addressed the visibility and grading of the pool. No walls behind the pool are above the existing grade. Oliver – Would like notations on the plans about the heights of retainage. No other concerns.				
Motion	Motion to Approve through staff with notations of the height of the concrete walls and 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. (Oliver)				
Vote	Carried unanimously			Certificate #	HDC2022-08-6785
11.	4 The Kids Realty Tr 07-6708	79 Pocomo Road	Rev. 10-4971: add roof walk	15/5	CWA

12. Brandon Lower	08-6790	146 Main Street	MH clapbrd, perg, trim clr	41/518	Matthew Rider
Voting	Pohl, Coombs, Thornewill				
Alternates	None				
Recused	Welch, Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Matthew Rider, Niche Architecture and Interiors				
Public	None				
Concerns (6:39)	Rider – He’s comfortable going forward with a 3-person board. Reviewed changes made per previous concerns. Clapboard is grey and windows and shutters are white; we can amend the shutters. Will remove the shutters from the 1st floor and reduce the chimney as suggested. Backus – Circa 1915 contributing. Shutters on ganged windows not appropriate. Reduce the chimney; louvered attic vents should be natural to weather. Asked if all windows are being restored or replaced; if replaced, we need a window survey. Asked what colors are proposed. The revision didn’t include the COA form on the application. It’s about 40’ off the property line; that’s atypical for a clapboard structure. Read advisory group: The proposed central chimney is too massive for the scale of this house; it should be reduced to the size of the previous submission and moved off-center. The front door would feel more traditional as a 4 panel rather than a 6 panel. The side louvered gable vents should be natural to weather – not white. The shutters should be painted black – not white. Thornewill – She has problems with grey clapboard and white trim; colors should be grey trim. Coombs – The shutters shouldn’t be white; get rid of shutters altogether. Would prefer windows rather than vents. South elevation is more than 50% glazing; there are 12 sliding doors and should be reduced and or separated. Discussion about the trim being white with grey clapboard. Pohl – Sorry we opened this. Mr. Rider needs to get other members to read back in.				
Motion	Motion to Hold for revisions. (Thornewill)				
Vote	Carried 3-0		Certificate #		
13. Brandon Lower	08-6781	146 Main Street	New garage, patio & pergola	41/518	Matthew Rider
Voting	Pohl, Coombs, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Matthew Rider				
Public	None				
Concerns (6:55)	Not opened at this time.				
Motion	Motion to Hold to track. (Coombs)				
Vote	Carried 3-0		Certificate #		
14. Not so Easy, LLC	06-5679	26 Easy Street	New mixed-use structure	42.4.2/23	Emeritus
Voting	Welch, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:56)	MacEachern – Reviewed the project and corrections made per previous concerns; no under 30’; reviewed 1st-floor material options: brick versus shingle. Backus – Contributing lot within OHD. This must comply with Resilient Nantucket Chapter 11 and have an elevation certificate provided. Appreciate reduction. Had suggested adding a middle window over the sink in the 3rd-floor dormer; should conform with guidelines relative to the ridge. Juliet balcony reminiscent of the Dreamland. Appreciates shingles over brick and change in height. Provide the elevation certificate and show on the plans the flood level and vents. The roof design should harmonize with existing roof lines along the street. Read advisory group: The main roof plate height is an improvement; there is no precedent for a 12-pitch roof in the immediate area; it creates a very vertical feeling structure and should remain 10 pitch. The massive dormers should follow the guidelines and come off the ridge; adding another window on the west dormer would help fill the shingled void on that side. The gable end window would be improved by dropping down a little. Oliver – Buildings down there are simple; the 12/12 roof pitch is a disconnect. It’s too different from what’s around it. Coombs – Agrees about the simplicity of the roof and lower the pitch; as proposed is not typical to what’s down there. Bring the dormers in. Thornewill – Appreciates dropping the eave but the 3rd-floor dormer with balcony is flush to the roof adding to the 3 stories; the 3rd floor is a concern. The Juliet balcony is too “fussy” and atypical. Welch – Agrees on the Juliet balcony. If the pitch were 10/12, the height would come down. Could bring down height on the soffit. Prefers brick at the 1st floor; there should be a way to differentiate it from the rest of the structure.				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried unanimously		Certificate #		

