



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 29, 2022

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

Called to order at 4:02 pm. and announcements by Mr. Pohl

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

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

Remote participant: None

Absent Members: None

Late Arrivals: Thornewill, 4:10 pm

Early Departures: None

Adoption of Agenda:

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

Vote Carried unanimously

I. DISCUSSION & VOTE

1. Ratify HDC-OFC Best Practice Recommendation

- "Digital Review of Applications"
- "Conduct of Application Hearings"
- "Responsibly Advance Consent Items"
- "Material Non-Responsiveness by an Applicant/Agent"
- "Incomplete Applications"
- "Waiting Period after Denial"
- "Supplemental Application Materials"
- "Repeated Postponement of Hearings by Applicants/Agents"
- "Reflecting Material Grade Changes in Applications"
- "Flood Resistant Portion of Approvals – Wet-Proofing Type"

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Dutra, Patten

Documentation HDC -Best Practice Recommendations; *Building with Nantucket in Mind*

Concerns **Pohl** – We approved the wording of these BPs to move

Motion **Motion to Ratify the November 17th Approvals of the Best Practices. (Camp)**

Vote Carried unanimously

2. Discussion of Ms. Coombs' Letter (citizen Warrant Article) and Notification of staff letter submitted to Select Board on 11/16

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Dutra, Thornewill, Patten

Documentation November 16, 2022, Staff letter to Select Board, Ms. Coombs letter to Select Board, and Ms. Coombs' proposed Citizen's Warrant Article

Concerns **Coombs** – She is representing the HDC regarding reinstating the advisory boards. The only thing under her name is the Citizen's Warrant Article.

Welch – Asked that they take up the Conduct of Commissioners before starting on this topic.

Pohl – Thinks we can wrap this into one discussion. This Board collectively produced a letter requesting the reinstatement of the advisory boards. Among the things in that letter was that the members sitting on the advisory boards would resume their positions when the boards were reinstated. There had been discussion about the MAB members, but the letter included MAB with the other boards. The Select Board got a letter saying one thing and a statement from an HDC member requesting something else; that left the Select Board confused. When we issue a letter, we act as a Board. We as individuals have to be careful and clear that we are presenting our own information and not acting as the HDC.

Coombs – Said she didn't write a separate letter. When asked about MAB, she said they had a group of residents and didn't want to go back to having MAB.

Oliver – She thinks the confusion comes from the fact, Staff had a separate letter asking not to reinstate the boards because of the workload.

Pohl – He thought our request to have the advisory boards reinstated and how that would be done was covered in the letter, apparently it wasn't clear.

Welch – HDC is a signatory to an agreement that binds it under PLUS. He believes that oppose to hearing letters we've heard before, we should convene in executive session to address agenda items that relate to potential negotiations, Ms. Coombs' warrant article, and the Staff letter. The benefit of doing that is it won't take time from out of our regular meetings to discuss operational matters. Suggested the Executive Session be December 8th.

Coombs – It is nearly impossible for her to attend a Thursday meeting in person; she would very much like to be in physical attendance and asked that the meeting be 4 pm or later.

Pohl – We will pencil in for Dec. 8, 4:00 Town Building Conference room.

Motion No action taken at this time.

Vote N/A

3. Conduct of Commissioners at Public Meetings

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Dutra, Patten

Documentation Conduct of Application Hearings

Concerns **Welch** – He wants to address HDC members speaking on behalf of the Commission. It's his belief that the chair speaks for the commission and members speak for themselves unless otherwise designated. Feels we should vote that as policy and procedure tonight.

Motion **Motion to affirm that the HDC Chair speaks for the body and individuals should clarify they speak for themselves when not designated to speak for the HDC. (Welch)**

Vote Carried unanimously

II. PUBLIC COMMENT

1. None

III. COMMISSION COMMENTS

1. Welch – He printed up the Best Practices; distributed them at the table.
2. Pohl – Asked if the rotation for consent review has been set up.
Welch – He's meeting with Staff tomorrow to set that up.

