



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 December 6, 2022

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

Called to order at 4:04 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: Coombs
Absent Members: None
Late Arrivals: Welch, 4:07 pm.; Dutra, 4:28 pm
Early Departures: None

Adoption of Agenda:

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

Roll-call vote Carried 5-0//Oliver, Camp, Patten, Coombs, and Pohl-aye

I. PUBLIC COMMENT

- Backus** – Town of Nantucket has received the draft survey plan; they did 100 surveys within the fish lots and a draft survey plan to figure out how we will survey the whole Island. It's a planning document and has gone to NP&EDC.
- Martinez** – It would be beneficial in 2023 to go back to Thursday's meeting every other Thursday to trim down our agenda. She has sent out a tentative schedule for commissioners to review the consent items.
- Thornewill** – December Delight is this Saturday 9-3 in the High School.

II. COMMISSION COMMENTS

- Welch** – He was mis-informed as to the extent the HDC is not a signatory on the Memorandum of Understanding. He talked to the Attorney General; the inclusion of the list of future action items at the end of the agenda is okay but we need to indicate those items won't be acted upon. He met with staff regarding putting together best practices. recommendations He also needs volunteers for two items: someone to do the 6' horizontal and vertical elevation example and, also for the Best Practices with respect to grading, someone to put together a small-area detail of what that would look like along with a checklist that all fits into a single page that can be distributed as a checklist.

III. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Union Lodge 11-7471	30 Main Street	Master sign plan	42.3.1/215	Linda Williams
2. Union Lodge 10-7287	30 Main Street	Projecting sign	42.3.1/215	Linda Williams
3. Vaois Theodorakis 11-7433	5 Washington Street	Projecting sign	42.3.1/186	Sign Here Nantucket
4. Leokeen, LLC 12-7521	3 Freedom Square	Wall sign	55/703.3	Sign Here Nantucket

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Thornewill, Patten

Recused None

Documentation Sign design plans, site plan, photos, and advisory comments.

Representing None

Public None

Concerns (4:06) **Martinez** – SAG recommends approval.

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

Roll-call vote Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye

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

5. Thirty-five N.T.	35D Old South Road	Projecting sign	68/6.3	Bryan Swain
6. Egan Maritime Inst 11-7442	158 Polpis Road	Wall sign	27/28	Sign Here Nantucket
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Public	None			
Concerns	Martinez – SAG recommend approval with conditions.			
Motion	Motion to Approve through staff per SAG conditions. (Coombs)			
Roll-call vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye		Certificate #	HDC2022-(as noted)
7. VS Qt America 12-7522	20 Vesper Lane	Projecting sign	55/248	Sign Here Nantucket
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Public	None			
Concerns	Martinez – Recommend this be held for revisions.			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye		Certificate #	

IV. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. ARI Real Estate HELD	10 Delaney Lot 130	Add shutters rev 11-2228	40/120	John Lampe
2. Michael Altman 11-7432	37 Sankaty Head Road	Rev. 06-6461: cabana resite	48/2	BPC
3. Michael Altman 11-7431	37 Sankaty Head Road	Rev. 05-6293: Rdc garage	48/2	BPC
4. Caleb Cressman 12-7542	300 Polpis Road	Rev. 07-6737: dele cupola	20/11	Thornewill Design
5. 137 Hummock, LLC 12-7531	137 Hummock Pnd Road	New shed	65/72	Meerbergen Design
6. Melodee Leonardo 12-7539	10 Chuck Hollow	Shed move on	72/30	Jascin Leonardo
7. Reteghini Marka, LLC 11-7463	59 Wauwinet Road	Main House renovation	14/21	NAG
8. Reteghini Marka, LLC 11-7461	59 Wauwinet Road	New guest house	14/21	NAG
9. Marcus Goulding 11-7497	10 Gloucester Street	Replace deck	76.4.1/348	Marcus Goulding
10. 98 Madaket Rd Coop. 11-7491	98 Madaket Road	New pool	40/79.4	Julie Jordin
11. Sankaty, LLC 11-7401	49 Sankaty Road	Rev. 07-6674: color chng	49/66	Dustin Maury
12. Sankaty, LLC 11-7468	49 Sankaty Road	Rev. 07-6439: Color Chng	49/66	Dustin Maury
13. 18 Sherburne Nom Trust 11-7406	18 Sherburne Turnpike	Rev. 07-6687: deck	30/196	S. Metz
14. 18 Sherburne Nom Trust 12-7532	18 Sherburne Turnpike	Rev. 10-7210: MH resit	30/196	S. Metz
15. Al & Mary Novissimo 10-7324	14 Deer Run	Garage & deck modification	57/14.1	SCI
16. Holly Coburn 10-7264	5 High Brush Path	Apron	56/388	KMLD
17. Helen Dubois 10-7263	5 Stone Post Way	Rev. 03-6070: hardscape	14/70	KMLD
18. Sankaty Head Found. 12-7536	100 Sankaty Road	Renovation/addition	49/15	NAG
19. Hedges, LLC 12-7529	10 Bassett Road	MH door color change	26/39	Hedges, LLC
20. 40 OSR, LLC 12-7527	40 Old South Road	Rev. 09-7045: Mixed use	69/10	Emeritus LTD
21. Community Foundation 10-7273	9B Bayberry Court	Ne deck & entry door	55/709.2	Botticelli + Pohl
22. Kathleen Krall 12-7535	15 Masaquet Avenue	Rev. 04-6186: chim & fenst	80/141	Botticelli + Pohl
23. 5 Hillers Ln, LLC 12-7533	5 Hillers Lane	New shed	42.3.2/118	JB Studio
24. Island Living, LLC 12-7541	2b Longwood Drive	Tennis court	71/13.4	Ahern
25. Miroslava Ahern 12-7540	6 Windy Way	Window replacement	67/864	Ahern
26. RJ Glidden 12-7543	41 Somerset Lane	New green house	66/135.5	RJ Glidden
27. Rebecca Belker 12-7538	35 Tashama Lane	New shed	55/458	Permit Plus
28. Conway Family Trust 12-7534	167 Surfside Road	Cabana	87/118	Val Oliver
29. Green Hollow, LLC 12-7544	9 Green Hollow Road	Roof replacement	71/49	Vasil Marinov
30. Eric Tanenblatt 12-7537	16 Gardner Road	Shed revision	42/93	EMDA
31. Duncan Winter 11-7511	26 Monohansset Road	Pool shed	79/145	Duncan Winter
Voting	Welch, Coombs, Camp, Patten			
Alternates	None			
Recused	Pohl, Oliver, Thornewill			
Documentation	None			
Representing	None			
Public	None			