15. 450 Green Park 11-5272	2 Stone Alley	Addition	42.3.1/103	Emeritus
16. John Lancaster 09-7147	15 Burnell Street	Solar roof array	73.4.2/48	Ack Smart
Voting	Welch, Coombs, Oliver, Thornewill (read back in)			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and manufacturer spec sheet.			
Representing	Tobias Glidden, Ack Smart			
Public	None			
Concerns (7:16)	Glidden – Reviewed project; no visibility from Burnell; a small amount of visibility from Sunset Ridge; client planted a hedge along the south side. Backus – This is non-contributing. The roof is wood. Oliver – If the hedge gets as high as the one in front, she could accept it. Coombs – The hedge should be heavier and cover the porch. Trim the privet 1' and it'll grow back in better. Thornewill – She drove by it; there's a lot of vegetation in front. The rear elevation roof to have the array isn't visible. Welch – The privet is anemic and needs good fertilization.			
Motion	Motion to Approve with a promise the hedge will be bolstered to mitigate the visibility. (Oliver)			
Vote	Carried unanimously		Certificate #	HDC2022-09-7049

XIII. 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. McGovern Moriarty 09-7157	26 Lincoln Avenue Sias	Rev. 07-6633: rear doors	73.4.2/3	Thornewill Design
Voting	Pohl, Welch, Coombs, Oliver, Patten			
Alternates	None			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Luke Thornewill, Thornewill Design			
Public	None			
Concerns (7:22)	Thornewill – Presented project; don't believe it will be visible. Backus – This ne infill within SOHD. Nano doors are not an appropriate feature; however, won't be visible. Previously approved plans are more appropriate for 'Sconset. Oliver – These doors won't be visible. No concerns. Coombs – It won't be visible. She could approve this. Welch – He agrees. Patten – Also agrees.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously		Certificate #	HDC2022-09-7157
2. Ron Lefevre 09-7101	7a Mary Ann Drive	New 2nd dwelling	68/216	SCI
Voting	Pohl, Coombs, Oliver, Thornewill, Patten			
Alternates	Welch "sat off"			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (7:25)	Newman – Presented project; white trim & sash, Hamilton blue door and dual grey roof. Thornewill – The dormers on the front could come in off the side a little and could support more windows. Oliver – It's simple and lovely. Coombs – No concerns. Patten – No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously		Certificate #	HDC2022-09-7101