IV. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 308 Madaket Rd 11-7371	308 Madaket Road	Window revisions	60.2.1/67	EMDA
2. Dylan Wallace 11-7503	19 Nobadeer Farm Road	Addition	69/83	NAG
3. 46 Union NT 10-7277	46 Union Street	Revision 02-2843	42.2.3/28	MCA+.
4. ARI Real Estate 11-7394	10 Delany Lot C	Rev. 10-1882	40/120	Dean Lampe
5. ARI Real Estate 11-7393	10 Delany Lot 130	Rev. 10-1882	40/120	Dean Lampe
6. Cisco Sanctuary 11-7374	162 Hummock Pond Rd	Roof replacement	65/13.3	Gryphon Architects
7. Dean Long 11-7375	29 Millbrook Road	Fenestration & infill	56/68	Gryphon Architects
8. Ianetta & Douglas 11-7416	7 Paul Jones	Color trim change	30/68.1	Emeritus
9. EPR RGH, LLC 11-7354	119 Eel Point Road	Beach stairs	33/17.2	Meerbergen Design
10. Jonathan Owsley 11-7434	2 Maxey Pond Road	Rev. 07-6743: shed	40/96	Thornewill Design
11. Chip Stahl 11-7500	12 Somerset Lane	Pergola & fence	56/55	Linda Williams
12. Norman Moore 11-7482	31 Surfside Road	Alter deck	55/113.5	Linda Williams
13. Chris Austin 11-7437	Maple Lane Lot 7	New shed	67/303	Emeritus LTD
14. 2 Maple Partners 11-7440	2 Maple Lane	New fence	67/30	Dustin Maury
15. 7 N Water, LLC 11-7424	7 North Water Street	Renew 66582 & 67331	42.4.2/87	Linda Williams
16. Maureen Dunphy 11-7474	1 I Street	Rev. 04-3446: shed deck	59.4/74	Thornewill Design
17. Jim Cook 11-7506	3 Wamasquid Place	Move shed onsite	56/113.2	Normand Residential
18. Jim Cook 11-7504	3 Wamasquid Place	New shed	56/113.2	Normand Residential
19. William Leone 11-7498	3 Marion Street	Addition	71.3.1/20	McMullen & Assoc
20. Joe Townsend 11-7507	23 Waydale Road	Roof replacement	55/429	Jeff Morash
21. 5QPR, LLC 11-7456	5 Quaise Pasture Road	Rev. 08-6782: reduce size	26/21	Botticelli & Pohl
22. Boris Ivanov 11-7411	139 Polpis Road	New shed	44/7.2	Meerbergen Design
23. Christine Dean 11-7495	6 White Circle	Window & door change	71/24	Thornewill Design
24. James & Wendy Douglas 11-7448	339 Polpis Road	Shed revisions	24/33	EMDA
25. Belinda Braluer 11-7441	9 Eat Fire Spring	2 nd dwelling addition	20/66	MCA
26. Gregory Cantone 10-7255	11 Sconset Avenue	New shed addition	49.3.2/8	Gregory Cantone
27. Chris Holdgate 10-7248	3 Rose Bud Lane	Demo dwelling	68/782	Chris Holdgate
28. Anna McGuiness 11-7501	3 Enterprise Circle	As-built shed	66/228	Olga Malahova
29. Anna McGuiness 11-7502	3 Enterprise Circle	As-built green house	66/228	Olga Malahova
Voting	Welch, Coombs, Camp, Oliver, Dutra			
Alternates	Patten			
Recused	Pohl, Thornewill			

Documentation None
 Representing None
 Public None
 Concerns No concerns.
 Motion **Motion to Approve. (Camp)**
 Vote Carried unanimously

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. Adam Murray 10-7345	8b Thirty Acres Lane	Solar roof array	67/115	ACKSmart
• Due to lack of visibility				
2. Jonathan Penn Trust 11-7445	29 Meadow View Drive	New spa	56/129	Jonathan Penn
• Spa 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. Chris O'Connell 11-7390	10 Sheep Commons	New spa & hardscape	54/274	Atlantic Landscaping
• Spa 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. NFI Realty Trust 11-7365	169 Eel Point Road	New spa	3/5	MCA
• Spa 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. John Lipmann 11-7430	60 Madaket Road	Pool & dick	40/200.1	MCA
• 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.				
6. Jim Cook 11-7505	3 Wamasquid Place	Pool & hardscape	56/113.2	Normand Residential
• 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.				
7. Francis Nash 11-7410	6 Pond View	New Pool	81/12	Meerbergen Design
• 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.				
8. George Carmel 11-7399	19 Sherburne Turnpike	Pool & hardscape	30/173	Ahern Design
• 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	Pohl, Welch, Coombs, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	Dutra			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Camp)			
Vote	Carried unanimously			

Certificate # **HDC2022-(as noted)****VI. VIEWS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 51 Fair St, LLC 10-7237	51 Fair Street	Color change	42.3.2/40	Emeritus
Voting	Welch, Coombs, Oliver, Dutra, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments, and large-scale color samples.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (4:28)	MacEachern – Reviewed the proposed 2 options for the color pallet. A hallmark of structures this age is contrast. Backus – Charles H. Robinson 1878 Victorian. The existing color scheme is very appropriate and reminiscent of the Eastlake movement; the muted proposal is better; however, she agrees with the advisory group comments. The proposed black sash is a more contemporary color and not appropriate for this Victorian. Read advisory group comments: White clapboards are not appropriate for a Victorian house. The sash would be better in a lighter color to maintain the clarity of the muntins. Coombs – She likes the Hamilton blue but the more color we can bring to a Victorian is suitable. Not sure she likes the black sashes with the blue doors; suggested a dark grey or darker blue shade of the Hamilton. Oliver – Agrees black doesn't work here; should be a dark grey and the white should be muted. Dutra – He's okay with the muted pallet; but the Hamilton blue with dark grey are both complimentary and contrasting. Patten – Instead of the black, something between would be better. Welch – It's a matter of a			
Motion	Motion to Approve Number 2 through staff with Hamilton blue and the dark a double shade lighter. (Coombs)			
Vote	Carried unanimously			

Certificate # **HDC2022-10-7237**

2. Lisa Linton 09-7166	2 Creek Street	Pool & hardscape	38/93	Andrew Falkenstein
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Andrew Falkenstein			
Public	None			
Concerns (4:50)	(4:27) Martinez – Mr. Falkenstein is running a little late. Falkenstein – Reviewed changes made per previous concerns. Oliver – She has no concerns with our caveat Camp – Doesn't support this because of the location and streetscape. Coombs – No concerns. Patten – No concerns.			
Motion	Motion to Approve as submitted 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 4-1//Camp opposed		Certificate #	HDC2022-09-7166