Concerns	Discussion about holding Items 1, 7, & 8. Camp – Regarding Item 1, 10 Delaney, we approved a hedge now it's going to cedar. Welch – They are requesting Italian Cyprus, which grow slow, to replace a 6' board fence. The space hasn't changed		
Motion	Motion to Approve all but Items 1, 7 & 8. (Camp)		
Voting	Pohl, Welch, Coombs, Camp, Oliver		
Alternates	Thornewill, Patten		
Roll-call vote	Carried 3-0//Camp, Patten, Welch-aye	Certificate #	HDC2022-(as noted)
Motion	Motion to Hold to hold for next meeting and ratify the discussion. (Welch)		
Roll-call vote	Carried 4-0//Oliver, Coombs, Welch, & Pohl-aye	Certificate #	
Public	Walter Carl Kester, 61 Wauwinet Road		
Concerns	Pohl – On 59 Wauwinet we received a letter from a neighbor enumerating concerns: light, pool drainage, and north-facing doors. Asked about the north-facing doors. Oliver – The doors face the pool. Kester – Concerned about the wetlands and wants to know about drainage. Bright lights would be detrimental to the neighborhood. The north side looks floor to ceiling windows that might create detrimental lights. Pohl – Speak to Conservation Commission about drainage and the applicant about the lighting. Thornewill – The little structure might block a lot of lighting from the nano-doors. Welch – the Town has lighting regulations; speak to Marcus Silverstein the Zoning Enforcement Officer. He concurs with Ms. Oliver about the drainage; there is a restriction on drainage. You don't normally drain a pool, just take some water out.		
Motion	Motion to Approve Items 7 & 8. (Coombs)		
Roll-call vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye	Certificate #	HDC2022-11-7463/7461

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. Dalton Frazier	Maple Lane Lot 9	Pool & hardscape	67/303	Dalton Frazier
• Pool not to be visible at time of inspection and thereafter and to have no		grade change from existing or as noted on the original application.		
2. Conway Family Trust	167 Surfside Road	Pool & hardscape	86/118	Val Oliver
• 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. Brian & Christina Lam	9 Salti Way	New pool	20/51.1	JB Studio
• 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. 98 Madaket Road Coop 11-7429	98 Madaket Road	New pool	40/79.4	Julie Jordin
• 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. Reteghini Marka, LLC 11-7462	59 Wauwinet Road	New pool	14/21	NAG
• Pool not to be visible at time of inspection and thereafter and to have no		grade change from existing or as noted on the original application.		
6. Michael Altman 11-7433	37 Sankaty Head Road	Rev. 07-4120: move pool	48/2	BPC
• 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, Camp, Patten			
Alternates	Dutra, Thornewill,			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Coombs)			
Roll-call vote	Carried //Camp, Welch, Patten, Coombs, and Pohl-aye	Certificate #	HDC2022-(as noted)	

VI. 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. Campana Ltd Partn 10-7319	4 Cabot Lane	Addition & new foundation	30/254	Workshop APD
2. Laurie Richards 10-7215	4 Woodlily Road	Rooftop Solar	67/836	Cotuit Solar
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and manufacturer spec sheet.			
Representing	Karen Alence, Cotuit Solar			
	Laurie Richards, owner			
Public	None			
Concerns (4:32)	Alence – Presented project. Welch – Asked that all comments be kept to the architectural elements and merits. Oliver – It doesn't meet our guidelines in terms of roof color but does meet visibility requirements; she thinks it's okay. Camp – Confirmed there are no panels on the front of the dormer. Coombs – As it's in the back of the house, she's okay with it. If and when the house is reroofed, it must go to black. Welch – We need to articulate why we're making an exception to the rule; it's on a private subdivision road but it is publicly travelled. If we approve it on a cedar roof, that sets a precedent. We have rules to be followed. He thinks this is approvable because the panels won't be visible from a traveled way and with removal of the right-side top extra panel; it might fit onto the left side of the dormer. Pohl – Some of the subdivisions require wood roofs. He's okay with this.			
Motion	Motion to Approve through staff with the 5th panel be relocated to rear side of dormer because of minimal visibility and the narrow road. (Welch)			
Roll-call vote	Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye	Certificate #	HDC2022-10-7215	
3. 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	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Karen Alence, Cotuit Solar			
	Terri Dion, owner			
Public	None			
Concerns (4:43)	Alence – Presented project; only visibility is from Wiltshire, which dead-ends at their house. Dion – Marion is a paper road; the section, which is in front of our house, we would like to purchase. Camp – She would approve this as long as the vegetation is maintained in perpetuity. Oliver – She could support this because of the lack of a travelled way is important and the heavy vegetation, possibly supplemented with additional vegetation. Asked if they could be moved to the east side. Welch – It doesn't meet out guidelines. The predominant feature of Nantucket homes are the roofs. There is space for a 20'X20' ground array, especially if the road is purchased. Coombs – Agrees with Mr. Welch. We don't know what additional construction might take place. There is room for a ground array, or it could be part of a pergola. We approved solar integrated into a carport roof. Discussion about alternatives. Dutra – The road dead ends at this house.			
Motion	Motion to Approve with the existing vegetation maintained in perpetuity and through staff supplement the vegetation with additional evergreen tree at the stone wall right of the opening. (Camp)			
Roll-call vote	Carried 3-0//Oliver, Camp, and Pohl-aye; Coombs & Welch abstain	Certificate #	HDC2022-10-7216	