3. Brian Wright 09-7135	2A Copper Lane	Hardscape	42.3.3/191	SCI
Voting	Pohl, Coombs, Oliver, Thornewill, Patten			
Alternates	Welch “sat off”			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (7:29)	Newman – Presented project. Using New England fieldstone for the wall; the color in the photo of the stone is off. Backus – 2005 infill within the OHD. Concerned about the height of the wall; neighbor is a circa 1930 contributing. Asked if the vegetation will remain and be retained. The stone color as shown in the photos is atypical. Oliver – Confirmed the wall height will not change. As long as the stone is better identified, she has no concerns. Coombs – The stone should be grey, not yellow.			
Motion	Motion to Approve through staff with a better sample of the grey stone brought to the office. (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7135	
4. Hillary Cunniff 09-7148	37 York Street	Roof replacement	55.4.1/104	SCI
Voting	Pohl, Welch, Coombs, Oliver, Thornewill			
Alternates	Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (7:36)	Newman – Presented project. Backus – This contributing within OHD, circa 1930s cottage bungalow. Cottage grey architectural is not approvable in OHD; recommend black or grey-frost; 3-tab should remain. Pewter grey would be closer to what’s on the roof now. Read advisory comments: This is within the OHD and should remain as 3-tab. Welch – Pewter grey architectural is approvable. No concerns with pewter grey architectural.			
Motion	Motion to Approve through staff with Pewter grey architectural. (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7148	
5. Hillary Cunniff 09-7149	37 York Street	New garage	55.4.1/104	SCI
Voting	Pohl, Coombs, Oliver, Thornewill, Patten			
Alternates	Welch “sat off”			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (7:40)	Newman – Presented project. The tree is on NHA property. Backus – No concerns. Coombs – Asked for confirmation that the tree would be left alone. Thornewill – Straight on looks better. Pohl – The roof shingles should match the house.			
Motion	Motion to Approve Option B siting through staff with pewter grey architectural roof shingles (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7149	
6. Dipak Thapa 09-7145	37 Beachgrass Road	Solar roof array- house	68/369	Ack Smart
Voting	Pohl, Coombs, Oliver, Thornewill, Patten			
Alternates	Welch “sat off”			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Tobias Glidden, Ack Smart			
Public	None			
Concerns (7:43)	Glidden – Presented project. Coombs – We should keep in mind every other house along the street; they could all end up with solar. No concerns because they are on high, flat roof plains.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7145	

7. Dipak Thapa 09-7146	37 Beachgrass Road	Solar roof array- shed	68/369	Ack Smart
Voting	Pohl, Welch, Coombs, Oliver, Thornewill, Patten			
Alternates	Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Tobias Glidden, Ack Smart			
Public	None			
Concerns (7:47)	Glidden – Presented project. Welch – It should be centered on the roof.			
Motion	Motion to Approve through staff with the array centered on the roof. (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7146	
8. KMS126 NT 09-7073	426R Main Street	Demo Garage	42.3.3/98.1	Linda Williams
9. KMS126 NT 08-6893	426R Main Street	New dwelling	42.3.3/98.1	Linda Williams
10. Ocean Heath, LLC 09-7091	9 Falmouth Avenue	Window revision	82/423	JN Design
Voting	Pohl, Coombs, Oliver, Thornewill, Patten			
Alternates	Welch “sat off”			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	None			
Public	None			
Concerns (7:50)	Oliver – Thinks this could have been on consent. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7091	
11. Dan Conley 09-7066	91 Hummock Pond Road	New pool	56/118	Craig Taylor
Voting	Pohl, Coombs, Oliver, Thornewill, Patten			
Alternates	Welch “sat off”			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Craig Taylor			
Public	None			
Concerns (7:54)	Taylor – Presented project; been asked to reduce it to 14X28 with no patio. No concerns.			
Motion	Motion to Approve through staff with the size reduced to 14X 28 and 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. (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7066	
12. Little Nauti, LLC 09-7134	1 Smooth Hummock Wy	New dwelling	66/177	JB Studio
Voting	Pohl, Coombs, Oliver, Thornewill, Patten			
Alternates	Welch “sat off”			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (7:58)	Bencat – Presented project. North elevation has natural-to-weather, vertical shiplap panels over the shingles. Thornewill – The 2-story massing is very large; it’s 29’ tall with a 50’ long ridge with no relief; this is in a small neighborhood with no structures of this size. The siding is complicated. The front door is on an insignificant mass. You should go with a proper barn that’s not so large. 4 skylights on one 1 plain is inappropriate. The pool is on the road side of the structure. Oliver – Agrees with Ms. Thornewill. It’s very large compared to the other houses. The back yard faces Smooth Hummock. It’s set far back, a hedge couldn’t mitigate the view. Appreciates the colors. The 5 skylights are 6X37”. Coombs – Agrees with what’s been said. The 5 skylights are not appropriate: 1 skylight per roof plain and no more than 3X2. Smooth Hummock is a dirt road between Golfview and the Farm. Houses in the area are very simple; this won’t fit in. Should be smaller and simplified. Patten – Agrees with what’s been said. Especially concerned about the skylights even though they might not be visible. This needs a major redesign. Pohl – This is massive; the roof line is 5” over zoning; it’s maxed out in every way. The atypical siding material doesn’t help.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		