3. Jacqueline Welch 10-7323	38 Union Street	Change trim color	42.3.2/88	George Wing
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	Paul, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	George Wing			
Public	None			
Concerns (5:44)	Wing – Reviewed changes made per previous concerns: Nantucket grey trim, steps, and railing and Folger blue door and white sashes and casings. Backus - Read advisory group comments: The existing muted color is more appropriate for a building of this period. Perhaps the doors could be a different color. Coombs – She's okay with all white and a blue front door. Oliver – White sash, Nantucket grey trim and blue door and with the stoop and railing grey and picket fence white. Camp – She's okay with all white and a blue door. Patten – She agrees with Ms. Oliver; it will be too much white. Welch – Agrees with Ms. Oliver and Ms. Patten.			
Motion	Motion to Approve with all white and a blue door. (Coombs) Not carried.			
Vote	Motion to Approve through staff with Nantucket grey trim and picket, Folger blue door, and white sash an		Certificate #	HDC2022-10-7323

VII. 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. Mathew Stone 07-6662	47 Milk Street	Cabana/studio	56/201	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams			
Public	Scott Dzik			
Concerns (5:18)	Williams – Reviewed changes made per previous concerns; this is 209' from the front property line and is screened by other structures. Mr. Dzik will address the grading. Dzik – The owner of 45 Milk Street has allowed us to grade across their property. Main house finished floor is at 46 and pool house and pool are at 44. Dropping to 42 creates issues to the west. Oliver – Appreciates that what faces Milk is diminutive. It would be nice if the pool and 1st-floor of the cabana don't have to be on the same level as the main house. It would be nice if there were tiering going on. The building is okay. Camp – Feels the build-out of this property is out of scale. The streetscape is cluttered. Coombs – Agrees with Ms. Camp; she'd like to see how they plan to fill and grade the lot. Welch – This is using a lot of fill; the concept of tiering is important and in order, from the house to the pool house at a minimum. His concern is the overall terraforming that involves both lots. The questions of visibility have been addressed. Pohl – Tiering between the main house and edge of the pool is a simple solution to getting an approval. You've got 45 running between the house and pool; reducing 2 more feet reduces the need for fill and retainage.			
Motion	Motion to Approve through staff with the patio and top of foundation lowered to elevation 42. (Welch)			
Vote	Carried 4-1//Camp opposed		Certificate #	HDC2022-07-6662

2. Mathew Stone 07-6661	47 Milk Street	Pool & hardscape	56/201	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Linda Williams			
	Scott Dzik			
Public	None			
Concerns (5:40)	Williams – Reviewed proposal.			
	Pohl – With the pool house approval, the terrace and pool should be at 42.			
Motion	Motion to Approve through staff with the pool patio dropped to 42' and 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 4-1//Camp opposed	Certificate #	HDC2022-07-6661	

VIII. 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 10-7252	103 Orange Street	Roof replacement	55/426.1	T & T Roofing
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	None			
Public	None			
Concerns (4:42)	Backus – Circa 1850 typical Nantucket; going from 3 tab to architectural Moire black; this is an approvable color in the old historic district (OHD) though historically it would have a wood roof. She reached out to other communities; Salem said the 3-tab has been a long and contentious debate; she will forward their response to the Commissioners. Read advisory group comments: 3-tab shingles more closely represent the simple character of a wood shingled roof. Welch – Salem's comments are in keeping with what we approved regarding the 3D effect created by the shadow line. It is an approvable color and compatible with the trim and clapboard. Coombs – She would prefer low-impact shingles such as Salem said. Oliver – Agrees Camp – Agrees			
Motion	Motion to Approve as submitted. (Coombs)			
Vote	Carried unanimously	Certificate #	HDC2022-10-7252	
2. Peter Taylor 10-7253	98 Main Street	Roof replacement	42.3.3/11	T & T Roofing
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	None			
Public	None			
Concerns (4:48)	Backus – Circa 1836 Greek revival 5 bay built by Benjamin F Coffin. Due to the balustrade, the roof won't be seen but the rear gable will be visible from Pleasant. It is an approvable color. Read advisory group comments: 3-tab shingles more closely represent the simple character of a wood shingled roof. Oliver – Asked if they should include the brand they are using. Welch – That should be on the application			
Motion	Motion to Approve as submitted. (Welch)			
Vote	Carried unanimously	Certificate #	HDC2022-10-7253	