VII. 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. Chris Tofalli 08-6813	122 Main Street	Fence replacement	42.3.3/100	Frank Daily
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	None			
Recused	Pohl			
Documentation	Landscape design plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Frank Daily, Daily Constructuion			
	Kim Roy Tofalli, owner			
Public	None			
Concerns (5:01)	Daily – Submitted photos and site plan per previous comments. The front mass is the original 1806 structure; the board fence would run up to that point and mark the change. Tofalli – The hedge is spindly and unattractive and provides no privacy. If we continued the picket, the bulkhead and cement foundation would be visible. Backus – The HDC approved the privet. The capped Type II picket should be retained. Typical Nantucket Main Street houses don't have 6' board fences. Read advisory group comments: The new fence should match the picket fence; a board fence would be too much of a solid white barrier on Bloom Street; there is already enough privacy for the owner's backyard. Camp – If you're going to add a fence, it should be Type II picket. Coombs – Concurs with the picket fence. This is a historic house that's open to the street on both sides; it should continue to do so. The board fence is inappropriate and should not have been approved. Oliver – If you need privacy, suggested a natural-to-weather board fence behind the hedge; the vegetation breaks up the austerity of a solid white board fence. She could accept a white board fence as long as it's behind the hedge. Patten – She agrees about it being picket. Welch – He agrees with Ms. Oliver, though natural to weather might create visual confusion. It seems there is opportunity for change: the existing 6' fence is incongruent with the simplicity of the picket. The start-stop of 4 different elements is distracting and takes away from the presentation of the building. For him it's the starkness of the white board fence. The success might include climbing hydrangea on every 3rd panel of the board fence to break up the vertical element. Work out the details of what might be behind the picket. The existing board fence in his mind is too formal.			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call vote	Carried 5-0//Coombs, Oliver, Camp, Patten, and Welch-aye		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 (5:15)	Oliver – She asked to hold this. The owners have not gotten aback to her., Not opened at this time.			
Motion	Motion to Hold for 1 more attempt.			
Roll-call vote	Carried 4-0//Thornewill, Welch, Coombs, and Camp-aye		Certificate #	

VIII. 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. 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	Architectural elevation plans, site plan, and photos.			
Representing	None			
Public	None			
Concerns (5:17)	Not opened at this time.			
Motion	No action at this time.			
Roll-call vote	N/A		Certificate #	

2.	1010 Wins, LLC 10-7336	10 Lincoln Avenue	New cabana & o/d shwr	30/184	Emeritus LTD
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	Matt MacEachern, Emeritus Development Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP				
Public	Peter Ernst, for 11 & 12 Lincoln Avenue				
Concerns (5:18)	MacEachern – Presented project, 16' tall details to match main dwelling. The lot has been subdivided with a rear lot on Capaum. Reade – This lot is in separate ownership of the lot along Capaum, therefore it needs a driveway from Lincoln Avenue. This area has least 12 lots with driveways off Lincoln Avenue in this area. Backus – Property main dwelling 1902 Binnacle. The 5-unit bi-fold French door should be reduced to 2 doors with 12' lights and kick panels. Read advisory group comments: The 5 ganged French doors might be visible from Capaum Road and are not appropriate. Ernst – Asked these both be held for when all four can be discussed together. Also asked to consider the appropriateness of the new garage related to Lincoln Avenue. Oliver – She likes the idea of reviewing all four together. The pool application shows an extra lot between this lot and the street; this application indicates the property line is along Capaum. Camp – She too would like to see them all together. She's also worried about the appropriateness of the 2 nd curb cut. Coombs – We should look at them all at once. Pohl – This is a simple structure; if we happen to approve this, it doesn't mean we would approve the garage or drive as shown on the plans. There is no drive off Lincoln at this time; the only drive is off Capaum.				
Motion	Motion to Hold to track with and be reviewed with the garage. (Welch)				
Roll-call vote	Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye			Certificate #	
3.	1010 Wins, LLC 10-7337	10 Lincoln Avenue	Hardscap; gate, poolw/ spa	30/184	Jardins Intl.
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill, Patten				
Recused	None				
Documentation	Landscape design plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:28)	Not opened at this time.				
Motion	Motion to Hold to track with and be reviewed with the garage. (Welch)				
Roll-call vote	Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye			Certificate #	
4.	27 Fair St, LLC 11-7457	27 Fair Street	Historic Renovation	42.3.2/193.1	Workshop/APD
5.	27 Fair St, LLC 11-7458	27 Fair Street	Historic Renovation (front)	42.3.2/193.1	Workshop/APD
6.	27 Fair St, LLC 11-7459	27 Fair Street	Historic Renovation (back)	42.3.2/193.1	Workshop/APD
7.	27 Fair St, LLC 10-7258	27 Fair Street	Hardscape	42.3.2/193.1	Ahern
8.	27 Fair St, LLC 10-7320	29 Fair Street	Hardscape	42.3.2/192	Ahern
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill, Patten				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (time)	Not opened at this time.				
Motion	Motion to Hold to track with the renovations. (Welch)				
Roll-call vote	Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye			Certificate #	
9.	Mid Century Modern, LLC 10-7315	21 Vestal Street	New shed	41/175	Normand Residential
Voting	Pohl, Coombs, Camp, Dutra, Thornewill				
Alternates	Patten (Welch and Oliver left the room)				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ben Normand, Normand Residential				
Public	None				
Concerns (5:31)	Normand – Presented project. Backus – Circa 1925 bungalow; no concerns. No concerns.				
Motion	Motion to Approve. (Camp)				
Roll-call vote	Carried 5-0//Coombs, Dutra, Thornewill, Camp, and Pohl-aye			Certificate #	HDC2022-10-7315

