



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 20, 2022

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

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

Staff in attendance: Esmeralda Martinez, Land Use Specialist

Attending Members: Pohl, Coombs, Camp, Dutra, Thornewill

Remote participant: Coombs

Absent Members: Welch, Oliver, Patten

Late Arrivals: Dutra, 5:16 pm

Early Departures: Thornewill, 5:33 pm

Adoption of Agenda:

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

Roll-call vote Carried 4-0//Camp, Thornewill, Coombs, and Pohl-aye

II. PUBLIC COMMENT

1. Hillary Rayport – Been monitoring the agenda about the advisory board and Ms. Coombs citizen warrant and staffing support. She noticed Ms. Coombs made numerous requests to discuss staffing; the only thing added to today's agenda is the advisory board; it seems her staffing discussion is being left off the agenda. The window is closing on the budget discussion, so time is running out for HDC to have that discussion. You could at least provide an opinion.

Pohl – We received word from Town Counsel that HDC has no say in how PLUS staffs the HDC. That's why it wasn't put on the agenda. He'll look into HDC's rendering an opinion on the staffing.

III. COMMISSION COMMENTS

1. Camp – Suggested noticing on a future agenda a discussion about Ms. Coombs citizen article.
2. Coombs – She put in a citizen warrant article to remove HDC from PLUS. Her discussion about staff is how the HDC are going to work with staff, so we are all on the same page. She will speak with John Giorgio, K&P Law about how to word the discussion on the agenda.

IV. DISCUSSION & VOTE

1. Letter to Select Board ref. reinstatement of advisory groups and Staff letter to the Select Board – Held for a full Board.
2. January-March 2023 HDC Schedule

Motion **Motion to Approve. (Camp)**

Roll-call vote Carried 4-0//Coombs, Thornewill, Camp, and Pohl-aye

V. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nantucket Atheneum	1&3 India Street	New sign	42.3.1/73	Ann Scott
2. Lawrence Maury	54 Old South Road	New sign	68/18.3	LINK

Voting Pohl, Coombs, Camp, Thornewill

Alternates None

Recused None

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

Representing None

Public None

Concerns (4:14) **Martinez** – Items 1 & 2 were recommended to be held for revisions.

Motion **Motion to Hold for revisions per SAC recommendations (Camp)**

Roll-call vote Carried 4-0//Coombs, Thornewill, Camp, and Pohl-aye

Certificate #

3. Chris Yates 12-7583	5 Sparks Avenue	New sign	55/636	Linda Williams
Voting	Pohl, Coombs, Camp, Thornewill			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Public	None			
Concerns	Martinez – Recommend approval with conditions.			
Motion	Motion to Approve through staff per SAC conditions. (Coombs)			
Roll-call vote	Carried 4-0//Camp, Thornewill, Coombs, and Pohl-aye		Certificate #	HDC2022-12-7583

V. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Cheryl Gilbert 12-7604	16 D Street	Rev. 10-4881: window	60.2.1/2	EMDA
2. The Iren Hollo 12-7551	31 Low Beach Road	Rev. 05-6268 massing	74/36	Botticelli & Pohl
3. Eric Savetsky 12-7603	12b Oak Hollow	New cabana	56/128.2	Normand Residential
4. 11 Hulbert Ave, LLC 12-7598	11 Hulbert Avenue	MH window revision	29.2.3/2	Val Oliver
5. 11 Hulbert Ave, LLC 12-7597	11 Hulbert Avenue	Rev. 06-4075: garage	29.2.3/2	Val Oliver
6. Elizabeth Tracy Grace 12-7595	211 Polpis Road	Sun porch addition	26/31	Val Oliver
7. 18 Bishop's Rise, LLC 12-7601	18 Bishops Rise	New gazebo	40/126	Val Oliver
8. Charles Chasin 12-7599	24 Pleasant Street	Replace basement window	42.3.2/49	Trudel Prop. Mgt
9. 16 Monohansett Trust 12-7500	16 Monohansett Road	Addition	79/143	Thornewill Design
10. Susan Mitchell 12-7596	10 Skyline Drive	New shed	79/7.1	Susan Mitchell
11. Dalton Frazier 12-7596	Maple Lane	New shed	67/303	Dalton Frazier
12. Thomas Sleeper 12-7606	8 Osprey Way	Roof replacement	82/40	C. Hall Inc.
13. Gregory McDonald 10-7348	35 Pine Street	Addition	55.4.1/67	EMDA
Voting	Pohl, Coombs, Camp, Thornewill			
Alternates	None			
Recused	Pohl from Item 2 and Thornewill from Item 9.			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	None			
Public	None			
Concerns	Camp – Asked to take 211 Polpis Road the sun porch addition off consent; feels it doesn't belong there. This is an iconic house. Thornewill – Agrees 211 Polpis Road shouldn't be on consent because of visibility. Camp – She needs more information on 24 Pleasant Street basement window; it's getting larger and right on the street.			
Motion	Motion to Approve excluding Items 2, 6, & 8. (Camp)			
Roll-call vote	Carried 3-0//Coombs, Camp, and Pohl-aye		Certificate #	HDC2022-(as noted)
Motion	Motion to Approve Item 2. (Thornewill)			
Roll-call vote	Carried 3-0//Coombs, Thornewill, and Camp-aye		Certificate #	HDC2022-12-7551
Motion	Motion to Approve Item 8 as submitted. (Thornewill)			
Roll-call vote	Carried 3-0//Coombs, Thornewill, and Pohl-aye; Camp abstain		Certificate #	HDC2022-12-7599