3.	Kathryn Cook	MTRS 10-7257	85 Low Beach Road	New main house	75/31.3	Michael Bard
Voting	Pohl, Welch, Coombs, Camp, Oliver					
Alternates	Dutra, Thornewill, Patten					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Elizabeth Dunne Marcoulier					
Public	None					
Concerns (4:52)	Marcoulier – Presented project; natural to weather roof, sidings, trim with bronzy-green sash. Oliver – The massing is fine; the east elevation is the most visible and has nano doors instead of a proper front door; need to mitigate the nano doors as well as on the west. South and north elevation, 2 stories of glass should be omitted at this time; they can come back when its framed up. Coombs – The East elevation, the 5 sets of ganged windows on the 2nd-floor are inappropriate. Believes the 2-story glass walls on the north and south will be seen. The fenestration needs to be redesigned; it's poorly done. Camp – This has no additive massing; this is a box with no front door. The North and south with super-sized windows will light up like a beam. Welch – Agrees with Ms. Oliver about the north and south window walls; the north would be visible from Low Beach. The cardinal points should be addressed; the north as shown on the plans is actually the east and the south is the west elevation. The existing structure doesn't have a front door configuration; but you should have a sense of entry. Pohl – He agrees with much that's been said: the window wall, lack of a front door, and ganged windows on the front. The height reference is from finished floor and should be from grade.					
Motion	Motion to Hold for revisions. (Coombs)					
Vote	Carried unanimously				Certificate #	
4.	Kathryn Cook	MTRS 10-7217	85 Low Beach Road	New Garage/dwelling	75/31.3	Michael Bard
Voting	Pohl, Welch, Coombs, Camp, Oliver					
Alternates	Dutra, Thornewill, Patten					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Elizabeth Dunne Marcoulier					
Public	None					
Concerns (5:09)	Marcoulier – Presented project; the dwelling portion needs to have two points of egress and one is inside. Camp – This lacks the 'Sconset vernacular; this has a boxy and high profile that doesn't reflect 'Sconset. Oliver – This is a nice building. Asked what material the stair railing is (natural wood). Asked the garage door material (natural cedar). Coombs – Asked why the stairs can't be inside the garage; she'd rather not see those. The south elevation mulled gable windows should be separated. This exceeds the height per the guidelines and should be brought down 2'. Welch – Details are atypical: north railing and the how the 2nd-floor gable protrudes through the 1st-floor hipped roof. Pohl – One concern is the height; 24' is the usual max but okay with coming down 1 foot. His other concern is the number of ganged windows.					
Motion	Motion to Hold for revisions. (Coombs)					
Vote	Carried unanimously				Certificate #	
5.	Laurie Richards	10-7215	4 Woodlily Road	Rooftop Solar	67/836	Cotuit Solar
6.	Jena & Terri Dion	10-7216	24 Marion Street	Rooftop Solar	71.3./75	Cotuit Solar
Voting	Pohl, Welch, Coombs, Camp, Oliver					
Alternates	Dutra, Thornewill, Patten					
Recused	None					
Documentation	None					
Representing	None					
Public	None					
Concerns (5:53)	Martinez – Karen Alence is not able to attend the meeting and asked her applications be held.					
Motion	No action taken at this time.					
Vote	Carried // N/A				Certificate #	

5-minute break

7. James Koval	10-7256	24 Pocomo Road	Add roofwalk	14/73	Botticelli & Pohl
Voting	Welch, Coombs, Camp, Thornewill, Patten				
Alternates	Dutra, Oliver				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ray Pohl, Botticelli & Pohl				
Public	None				
Concerns (6:03)	Pohl – Presented project. Camp – Over the front door, it looks narrow for the roof it's on; if it's widened, it would be better without a skirt. Coombs – Agrees. Thornewill – Agrees. This isn't quite a roof walk house; but it's so far back it's minimally visible. Patten – Agrees. Welch – Making it wider will make it taller by exposing the north skirt; he'd like to know what dimension it would be widened from the front with the side reduced.				
Motion	Motion to Approve through staff with the roof walk to be widened by 4' and reduce the length by 4' and no skirt. (Camp)				
Vote	Carried unanimously		Certificate #	HDC2022-10-7256	
8. Auburn Cottage	10-7250	46 Easton Street	Historic Determination	42.4.1/22	Botticelli + Pohl
Voting	Welch, Coombs, Camp, Oliver, Dutra				
Alternates	Thornewill, Patten				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Ray Pohl, Botticelli & Pohl				
Public	None				
Concerns (6:09)	Pohl – Presented project. Backus – This is circa 1947 The Cuddy. This should have been on consent. No concerns				
Motion	Motion to Approve. (Oliver)				
Vote	Carried unanimously		Certificate #	HDC2022-10-7250	
9. Alberta Urban	10-7213	14 Jefferson Lane	Roof replacement	55.4.1/158.1	Stegra Corp.
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	None				
Public	None				
Concerns (6:10)	Backus – Non-contributing circa 1988 infill. Presented project. Colonial Slate is an approvable color. Read advisory group comments: Architectural shingles are not appropriate for a building of this period; they are too busy and do not reflect the simplicity of an old wood-shingled roof. Asked if Colonial Slate is an approved color. No concerns.				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried unanimously		Certificate #	HDC2022-10-7213	
10. Whale's End, LLC	10-7207	43 Squam Road	New Dwelling	13/24+23	MCA+
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Doug Mills, Mark Cutone Architecture				
Public	None				
Concerns (6:13)	Mills – Presented project; sits about 300' from the road so visibility is minimal, grey trim and graphite sash and doors. Oliver – Appreciates the use of subtle colors and simple massing. The all-glass connector is a concern. Camp – Asked if the connector could be a simple breezeway (no); the black door doesn't work. If there were no mullions that might work as it would look open. Coombs – The connector isn't in keeping with the simplicity of the house. Agrees with Ms. Camp. Welch – Agrees. Once the structure is up, we could take another look at the glass connector. Pohl – He likes grey. Not sure an all-glass connector would fly.				
Motion	Motion to Approve through staff with the connector no glass above the door a gable roof above the door and glass on the sides. (Welch)				
Vote	Carried 4-0//Oliver abstain		Certificate #	HDC2022-10-7207	

11. Whale's End, LLC 10-7209	43 Squam Road	New garage	13/24+23	MCA+
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Doug Mills, Mark Cutone Architecture			
Public	None			
Concerns (6:25)	Mills – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (Coombs)			
Vote	Carried unanimously		Certificate #	HDC2022-10-7209
12. Whale's End, LLC 10-7208	43 Squam Road	New Barn	13/24+23	MCA+
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Doug Mills, Mark Cutone Architecture			
Public	None			
Concerns (6:26)	Mills – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (Welch)			
Vote	Carried 4-1//Coombs opposed		Certificate #	HDC2022-10-7208
13. Elizabeth Bagley 10-7191	123 Eel Point Road	New garage	33/15	SCI
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	Welch, Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Chuck Lenhart, Sandcastle Construction Inc.			
Public	None			
Concerns (6:28)	Lenhart – Presented project; 390' from the road and 190' from the bank. No concerns			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously		Certificate #	HDC2022-10-7191
14. Robert & Jody Newman 10-7218	6 Topping Lift	Rev. solar array & dormer	66/308	SCI
Voting	Pohl, Coombs, Camp, Oliver, Dutra			
Alternates	Welch, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Chuck Lenhart, Sandcastle Construction Inc.			
Public	None			
Concerns (6:32)	Lenhart – Presented project; the triple ganged windows are on the rear. Oliver – This is appropriate and well placed. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously		Certificate #	HDC2022-10-7218