10. Mid Century Modern, LLC 10-7314	21 Vestal Street	Cottage- deck & o/d shwr	41/175	Normand Residential
Voting	Pohl, Coombs, Camp, Dutra, Thornewill			
Alternates	Patten (Welch and Oliver left the room)			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (5:35)	Normand – Presented Backus – This has an HDC survey, circa 1975. No concerns. No concerns.			
Motion	Motion to Approve. (Coombs)			
Roll-call vote	Carried 5-0//Dutra, Thornewill, Camp, Coombs, Pohl-aye	Certificate #	HDC2022-10-7314	
11. Mid Century Modern, LLC 10-7313	21 Vestal Street	Main house – new stoop	41/175	Normand Residential
Voting	Pohl, Coombs, Camp, Dutra, Thornewill			
Alternates	Patten (Welch and Oliver left the room)			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ben Normand, Normand Residential			
Public	Erika Mooney, Town of Nantucket.			
Concerns (5:36)	Normand – Presented project. Backus – Circ 1925 bungalow. Existing is more appropriate; friendship stairs are for a high style. It should be kept as is. Design it as a stairway going to one side or speak to the Town about removing the parking space. Read advisory group comments: Rather than a stoop, the proposed changes suggest a new deck, which is not appropriate on the street. The friendship stairs should be changed to a single stair Mooney – If they want to get rid of the parking space, they should contract the Traffic Safety Workgroup. If the stoop increases by 1', it might encroach into the right of way. Coombs – Referenced 9 Union Street, which has a sideways stairs entrance. Friendship stairs are not appropriate. Camp – It should come back from the street and go sideways. Thornewill – If they do that, asked if they would extend the fence across (yes). Dutra – Those are good suggestions. Could add a little porch with the stairs to the side.			
Motion	Motion to Approve through staff with the deck 5' deep, eliminate the right half of the Friendship stairs. (Thornewill)			
Roll-call vote	Carried 5-0//Dutra, Camp, Coombs, Thornewill, and Pohl-aye	Certificate #	HDC2022-10-7313	
12. Whales Tale, LLC 10-7284	15 Shimmo Pond Road	Shed move off/demo	43/95	Normand Residential
Voting	Pohl, Welch, Coombs, Oliver, Patten			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (5:45)	Normand – Presented project, circa 1990s. it has been approved for a move on. No concerns			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call vote	Carried 5-0//Coombs, Patten, Welch, Oliver, and Pohl-aye	Certificate #	HDC2022-10-7284	
13. Whales Tale, LLC 10-7285	15 Shimmo Pond Road	New shed	43/95	Normand Residential
Voting	Pohl, Welch, Coombs, Oliver, Patten			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (5:46)	Normand – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call vote	Carried 5-0//Patten, Oliver, Coombs, Welch, and Pohl-aye	Certificate #	HDC2022-10-7285	

14. Nantucket Land Bank 10-7276	76 Millbrook Road	Move/demo dwelling	57/24	Normand Residential
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	Dutra, Thornewill			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, and historic documents.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (5:47)	Normand – Presented project, circa 1986; explained issues with moving it off and how elements and materials could be reused. Backus – Confirmed the age of 1986. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call vote	Carried 5-0//Oliver, Coombs, Patten, Camp, and Welch-aye	Certificate #	HDC2022-10-7276	
15. Dean Darling 10-7274	1 Twin Street	Paint foundation, + window	42.3.2/43	Normand Residential
Voting	Welch, Coombs, Oliver, Thornewill, Patten			
Alternates	Dutra			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (5:52)	Normand – Presented project; happy to go with Essex green. Backus – Circa 1833 Federal, the James and Deborah Pinkham Eldridge House, per the new survey. In 2001 the basement was raised. It retains its original form and massing. Agrees with HSAG comments. Read advisory group comments: Ok with window. Would prefer Essex green for the foundation No concerns with Essex Green foundation.			
Motion	Motion to Approve through staff with the foundation to be Essex Green. (Oliver)			
Roll-call vote	Carried 5-0//Oliver, Coombs, Patten, Thornewill, and Welch-aye	Certificate #	HDC2022-10-7274	
16. Milton Rowland 10-7278	18 Mt. Vernon Street	Hardscaping	55.4.4/32	Normand Residential
Voting	Welch, Coombs, Oliver, Thornewill, Patten			
Alternates	Dutra			
Recused	Pohl			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Micky Rowland, owner			
Public	None			
Concerns (5:55)	Rowland – Presented project. Backus – Circa 1875, within the old historic district (OHD). There is precedent for a board fence. No concern			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call vote	Carried 5-0//Coombs, Patten, Thornewill, Oliver, and Welch-aye	Certificate #	HDC2022-10-7278	
17. Michael Molinar 10-7266	1 Chestnut Street	Roof Replacement	42.3.1/7	T & T Roofing
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	None			
Public	None			
Concerns (5:58)	Backus – Circa 1846 Greek revival; from 3-tab to architectural Moire black, which is approvable. Read a comment from Cambridge Historic District regarding 3-tab. No concerns. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call vote	Carried 5-0//Oliver, Thornewill, Patten, Coombs, and Pohl	Certificate #	HDC2022-10-7266	