13. Little Nauti, LLC 09-7130	1 Smooth Hummock Wy	New pool	66/177	JB Studio
Voting	Pohl, Coombs, Oliver, Thornewill, Patten			
Alternates	Welch “sat off”			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (8:09)	Not opened at this time.			
Motion	Motion to Hold to track. (Coombs)			
Vote	Carried unanimously			Certificate #

14. Alan & Mary Raul 09-7131	109 Main Street	Fenestration chngs	42.3.3/150	JB Studio
Voting	Pohl, Coombs, Oliver, Thornewill, Patten			
Alternates	Welch “sat off”			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (8:11)	Bencat – Presented project. Backus – Should have had historic information with this. Circa 1834 typical Nantucket; Capt Ruben Joyce 2 nd house. French doors might be visible on an angle from Gardner Street; should be 12-light French doors with kick panel and should be true-divided light (TDL). Thornewill – She’s okay with the French doors here; but agree should be 12-light with kick panel. Consensus agrees.			
Motion	Motion to Approve through staff with the French doors to be 12-light with a kick panel. (Coombs)			
Vote	Carried unanimously			Certificate # HDC2022-09-7131

15. Rufio ACK Holdings 09-7132	93 Main Street	New shed	42.3.3/17	JB Studio
Voting	Pohl, Coombs, Oliver, Thornewill, Patten			
Alternates	Welch “sat off”			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (8:14)	Bencat – Presented project. Backus – Even if the proposed structure isn’t historic, historic information should be included to understand context. The main house is circa 1838 east brick built by Joseph Starbuck for William Starbuck. Simple design zoning shed at the rear of the lot and is appropriate. No concerns.			
Motion	Motion to Approve as submitted. (Coombs)			
Vote	Carried unanimously			Certificate # HDC2022-09-7132

16. Berry Pleasant, LLC 09-7153	15 Pleasant Street	MH Alterations	42.3.3/123	Patrick Ahern
Voting	Pohl, Coombs, Oliver, Thornewill, Patten			
Alternates	Welch “sat off”			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Mike Tartamella, Patrick Ahern Architect			
Public	None			
Concerns (8:16)	Tartamella – Presented project; asked about keeping the double doors to the rear and getting another double set at the kitchen; asked about lining up the door headers. Backus – Obed Macy house circa 1801 typical Nantucket. The 4 French doors are not appropriate in the OHD and on a significant structure. Should keep the fenestration as is. Read advisory comments: New doors will be partially visible from Pleasant Street. The 4 ganged French doors not appropriate in the OHD; the original; the original doors is more appropriate. Oliver – She agrees with that; you will be able to see them. Could leave the rear mass alone and change the middle mass. She likes the wide doors as they are, not raised up. The proposed is too modern. Coombs – They are not appropriate in an 1801 house. Doesn’t think the door headers should be raised; it should stay as it is. Thornewill – The existing are 20-light; keep those and duplicate them in the kitchen. Patten – She agrees. Pohl – We would allow wider doors in the 2 nd bay, keep the configuration in the 3 rd bay, but none to go taller.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously			Certificate #

17. Berry Pleasant, LLC 09-7154	15 Pleasant Street	New carriage house	42.3.3/123	Patrick Ahern
18. Berry Pleasant, LLC 09-7155	15 Pleasant Street	Hardscape	42.3.3/123	Patrick Ahern
Voting	Pohl, Coombs, Oliver, Thornewill, Patten			
Alternates	Welch "sat off"			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Mike Tartamella, Patrick Ahern Architect			
Public	None			
Concerns (8:25)	Not opened at this time.			
Motion	Motion to Hold to track. (Coombs)			
Vote	Carried unanimously			Certificate #