15. Sara Hazelwood-Yates	10-7221	5 Beaver Street	Ref. fenst, rails, OD shower	55.1.4/98	Thornewill Design
Voting	Pohl, Welch, Coombs, Oliver, Patten				
Alternates	Camp, Dutra				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Carrie Thornewill, Thornewill Design				
Public	None				
Concerns (6:34)	Thornewill – Presented project; circa 1839; asking for white clapboard. The stoop wood railing is as built. Backus – Nantucket Preservation Trust (NPT) states this is an 1840 Nantucket attributed to Rueben Manter. Clapboard was a later addition based upon an 1890s photo; the photo shows light-colored clapboard so light is better. Stoop, risers and runs should also be wood. East stoop and French doors would remove historic fabric. French doors should be single 12-light with kick panels. All existing stoops are brick with iron; should be left as is or all wood. Read advisory group comments: White clapboard is too formal for this neighborhood. The proposed French doors on the east side will be visible from Beaver Street; a single 12 light door would be more appropriate. Oliver – The stoop and outdoor shower on the east won't be seen. Shares Ms. Backus concern about mixing brick and wood. The clapboard should not be white. Coombs – Don't usually have friendship stairs on the back of the house (existing). Agrees about all wood or leave brick and iron stoops. Clapboard will probably be all right. Welch – Platinum grey clapboard with brick steps and metal railings on the front stoop and can have wood railing on the rear. Patten – Agrees with Mr. Welch. Pohl – Agrees with Mr. Welch; there should be contrast between the clapboard and trim.				
Motion	Motion to Approve through staff with platinum grey clapboard and retain brick and metal front stoop and rail. (Welch)				
Vote	Carried unanimously		Certificate #	HDC2022-10-7221	
16. Marcus Mignone	10-7238	10 Angola Street	Rev. 01-5547: open porch	55.4.4/79	Val Oliver
Voting	Pohl, Welch, Coombs, Camp, Thornewill				
Alternates	Dutra, Patten				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (6:46)	Oliver – Presented project; circa 1973 infill. This drawing reflects the advisory group recommendations. Backus – Contributing circa 1970s. This is an appropriate revision and better than the previous approval. Read advisory group comments: The new windows would feel better proportioned if they were taller. On the South elevation the horizontal trim band between the first and second floor windows creates an unusual, shingled wall; the horizontal band should be removed or raised up to the floor level. Adding another window on the south would eliminate the awkward spacing, perhaps two, three, and two. Welch – The changes are positive. The north elevation windows should be slid all the way to the left and the rest evenly spaced rather than ganged; do the same on the south elevation. Camp – Agrees with Mr. Welch. The board below the windowsills should be less prominent. Coombs – Agrees.				
Motion	Motion to Approve through staff with the sunporch windows evenly spaced and eliminate the apron below the sills. (Camp)				
Vote	Carried unanimously		Certificate #	HDC2022-10-7238	

17. 41 Monomoy, LLC 10-7246	41 Monomoy Road	Add roofwalk & fenest chng	54/79.1	Emeritus LTD
Voting	Welch, Coombs, Camp, Oliver, Dutra			
Alternates	Pohl, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and <i>Building with Nantucket in Mind (BWNIM)</i>			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (6:53)	MacEachern – Presented project; the 2nd-floor plate is high, and it has 3rd-floor fenestration. Backus – Per <i>BWNIM</i> and the roof walk should follow traditional designs and should be on a house of 2 or more stories; it's drawn as square. No fenestration concerns. Oliver – West elevation, the post into the gable peak feels wrong. It's not centered on the main mass from any elevation. Suggested deleting the skirt. Coombs – The skirt is way too long; we have avoided legs going into gables. She doesn't think this house supports a roof walk. Camp – The house is tough to put a roof walk on and it's better without it. Should be wider and moved to the right. Dutra – Eliminate the center post. Welch – The floor structure is overly deep and could be 2X6. It should sit on the ridge. Agrees with moving it to the other axis gable ridge without a skirt.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	
18. The One 2744, LLC 10-7234	47 Main Street	Add gable dormers	42.3.1/206	Emeritus LTD
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	Pohl, Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:01)	MacEachern – Presented project; the dormers were sized to fall between the Queen Ann trusses. Feels visibility will be minimal because it is on the rear of the building. Backus – Greek revival post 1846 Great Fire. Originally Congdon's Pharmacy and individually significant. Appreciate proposal on the rear; there is precedent. However, since that's on a public way, the view is a concern and should be considered as a whole with the 3 other units. The 2nd-floor door is not appropriate. Read advisory group comments: The 3rd-floor gable dormers are typically just wide enough for the window with little space on the sides; these dormers should be narrower and set back farther from the building face. The roof pitch of the dormers should be shallower, such as 9/12 or 10/12. The Juliette balcony does not fit in with the simplicity of the surrounding buildings. Oliver – The 3rd-floor, dormer windows look double hung and are written as double hung. She's okay with the dormers. Concerned with the balcony; suggested no brackets and door similar to existing. Suggested a wrought-iron railing across the door rather than the balcony. Coombs – The balcony should be as simple as possible. Camp – Okay as proposed. Patten – No concerns. Welch – Agree about the door but that's not a deal breaker. The balcony should be no wider than the doors.			
Motion	Motion to Approve through staff with the balcony becoming a wrought-iron railing similar to Greater Light. (Oliver)			
Vote	Carried unanimously		Certificate #	HDC2022-10-7234