18. Gardner MacDonald 10-7265	8 Priscilla Lane	New dwelling	41/353	Val Oliver
Voting	Pohl, Welch, Coombs, Camp, Dutra			
Alternates	Thornewill, Patten			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historic documents, and advisory comments.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (6:00)	Oliver – Presented project with black trim, roof, and doors. Asked permission to move the cellar stairs to the other side. Backus - This is infill within OHD. Doesn't think it will be visible and blend in. No concerns.			
Motion	Motion to Approve through staff with the cellar stairs moved to the west elevation. (Coombs)			
Roll-call vote	Carried 5-0//Dutra, Camp, Welch, Coombs, and Pohl-aye		Certificate #	HDC2022-10-7265
19. Brett Fodiman 10-7279	111 Surfside Road	As-built garage shingle	80/70	Emeritus LTD
20. Brett Fodiman 10-7281	111 Surfside Road	As-built GH shingle	80/70	Emeritus LTD
21. Brett Fodiman 10-7280	111 Surfside Road	As-built MH shingle	80/70	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			
	Tim Rogovich			
Public	None			
Concerns (6:05)	MacEachern – They will weather in time. Rogovich – Mailbec water-based, bleached white cedar shingles. Welch – It needs to be landscaped to the extent it's not visible. The side facing the roadway doesn't have a full-exposure sun. These shingles are not good to use on Nantucket; they should have been run by the HDC first. Staining becomes mottled and looks horrible. This is very close to the road. Coombs – She would rather regard this as a mistake in a very visible location. Staining never works. Oliver – Asked about staining. Camp – Asked if it could be landscaped.			
Motion	Motion to Hold Items 19-21 for a landscape plan. (Welch)			
Roll-call vote	Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye		Certificate #	
22. James & Susan Genthner 10-7333	128 Surfside Road	New dwelling	80/229.1	Val Oliver
Voting	Pohl, Welch, Coombs, Camp,			
Alternates	Dutra, Thornewill, Patten			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (6:16)	Oliver – Presented project. This is at the rear of the lot on a paper road. Camp – No concerns. Welch – It looks close to the property lines. Suggested pulling it 4' more off the corner. Thornewill – It's good looking and appreciates the height. Coombs – It's good. Agrees about moving it away from the corner some.			
Motion	Motion to Approve through staff with it moved 4' more off the northerly lot line. (Welch)			
Roll-call vote	Carried 5-0//Camp, Thornewill, Coombs, Welch, and Pohl-aye		Certificate #	HDC2022-10-7333

23. 10 York St, LLC		10-7291	10 York Street	New dwelling	55.4.1/142	Thornewill Design
Voting	Pohl, Welch, Coombs, Camp, Oliver					
Alternates	Dutra, Patten					
Recused	Thornewill					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Luke Thornewill, Thornewill Design					
Public	None					
Concerns (6:22)	Backus – This is a vacant lot within the OHD. It’s here for a redesign because of a Town tree. The form fits the area vernacular; the connector is irregular. The rear balcony is visible, and the door should be 12-light with kick panels. Read advisory group comments: The shed roof connecting the secondary mass to the main mass is awkward; it would be more appropriate if the connecting mass was pushed back beyond the face of the secondary mass and not as prominent. The shed roof projecting forward on the front of the secondary mass would look better if it were an open porch and would work better on the back. The 2nd-floor windows on the main mass should be the same height as the ones below; the very similar house next door has equal height windows on both floors. Thornewill – Presented project and addressed the advisory group comments. Coombs – South elevation center 2nd-floor windows should be separated to fill up the wall. The front-elevation left dormer is too big; it should be smaller. The wing should be stepped back; the 2nd-floor connector going into a 1.5-story element is very awkward. Oliver – The pitch of the addition is steep and modern; it needs to blend better. Likes the concept. Camp – Agrees about the addition; it’s too “loud” and detracts from the main house; suggested eliminating the dormers and the “peek-a-boo” of the balcony over the connector; it would also make the connector more fluid. Welch – Agrees with Ms. Oliver. Pohl – The addition pitch should match the main house; doesn’t like the lean-to connector; should be a gable.					
Motion	Motion to Hold for revisions. (Welch)					
Roll-call vote	Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye				Certificate #	
24. Chris & Ashley Austin		10-7271	Maple Lane Lot 7	New 2 nd Dwelling	67/303	Emeritus LTD
Voting	Welch, Coombs, Camp, Oliver, Dutra					
Alternates	Thornewill, Patten					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Matt MacEachern, Emeritus Development					
Public	None					
Concerns (6:32)	MacEachern – Presented project; the trim matches the main dwelling. Oliver – It’s behind the house at the rear and only 16’ tall. She thinks it’s appropriate. Camp – The skirt on the foundation is overly elaborate. Coombs – The three buildings are all in a line; asked to adjust this so it isn’t so repetitive. No concerns with the architecture. Dutra – It’s short and matches the main house; no concerns.					
Motion	Motion to Approve as submitted. (Dutra)					
Roll-call vote	Carried 5-0//Dutra, Oliver, Coombs, Camp, and Welch-aye				Certificate #	HDC2022-10-7271
25. Jason Mendelson		10-7302	7a Sherburne Turnpike	New studio	31/112.1	Studio Ppark
Voting	Pohl, Coombs, Camp, Oliver, Patten					
Alternates	Dutra, Thornewill, Welch					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos, and advisory comments.					
Representing	James Krapp, Studio Ppark					
Public	None					
Concerns (6:38)	Krapp – Presented project; visible from Sherburne Way; white trim, grey windows, natural to weather railings. Backus – Infill within Sherburne Heights subdivision; adjacent property is circa 1920 colonial revival. The proposed height is okay but question the dormer, Juliet balcony and French doors; should be reworked. The outdoor shower should have vertical board. Perhaps this should track with the main house. Question visibility of rear door. Oliver – She doesn’t recall what the main house looks like. The rear is visible from Sherburne Way. Agrees with Ms. Backus about the wide dormers. Coombs – The bale windows on the north and south elevation look like 1-over-1. The dormers should be reduced; they make the building look out of proportion. The lot looks busy. Patten – Agrees with Ms. Backus to change the outdoor shower. Camp – the lot is maxed out; that’s not a friendly way to design. Would prefer this be smaller. Pohl – The dormers need to come in. The shower should have vertical board. Don’t like the east elevation Juliet Balcony because it’ll be visible; same with the east elevation 4 French doors.					
Motion	Motion to Hold for revisions. (Camp)					
Roll-call vote	Carried 5-0//Patten, Oliver, Coombs, Camp, and Pohl-aye				Certificate #	