Rest held for 11/8/2022

19. Nantucket Lifesaving Museum	158 Polpis Road	Replace windows	27/28	LINK
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XI. 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. Matthew Stone 07-6662	47 Milk Street	Pool house/studio	56/201	Linda Williams
9. Auburn Cottage, LLC 08-6857	46 Easton Street	Addition, raise, & reno	42.1.4/22	Botticelli & Pohl
10. Shenandoah Trust 08-6925	40 Easton Street	Fenestration rev	42.1.4/20	Botticelli & Pohl
11. Amanda&Kevin Jacobs 04-6226	4 Ray's Court	Addition & historical info	42.3.2/3	Design Assoc.

XI. 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. James Koval	24 Pocomo Road	Add roofwalk	14/73	Botticelli + Pohl
8. Auburn Cottage	46 Easton Street	Historic Determination	42.4.1/22	Botticelli + Pohl
9. Alberta Urban	14 Jefferson Lane	Roof replacement	55.4.1/158.1	Stegra Corp.
10. Whale's End, LLC	43 Squam Road	New Dwelling	13/24+23	MCA+
11. Whale's End, LLC	43 Squam Road	New garage	13/24+23	MCA+
12. Whale's End, LLC	43 Squam Road	New Barn	13/24+23	MCA+
13. Elizabeth Bagley	123 Eel Point Road	New garage	33/15	SCI
14. Robert Jody Newman	6 Topping Lift	Solar array & dormer rev.	66/308	SCI
15. Sara Hazelwood-Yates	5 Beaver Street	Fenestration changes	55.1.4/98	Thornewill Design
16. Marcus Mignone	10 Angola Street	Rev. 01/5547: open porch	55.4.4/79	Val Oliver
17. Chris Holdgate	3 Rose Bud Lane	Demo dwelling	68/782	Chris Holdgate
18. 41 Monomoy, LLC	41 Monomoy Road	Add roofwalk & fenst. chg	54/79.1	Emeritus
19. The One 2744, LLC	47 Main Street	Add gable dormers	42.3.1/206	Emeritus LTD
20. Tigerlily N.T.	7 Barnabus Lane	New dwelling	41/563	Studio PPark
21. Jill Werner	25 Sankaty Head	Pool & hardscape	48/3	David Troast
22. David Hall	27 Cornwall Street	New 2nd dwelling	76.4.3/13	David Hagenstein
23. Gregory Cantone	11 Sconset Avenue	New shed addition	49.3.2/8	Gregory Cantone
24. Campana Ltd Prtshp	4 Cabot Lane	Addition	30/254	WAPD