19. Tigerlily Nom. Tr	10-7289	7 Barnabus Lane	New Dwelling	41/563	Studio PPark
Voting	Welch, Coombs, Camp, Dutra, Thornewill				
Alternates	Pohl, Oliver, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	James Krapp, Studio Ppark				
Public	None				
Concerns (7:11)	Krapp – Presented project. Backus – This is infill within Woodbury subdivision circa 1980s, which is a good representation of Nantucket architecture. Style fits into architecture of subdivision. Exterior chimney and flanking French doors are not appropriate; transoms over French doors not appropriate; south elevation main bloc windows not appropriate. Read advisory group comments: The front windows on both floors should all be the same size; they need to be taller for more traditional proportions. The 1st-floor ceiling height appears to be 10', which creates an abnormal amount of space between the 1st- and 2nd-floor windows; the ceiling should be lowered by at least a foot or more. The front entry door should be a more traditional entry style. The exposed exterior chimney is not appropriate, nor is the chimney cap; it should be inside, and there should be a chimney on the main mass. The sides and back of the main mass should not be clapboard. The transom windows are not appropriate and should be eliminated. The number of French doors should be reduced, and they should be 12 lights with kick panel. The south-elevation ganged windows should be separated. The flush shed dormers on the rear mass are too large and should be broken into 2. The gable window on the south should be double hung. Friendship stairs were generally only used up against the sidewalk; set-back houses should have a traditional forward-facing stairway. Coombs – The windows should be 6-over-6, which go with the house. Front door should have straight steps. North elevation 1st-floor French doors should be 12-light with kick panel and fan eliminated; the chimney shouldn't be exterior and corbelling down at the top of the French doors. South elevation mulled windows should be separated, same on the 1st floor of the left piece. The rear should not be clapboard; clapboard should be on the front only. Camp – Agrees with the advisory group. Front elevation, the 1st-floor windows should be larger, and the 2nd-floor windowpanes shouldn't be square; friendship steps are too formal. Agrees about the chimney being interior. Agrees about the French doors and eliminating transoms. Thornewill – At 29'8" this is at the absolute max height, and it reads as massive. Agrees with what's been said. Dutra – Agrees the transoms should go about the 2nd-floor windows. Welch – Front windows should get taller. Okay with the formality. The chimney should be incorporated. The rear won't be visible. Should take some height out of the secondary mass.				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried unanimously			Certificate #	
20. David Hall	10-7232	27 Cornwall Street	New 2nd dwelling	76.4.3/13	David Hagenstein
Voting	Welch, Coombs, Camp, Oliver, Thornewill, Patten				
Alternates	Pohl, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Victoria Ewing, LINK				
Public	None				
Concerns (7:24)	Ewing – Presented project; the application indicates 2-over-1 windows; the 6-over-1 are a drafting error. Thornewill – They have a large property, and this is crammed against the road in the corner. No concerns. Patten – No concerns. Camp – Not a fan of the gable forward; this isn't a classic structure. The windows are too small, and 6-over-6 windows would be better. Coombs – The 2-over-1 windows would be better since they aren't so formal. Okay with the gable forward. Welch – Suggested a 2-light door.				
Motion	Motion to Approve through staff with the front door to be a 2-light. (Coombs)				
Vote	Carried unanimously			Certificate #	HDC2022-10-7232

IX. 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
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Bill McGuire, Nantucket Architectural Group			
Public	None			
Concerns (7:31)	McGuire – Reviewed changes made per previous concerns and Conservation Commission restrictions. Backus – Concurs with the advisory group comments. Read advisory group comments: The front portico should look more like a simple front porch; it should be wider and include the adjacent window. The new west-facing gable has the same eave height as the new front-facing north gable; the west-gable eave should be dropped to create a more subordinate secondary mass. Once the adjacent Land building is removed, the east side will be very visible from Petrel Landing; the east-elevation windows are very small and leave too much shingled wall space; they should be larger and more organized. Camp – The 2 west elevation gables are competing should either be exactly the same or make one a shed. North elevation, the porch should envelop the far-left window. Oliver – Every eave line is the same height so it's a ginormous box. The massing of the previous approval was better. Coombs – South elevation, asked if the large 1st-floor windows and French doors are existing (yes). It's a lot of building for Commercial Wharf. It has too many windows and doors. Agrees with Ms. Camp about the west elevation gables. Welch – Each previously approved, existing, and proposed elevation should all be on the same sheet; you're doing yourself a disservice by not doing that. North and south elevations are the most successful; however, there are dramatic changes in the east and west. Pohl – The front porch is only 3' wide; supports it going all the way across. This is a 2-story box all the way around; it needs differentiation of roof height and eave height.			
Motion	Motion to Hold for revisions and include existing and proposed. (wlech)			
Vote	Carried unanimously		Certificate #	

2. Sheila Coffin-Harshman 06-6569	1 Windsor Road	Rev. to previous COA	49/195	Val Oliver
Voting	Camp, Welch, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (time)	Oliver – Asked to hold this.			
Motion	No action at this time.			
Vote	N/A		Certificate #	