26. Sherburne Turnpike, LLC 10-7305	7a Sherburne Turnpike	Pool & hardscape	31/112.1	Atlantic Landscape
Voting	Pohl, Coombs, Camp, Oliver, Patten			
Alternates	Dutra, Thornewill, Welch			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	James Krapp, Studio Ppark			
Public	None			
Concerns (6:50)	Krapp – Presented project, 31.5X15 pool with auto-cover and associated hardscape; will be heavily screened Backus – Lots of impervious surface proposed; HDC has the authority to review the appropriateness of that. The bluestone dominates the yard and is very sharp. The proposed shell drive is appropriate as is Belgium block is appropriate; however the Belgium block edging seems harsh. Coombs – There's too much going on with this lot; the paved areas overwhelm green space. Firepit should be moved to the kitchen. This area is not so built up as this. The patios should be reduced, and edges rounded off. The Belgium block apron is too large and inappropriate. This looks more like New York City than Sherburne Turnpike. Oliver – Nothing to add. Camp – too much hardscaping. Suggested a smaller pool. Okay with Belgium block and shell drive. Would prefer to see more pervious materials, less hardscaping and less pool.			
Motion	Motion to Hold for revisions. (Oliver)			
Roll-call vote	Carried 5-0//Oliver, Coombs Patten, Oliver, and Welch-aye		Certificate #	
27. Eloise NT 10-7303	1 Sandy Drive	New Dwelling	29/73	Thornewill Design
Voting	Pohl, Welch, Coombs, Camp, Dutra			
Alternates	Patten			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Luke Thornewill, Thornewill Design			
Public	None			
Concerns (6:57)	Thornewill – Presented project; could reduce the dormer 2' each side with windows closer together. Can go with horizontal board or lattice foundation skirt. Modular construction. Backus – Infill within OHD of Brant Point neighborhood. Should address both streets. Front elevation, dormer is too large; vertical board inappropriate; should address street better. French doors should be 12-light with kick panel. Middle mass should drop to be appropriate additive massing. In the AE9 Zone we need elevation certificate. Agree with the advisory group. Read advisory group comments: the long flush dormer on the front overwhelms the roof and should be split into 2 to reduce the amount of shingled wall in the dormer. The 53' long front porch feels too long. The 3 2nd-story decks are excessive. The horizontal skirt boards have a modern feel and should be vertical boards or lattice panels between brick piers. Camp – Agrees that being on a corner, it should address both streets. East elevation would look best facing Hulbert Avenue. Thinks other than that, it's attractive for a modular house. Coombs – The 3 balconies facing Hulbert Avenue is a typical and questionable. The dormer on the front should be separated. Agrees with Ms. Backus and the advisory group about the foundation skirt. It needs more additive massing. Welch – Agree about the horizontal boards being vertical. Approval should be subject to the FEMA height. The base should be broken up at natural break points with brick. Dutra – Appreciates the height. Though the horizontal boards are atypical, she likes the feel; vertical board might feel taller. Eliminate the middle balcony facing Hulbert. Front elevation, he doesn't agree about splitting the dormer; suggested adding a window. Pohl – The horizontal board is "unrelenting"; interrupting it would be more palatable. Breaking up the front door might be too chaotic but could be refenestrated.			
Motion	Motion to Hold for revision. (Welch)			
Roll-call vote	Carried 5-0//Dutra, Camp, Coombs, Welch, and Pohl-aye		Certificate #	
28. C. Marshall Beale 10-7326	278 Polpis Road	Solar roof array	25/2	ACK Smart
Voting	Pohl, Welch, Coombs, Oliver, Patten			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Tobias Glidden, ACKSmart			
Public	None			
Concerns (7:03)	Glidden – Presented project; it's on the front but doesn't face the water and is about 1/3 mile from the road. Backus – The structure is circa 1977; was told by the property owner my great-grandfather built this. Welch – There is no way to see this structure. No concerns.			
Motion	Motion to Approve as submitted due to a total lack of visibility. (Welch)			
Roll-call vote	Carried 5-0//Oliver, Coombs, Patten, Welch, and Pohl-aye		Certificate #	HDC2022-10-7326