XII. 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. Mid Century Modern, LLC	21 Vestal Street	New shed	41/175	Normand Residential
12. Mid Century Modern, LLC	21 Vestal Street	Cottage- deck & o/d shwr	41/175	Normand Residential
13. Mid Century Modern, LLC	21 Vestal Street	Main house – new stoop	41/175	Normand Residential
14. Joanne Tobin	33B Washington Street	New shed	42.3.2/191	G. Harrington
15. Whales Tale, LLC	15 Shimmo Pond Road	Shed move off/demo	43/95	Normand Residential
16. Whales Tale, LLC	15 Shimmo Pond Road	New shed	43/95	Normand Residential
17. Nantucket Land Bank	76 Millbrook Road	Move/ demo dwelling	57/24	Normand Residential
18. Al & Mary Novissimo	14 Deer Run	Mod garage & deck	57/14.1	SCI
19. Dean Darling	1 Twin Street	Paint foundation, + window	42.3.2/43	Normand Residential
20. Milton Rowland	18 Mt. Vernon Street	Hardscaping	55.4.4/32	Normand Residential
21. Michael Molinar	1 Chestnut Street	Roof Replacement	42.3.1/7	T & T Roofing
22. Gardner MacDonald	8 Priscilla Lane	New Dwelling	41/353	Val Oliver
23. Brett Fodiman	111 Surfside Road	Garage Shingle Revision	80/70	Emeritus LTD
24. Brett Fodiman	111 Surfside Road	Guesthouse shingle rev	80/70	Emeritus LTD
25. Brett Fodiman	111 Surfside Road	Main hse shingle rev	80/70	Emeritus LTD
26. James & Susan Genthner	128 Surfside Road	New dwelling	80/229.1	Val Oliver
27. 46 Union NT	46 Union Street	Revision 02-2843	42.2.3/28	MCA+
28. Holly Coburn	5 High Brush	Apron	56/388	KMLD
29. Helen Dubois	5 Stone Post Way	Revision 03-6070	14/70	KMLD
30. 10 York St, LLC	10 York Street	New dwelling	55.4.1/142	Thornewill Design
31. Chris & Ashley Austin	Maple Lane Lot 7	New 2 nd Dwelling	67/303	Emeritus LTD
32. Jason Mendelson	7a Sherburne Turnpike	New studio	31/112.1	Studio Ppark
33. Sherburne Tpk, LLC	7a Sherburne Turnpike	Pool & hardscape	31/112.1	Atlantic Landscape
34. Karen Bopp	61 Lover Lane	Pool & hardscape	80/215.1	Karen Bopp
35. Eloise NT	1 Sandy Drive	New Dwelling	29/73	Thornewill Design
36. C. Marshall Beale	278 Polpis Road	Solar roof array	25/2	ACK Smart
37. Patricia & James Patterson	61 Meadow View Drive	Solar roof array	56/169.4	ACK Smart
38. Jeffrey Soros Trst	47 Baxter Road	Fenestration chngs	49/14	JB Studio
39. Brian Herlihy	3 Rudder Lane	Addition	66/361	JB Studio
40. Genadi Prokopov	80 Surfside Road	Grade change	67/194	DTA

XII. OLD BUSINESS 11/01/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. K225, LLC 03-5944	126 Main Street	Renovation	42.3.2/98	JB Studio/Chip Stahl
2. K225, LLC 03-5944	126 Main Street	Renovation	42.3.2/98	JB Studio/Chip Stahl
3. Charliston Pires 09-7129	62 Hooper Farm Road	New pool	67/321	JB Studio
4. Steven Cohen L TR 08-6975	8 Sachem Road	New shed	30/239	WAPD
5. Eleven Lincoln Ave Tr. 08-6917	32 Jefferson Avenue	Rev. 12-5457: new dwelling	30/132	Botticelli + Pohl
6. Brew Bean 01-5615	2 Candle House Lane	New dwelling	55.4.1/1	Concept design
7. Prickly Pear Tr. 11-5155	17 Broadway (Sias)	Storage containers	73.1.3/112	Val Oliver
8. Doug Mullen 09-7007	6 Sconset Avenue	New dwelling	49.3.2/12	Topham Design
9. Morgan family 08-6901	24A New Lane	New dwelling	41/305	Val Oliver
10. 40 Old South Rd LLC 09-7046	40 Old South Rd Lot 41	Mixed-use retail/residential	68/10	Emeritus LTD
11. Horchow & Routman	33 Cliff Road	Main house fenstest chg	42.4.4/5	CWA/LINK
12. Horchow & Routman	33 Cliff Road	Guest house addition rev	42.4.4/5	CWA/LINK
13. Horchow & Routman	33 Cliff Road	Garage revisions	42.4.4/5	CWA/LINK

XIII. OTHER BUSINESS

Approved Minutes	October 18, 2022
Motion	Motion to Approve. (Coombs)
Vote	Carried 5-0//Welch not voting.
Review Minutes	October 25, 2022

Other Business	• Next HDC Meeting: Tuesday, November 8th @ 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 • 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 **Motion to adjourn 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