3. Walter Glowacki 09-7011		5 Meader Street	Changes & grade info	42.2.3/37.1	Val Oliver
Voting	Pohl, Welch, Camp, Oliver, Thornewill, Patten				
Alternates	Dutra				
Recused	Oliver, Coombs				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (7:50)	Oliver – Reviewed changes made per previous concerns; asking for white trim and sash and doors. Have an email stating top of foundation is at 10’1”. Backus – 1997 structure moved from 44 Washington Street; it was moved prior to adoption of “Resilient Nantucket.” Front existing 15-light door is better than the triple; usually a 12-light with kick panel. Her major concern is the height from grade and concrete piers to be mitigated by lattice. Read advisory group comments: A 15-light French door is not an appropriate front door facing Washington Street; the previously approved east elevation had the front door in the proper location. The south facing dormer will be very visible from Meader Street and overwhelms that side of the building; it should be smaller and dropped down from the ridge and set back, not flush. The north-elevation 2nd-floor windows do not match the floor plan. Camp – Okay with the flush dormers on the side. On the front, the 15-light centered door could become 2 windows with the right door being the front door. Thornewill – Either go with Ms. Camp’s suggestion or go back to the original conditions. Welch – East elevation, asked if the internal program is dictating positioning of windows (no); un gang the left window to match those on the right. At the last meeting, there were discrepancies between the photos and drawings regarding the number of steps. Patten – Appreciates the change to a traditional railing. She liked the previous approval of the east elevation. Okay with the shed dormer. Pohl – He’s okay with this.				
Motion	Motion to Approve through staff with the 6-light and 15-light doors switched and spread left windows to match right or vice versa. (welch)				
Vote	Carried unanimously			Certificate #	HDC2022-09-7011
4. Richmond Great Pt 08-6948					
	6 Gooseberry Place	Rev. 08-6948: new dwelling	68/341	KOH	
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dinah Klamert, KOH				
Public	None				
Concerns (8:01)	Klamert – Reviewed changes made per previous concerns; colors white sash and trim and Nantucket red door; trim could be Quaker grey. Coombs – Appreciates the window changes and prefer grey trim. Welch – Agrees with Ms. Coombs. Oliver – Agrees. Camp – East elevation, the pieces either side of the gable are blank walls; she’d like a window on the right-most mass. Pohl – He too would prefer grey over white				
Motion	Motion to Approve through staff with the trim to be Quaker grey. (Oliver)				
Vote	Carried unanimously			Certificate #	HDC2022-08-6948
5. Richmond Great Pt 09-6783					
	21 Beach Grass Road	Rev. new dwelling	68/387	KOH	
Voting	Welch, Coombs, Camp, Dutra, Thornewill				
Alternates	None				
Recused	Pohl, Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dinah Klamert, KOH				
Public	None				
Concerns (8:09)	Klamert – Reviewed changes made per previous concerns; white sash and trim and Nantucket red door. Coombs – Her only concern is the north elevation, 1-story element, the windows would be better separated and centered under the 2nd-floor window. Camp – No concerns. Dutra – No concerns. Thornewill – The gable end windows now look too big.				
Motion	Motion to Approve through staff without the 3rd-floor gable windows.				
Vote	Carried unanimously			Certificate #	HDC2022-09-6783

X. 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 10-7318	14 Bishops Rise	Pergola Carport	30/184	Emeritus LTD
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:14)	MacEachern – Presented project.			
	No concerns.			
Motion	Motion to Approve as submitted. (Welch)			
Vote	Carried unanimously		Certificate #	HDC2022-10-7318
2. Tyler Hammond 10-7290	8 Sparks Avenue	Window replacement	55/201	Tyler Hammond
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:15)	Not opened at this time.			
Motion	No action at this time.			
Vote	N/A		Certificate #	
1. 1010 Wins, LLC 10-7316	10 Lincoln Avenue	Demolition	30/184	Emeritus LTD
Voting	Pohl, Coombs, Camp, Oliver, Dutra			
Alternates	Welch, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	Peter Ernst, for 11 & 13 Lincoln Avenue			
Concerns (8:18)	MacEachern – Presented project; he doesn't think the historical documentation will lead to a date other than around the 1950s. It's not in great condition. Asked why it is contributing when the HDC survey says it isn't.			
	Backus – The Isabel Proffitt Garage; she owned this lot in 1948. Need photos inside and out along with Sanborne maps. This is contributing and should be kept. We need more documentation before approval. When the HDC surveyed our structures in 1989, this would have been non-contributing; our period of significance is 50 years.			
	Read advisory group comments: Photos should be provided. Some indication of the age of this garage needs to be provided before allowing it to be demolished.			
	Ernst – Asked if a new drive and curbcut off Lincoln will be considered; the current drive is off Capaum. Concerned about the proposed location of the new garage in proximity to the house and Lincoln Avenue.			
	Camp – We don't know the actual date of this garage and with the driveway under question, there is concern about where the new garage door is facing. These old garages are part of the streetscape and are disappearing quickly.			
	Coombs – Agrees. Would like more information on this.			
	Oliver – She's more concerned with approving a replacement structure with garage doors facing a road off which there is no driveway.			
	Dutra – Nothing to add.			
	Pohl – We should have interior photos and Sanborne maps			
Motion	Motion to Hold for more information, photos of the interior, and a view. (Camp)			
Vote	Carried unanimously		Certificate #	
2. 1010 Wins, LLC 10-7317	10 Lincoln Avenue	New garage	30/184	Emeritus LTD
Voting	Pohl, Coombs, Camp, Oliver, Dutra			
Alternates	Welch, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	Peter Ernst for 11 & 13 Lincoln Avenue			
Concerns (8:27)	MacEachern – Presented project.			
	See comments for the garage			
Motion	Motion to Hold to track. (Camp)			
Vote	Carried unanimously		Certificate #	