29. Patricia & James Patterson	10-7327	61 Meadow View Drive	Solar roof array	56/169.4	ACK Smart
Voting	Pohl, Welch, Coombs, Dutra, Patten				
Alternates	Thornewill				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Tobias Glidden, ACKSmart				
Public	None				
Concerns (7:12)	Glidden – Presented project. No concerns.				
Motion	Motion to Approve as submitted.				
Roll-call vote	Carried 5-0//Coombs, Welch, Thornewill, Dutra, and Pohl-aye			Certificate #	HDC2022-10-7327
30. Jeffrey Soros Trust	10-7261	47 Baxter Road	Fenestration chngs	49/14	JB Studio
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	None				
Public	None				
Concerns (7:14)	Backus – Circa 1904 Victorian eclectic. Her question is, is this the only change or will a new wall be added; the window should match existing, wood true-divided light (TDL). Discussion about if the new window will be on the porch wall or the under the porch roof; there is no notation indicating the wall is moving out.				
Motion	Motion to Approve like kind windows in porch only with no exterior wall changes. (Welch)				
Roll-call vote	Carried 5-0//Oliver, Thornewill, Welch, Coombs, and Pohl-aye			Certificate #	HDC2022-10-7261
31. Brian Herlihy	10-7260	3 Rudder Lane	Addition	66/361	JB Studio
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	None				
Public	None				
Concerns (7:19)	Not opened at this time.				
Motion	No action at this time.				
Roll-call vote	N/A			Certificate #	HDC2022-10-7260
32. Genadi Prokopov	10-7321	80 Surfside Road	Grade change	67/194	DTA
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and grading plan.				
Representing	Anton Dimov, DTA Genadi Prokopov, owner				
Public	None				
Concerns (7:20)	Dimov – Presented project; screening along Surfside Drive will be mature Leland Cypress. Welch – Appreciates the information. The mudsill decreases the height of the 1 st floor; the difference is 8” between the application and what was shown on the drawing. The solution of the grade change and lowering the shingle line addresses his concerns. Camp – She’s okay with this. Coombs – Her concern is that by contouring this the natural look of the lot will be lost. Oliver – Asked if there will be retaining walls between the house and the road. The house is too big.				
Motion	Motion to Approve as submitted. (Welch)				
Roll-call vote	Carried 3-2//Camp, Welch, and Pohl-aye; Coombs & Oliver-aye			Certificate #	HDC2022-10-7321

33. Peterson 11-7415	30 Main Street Sias	Rev. 09-4770: move off	73.3.1/76	Jeff Morash
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	Jeff Morash			
Public	None			
Concerns (7:37)	Morash – The garage was approved with a 12/12 roof and additional windows when the existing roof is 5/12; by the time that would be done, there would be virtually nothing left of the original. He found someone who wants this in its original 1923 condition. Backus – Circa 1923 St. Cleary garage. There should be 3 applications: move off, move on, and revision to COA. In February, this approved moved on site with extensive revisions; it's contributing. This is contributing and will continue to be so in its new location. Read advisory comments: We appreciate reuse, but the change in plans might impact the original approval. Oliver – She'd like to see the February approval. Welch – Clarified they would come back with a new building of the approved design. Since it was approved to be changed to be unrecognizable, he's okay with this. Camp – Asked for clarification of what would have changed under the previous approval. Coombs – She thinks it would be simple to let it go to Ridge Lane. Pohl – We'd be saving it intact in an alternate location as opposed to being carved up.			
Motion	Motion to Approve the move off as is. (Coombs)			
Roll-call vote	Carried 4-0//Oliver, Welch, Coombs, and Pohl-aye; Camp abstain	Certificate #	HDC2022-11-7415	
34. Seth Gottlieb 10-7298	6 Ridge Lane	Move on garage	38/126	Seth Gottlieb
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Seth Gottlieb			
Public	None			
Concerns (7:50)	See move-on discussion.			
Motion	Motion to Approve the move on as is. (Coombs)			
Roll-call vote	Carried 4-0//Oliver, Welch, Coombs, and Pohl-aye; Camp abstain	Certificate #	HDC2022-10-7298	
35. Town of Nantucket	131/135 Pleasant Street	Renew COA 7304	55/270	Erika Mooney
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Erika Mooney, Town Operations Administrator			
Public	None			
Concerns (7:51)	Mooney – Set up of the trailer was delayed due to COVID. Now using it for meetings and hope to keep it in this location for a few more years. On this application, she requested 5 years. Oliver – She thinks it should be allowed to stay until what goes in its place. Coombs – Asked why it can't go behind the Public Safety Facility. Many people were appalled by its going in here. Welch – He wouldn't have voted for it to be here; but he'll vote for it to stay. The old Fire Station is not a beautiful example of a historic Nantucket building. He's not comfortable with 5 years; 3 would be better. Camp – Would agree with 3 years. Pohl – This application is for renewal of the approval for it to remain where it is for 5 more years; he'd go with 3.			
Motion	Motion to Approve renewal for 3 years. (Oliver)			
Roll-call vote	Carried 5-0//Camp, Welch, Oliver, and Pohl-aye; Coombs-nay	Certificate #	HDC2022-	
36. *Joanne Tobin 10-7283	33B Washington Street	New shed	42.3.2/191	G. Harrington
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 (time)	Not opened at this time.			
Motion	No action at this time.			
Roll-call vote	N/A	Certificate #		

IX. 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	Main house Renovation	42.3.2/98	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments and <i>Building with Nantucket in Mind (BWNIM)</i> .			
Representing	None			
Public	None			
Concerns (8:03)	Martinez – Ms. Williams asked to hold this for next week. Not opened at this time.			
Motion	No action at this time.			
Roll-call vote	N/A		Certificate #	
2. Charlston Pires 09-7129	62 Hooper Farm Road	New pool	67/321	JB Studio
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	None			
Public	None			
Concerns (8:09)	Oliver – He did everything we asked; the pool is now behind the house. She appreciates the changes. No concerns.			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call vote	Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye		Certificate #	HDC2022-09-7129
3. Steven Cohen L Trust 08-6975	8 Sachem Road	New shed	30/239	Workshop/APD
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	None			
Public	None			
Concerns (time)	Not opened at this time.			
Motion	No action at this time.			
Roll-call vote	N/A		Certificate #	

4. Eleven Lincoln Ave Tr. 08-6917	32 Jefferson Avenue	Rev. 12-5457: new dwelling	30/132	Botticelli + Pohl
Voting	Welch, Coombs, Camp, Oliver, Thornewill			
Alternates	Patten			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments, and <i>Building with Nantucket in Mind (BWNIM)</i> .			
Representing	Lisa Botticelli, Botticelli & Pohl Miroslava Ahern, Ahern Design, LLC			
Public	None			
Concerns (8:11)	Botticelli – Reviewed changes made per previous concerns; will change to 11/12 pitch to lower the eaves. Backus – This is a new structure; appreciates the gable redesign. Dormers need to conform with <i>BWNIM</i>. Read advisory group comments: Lowering a building is almost always a move in the right direction and beneficial here; however, as the building is being lowered into the hill, the roofline has been raised 18” as evident in the 2 additional shingle courses above the 2nd-floor windows. A building feels lower and compact when the frieze sits on the window casings below rather than stretched up exposing shingles above the windows. The proposed changes to the 3rd-floor dormers create a setback of less than 12” which is very specifically defined in <i>BWNIM</i>. The lowering of the building must affect the grade contours of the hill it sits on; elevations and sections of the entire street façade should be shown to indicate exactly what is changing. Ahern – Explained the grading for the house and the tiering with steps and eliminating a retaining wall. Thornewill – This feels top heavy because there is so much shingle space above the windows. Oliver – She agrees with Ms. Thornewill; it’s most evident on the south elevation 2nd-floor where there is so much space between the top of window and the eave. Camp – She agrees about eliminating the 2 shingle courses over the windows. The previously approved looks more proportionately correct. Coombs – Agrees. Welch – We need a demolition plan so approval would be contingent upon the demolition plan. Current height from grade to ridge is 31’5”; the height is 2’ taller than previously approved. Motion to Hold for revisions. (Coombs)			
Motion				
Roll-call vote	Carried 5-0//Coombs, Camp, Oliver, Thornewill, and Welch-aye		Certificate #	
2. Eleven Lincoln Ave Trust 10-7259	32 Jefferson Avenue	Hardscape	30/132	Ahern
Voting	Welch, Coombs, Camp, Oliver, Thornewill			
Alternates	Dutra, Patten			
Recused	Pohl			
Documentation	Landscape design plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Miroslava Ahern, Ahern Design, LLC			
Public	None			
Concerns (8:29)	(5:29) Motion to Hold to follow the new dwelling under old business. (Camp) Carried 5-0//Camp, Oliver, Coombs, Welch, and Thornewill-aye Ahern – Asked this track. Not opened at this time. Motion to Hold to track. (Camp)			
Motion				
Roll-call vote	Carried 5-0//Camp, Oliver, Coombs, Thornewill, and Welch-aye		Certificate #	

Rest held for December 13th

5. Brew Bean 01-5615	2 Candle House Lane	New dwelling	55.4.1/1	Concept design
6. Prickly Pear Tr. 11-5155	17 Broadway (Sias)	Storage containers	73.1.3/112	Val Oliver
7. Doug Mullen 09-7007	6 Sconset Avenue	New dwelling	49.3.2/12	Topham Design
8. Morgan family 08-6901	24A New Lane	New dwelling	41/305	Val Oliver
9. 40 Old South Rd, LLC 09-7046	40 Old South Rd Lot 41	Mixed Use retail/residential	68/10	Emeritus LTD
10. Marty McGowan 04-6162	42 Easton Street	Hardscape gate & paving	42.4.1/21	Marty McGowan
11. Horchow & Routman 06-6534	33 Cliff Road	MH fenestration revision	42.4.4/5	CWA/LINK
12. Horchow & Routman 06-6540	33 Cliff Road	GH fenestration revision	42.4.4/5	CWA/LINK
13. Horchow & Routman 06-6541	33 Cliff Road	Garage revision	42.4.4/5	CWA/LINK
14. Jean Moran 01-5621	4 Washington Avenue	New Pool	60.2.4/65	Linda Williams
15. Jean Moran 01-5199	4 Washington Avenue	New Garage	60.2.4/65	Linda Williams

X. OTHER BUSINESS

Approved Minutes	November 15 & 17, 2022
Motion	Motion to Approve. (Coombs)
Roll-call vote	Carried 4-0//Oliver, Camp, Coombs, and Pohl-aye; Welch abstain
Review Minutes	November 29, 2022
Next Meeting	Tuesday, December 13th @ 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 8:31 pm. (Welch)**
 Roll-call vote Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye

Submitted by:

Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Madaket Village District

Sign Advisory Group