Rest held for December 6

3.	1010 Wins, LLC 10-7336	10 Lincoln Avenue	New cabana & o/d shwr	30/184	Emeritus LTD
4.	1010 Wins, LLC 10-7337	10 Lincoln Avenue	Hardscap; gate, poolw/ spa	30/184	Jardins Intl.
5.	Eleven Lincoln Ave Trust 10-7259	32 Jefferson Avenue	Hardscape	30/132	Ahern
6.	27 Fair St, LLC 11-7457	27 Fair Street	Historic Renovation	42.3.2/193.1	Workshop/APD
7.	27 Fair St, LLC 11-7458	27 Fair Street	Historic Renovation (front)	42.3.2/193.1	Workshop/APD
8.	27 Fair St, LLC 11-7459	27 Fair Street	Historic Renovation (back)	42.3.2/193.1	Workshop/APD
9.	27 Fair St, LLC 10-7258	27 Fair Street	Hardscape	42.3.2/193.1	Ahern
10.	27 Fair St, LLC 10-7320	29 Fair Street	Hardscape	42.3.2/192	Ahern
11.	Mid Century Modern, LLC 10-7315	21 Vestal Street	New shed	41/175	Normand Residential
12.	Mid Century Modern, LLC 10-7314	21 Vestal Street	Cottage- deck & o/d shwr	41/175	Normand Residential
13.	Mid Century Modern, LLC 10-7313	21 Vestal Street	Main house – new stoop	41/175	Normand Residential
14.	Whales Tale LLC 10-7284	15 Shimmo Pond Road	Shed move off/demo	43/95	Normand Residential
15.	Whales Tale LLC 10-7285	15 Shimmo Pond Road	New shed	43/95	Normand Residential
16.	Nantucket Land Bank 10-7276	76 Millbrook Road	Move/ demo dwelling	57/24	Normand Residential
17.	Al & Mary Novissimo 10-7324	14 Deer Run	Mod garage & deck	57/14.1	SCI
18.	Dean Darling 10-7274	1 Twin Street	Paint foundation, + window	42.3.2/43	Normand Residential
19.	Milton Rowland 10-7278	18 Mt. Vernon Street	Hardscaping	55.4.4/32	Normand Residential
20.	Michael Molinar 10-7266	1 Chestnut Street	Roof Replacement	42.3.1/7	T & T Roofing
21.	Gardner MacDonald 10-7265	8 Priscilla Lane	New Dwelling	41/353	Val Oliver
22.	Brett Fodiman 10-7279	111 Surfside Road	Garage Shingle Revision	80/70	Emeritus LTD
23.	Brett Fodiman 10-7281	111 Surfside Road	Guesthouse shingle rev	80/70	Emeritus LTD
24.	Brett Fodiman 10-7280	111 Surfside Road	Main hse shingle rev	80/70	Emeritus LTD
25.	James & Susan Genthner 10-7333	128 Surfside Road	New dwelling	80/229.1	Val Oliver
26.	Holly Coburn 10-7264	5 High Brush	Apron	56/388	KMLD
27.	Helen Dubois 10-7263	5 Stone Post Way	Revision 03-6070	14/70	KMLD
28.	10 York St LLC 10-7291	10 York Street	New dwelling	55.4.1/142	Thornewill Design
29.	Chris & Ashley Austin 10-7271	Maple Lane Lot 7	New 2 nd Dwelling	67/303	Emeritus LTD
30.	Jason Mendelson 10-7302	7a Sherburne Turnpike	New studio	31/112.1	Studio Ppark
31.	Sherburne Turnpike LLC 10-7305	7a Sherburne Turnpike	Pool & hardscape	31/112.1	Atlantic Landscape
32.	Eloise NT 10-7303	1 Sandy Drive	New Dwelling	29/73	Thornewill Design
33.	C. Marshall Beale 10-7326	278 Polpis Road	Solar roof array	25/2	ACK Smart
34.	Patricia & James Patterson 10-7327	61 Meadow View Drive	Solar roof array	56/169.4	ACK Smart
35.	Jeffrey Soros Trst 10-7261	47 Baxter Road	Fenestration chngs	49/14	JB Studio
36.	Brian Herlihy 10-7260	3 Rudder Lane	Addition	66/361	JB Studio
37.	Genadi Prokopov 10-7321	80 Surfside Road	Grade change	67/194	DTA
38.	Peterson 11-7415	30 Main Street Sias	Rev 09-4770: move off	73.3.1/76	Jeff Morash
39.	Seth Gottlieb 10-7298	6 Ridge Lane	Move on garage	38/126	Seth Gottlieb
40.	*Joanne Tobin 10-7283	33B Washington Street	New shed	42.3.2/191	G. Harrington
41.	*Campana Ltd Partners 10-7319	4 Cabot Lane	Addition & new foundation	30/254	Workshop/APD

XI. OTHER BUSINESS

Approved Minutes	November 01 & 08, 2022
Motion	Motion to Approve. (Coombs)
Vote	Carried unanimously
Review Minutes	November 15 & 17, 2022
Next Meeting	Tuesday, December 6th @ 4:00 pm Hybrid – Zoom & 4 Fairgrounds Road, Community Room
Future action items	• 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

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to adjourn at 8:30 pm. (Coombs)**

Vote Carried unanimously

Submitted by:

Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Madaket Village District