VI. CONSENTS WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Addis Williams Scott 12-7539	16 Gardner Road	Pool & hardscape	43/92	Atlantic Landscaping
• 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. Douglas Fischer 12-7591	7 Paul Jones Road	Rev. 67250: reduce spa	30/68.1	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.				
Voting	Pohl, Coombs, Camp, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Thornewill)			
Roll-call vote	Carried 4-0//Camp, Coombs, Thornewill, and Pohl-aye		Certificate #	HDC2022-(as noted)

VII. VIEWS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jake Dwyer 10-721	11 Mississippi Avenue	Pool & hardscape	59.4/223	Waterescapes

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. Tyler Hammond 10-7290	8 Sparks Avenue	Window replacement	55/201	Tyler Hammond
Voting	Pohl, Coombs, Camp, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Tyler Hammond, co-owner Ryan Cox, co-owner			
Public	None			
Concerns (4:23)	Hammond – Requesting vinyl Andersen windows; it should look exactly the same. Camp – Suggested the windows on Sparks looking like true-divided light (TDL) with the vinyl on the sides and back. Pohl – He knows this house and sees no problem.			
Motion	Motion to Approve the Andersen replacement sash. (Thornewill)			
Roll-call vote	Carried 4-0//Camp, Coombs, Thornewill, and Pohl-aye		Certificate #	HDC2022-10-7290

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 09-7073	126R Main Street	Garage demo	42.3.2/98	Linda Williams
2. K225, LLC 03-5944	126 Main Street	Main house renovation	42.3.2/98	Linda Williams
3. NT Properties Owner	12 Beach Grass Lot 93	New dwelling	68-856	Linda Williams

X. NEW BUSINESS 11/08/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Edward Gilberth 10-7349	51 Walsh Street	New roofwalk & stairs	29/61	Linda Williams
Voting	Pohl, Coombs, Camp, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (4:29)	Not opened at this time due to lack of representation.			
Motion	No action at this time.			
Roll-call Vote	N/A		Certificate #	
2. SAWB Corp 11-7453	24 Cliff Road	Move on-site building	42.4.4/49	SCI
Voting	Pohl, Coombs, Camp, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	Chuck Lenhart, Sandcastle Construction Inc.			
Public	None			
Concerns (4:30)	Lenhart – Presented project, circa 2000. No concerns.			
Motion	Motion to Approve as submitted. (Thornewill)			
Roll-call Vote	Carried 4-0//Camp, Coombs, Thornewill, and Pohl-aye		Certificate #	HDC2022-11-7453
3. SAWB Corp 11-7405	24 Cliff Road	Addition	42.4.4/49	SCI
Voting	Pohl, Coombs, Camp, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and <i>Building with Nantucket in Mind (BWNIM)</i> .			
Representing	Chuck Lenhart, Sandcastle Construction Inc.			
Public	Micky Rowland, historic structures advisory group. Linda Williams			
Concerns (4:34)	Lenhart – Presented project; could do a shed or hipped roof. Rowland – The proportions of the proposed 2-story addition do not adhere to <i>BWNIM</i> guidelines which recommends a width to height ratio of 1½ to 1. This far exceeds that ratio and creates a “rocket ship” affect. Williams – She knows that you can’t see it because it’s so tight to 26 Cliff Road. It won’t have any impact. Camp – Her issue is the lack of windows in a 2-story addition; pull it out enough to get 2 windows on the south. Thornewill – She’d prefer a shed roof. Small windows on the south would help. Coombs – Agrees about the shed roof and windows on the south elevation. Pohl – A shed roof would work best. You can see this clearly. Okay without windows facing the street.			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 4-0//Camp, Thornewill, Coombs, and Pohl-aye		Certificate #	HDC2022-11-7405

4.	Betsy Bolst 11-7391	8 Grand Avenue	Window replacement	73.3.1/118	NAG
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (4:44)	Theroux – Presented project, circa 1949 per Sanborne maps. The windows will have the same aperture and size. Thornewill – The photos show 4-over-4 but the drawings 3-over-3. No concerns with corrected drawings.				
Motion	Motion to Approve through staff with corrected drawings reflecting the existing light configuration. (Camp)				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Pohl-aye			Certificate #	HDC2022-11-7391
5.	John Megrue 10-7341	36 Easton Street	New garage/apartment	42.1.4/19	EMDA
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Ethan McMorrow, Ethan McMorrow Design Associates				
Public	Micky Rowland, historic structures advisory group.				
Concerns (4:49)	McMorrow – Presented project; everything to match the main house. Rowland – Ok with overall design, but the pent roof over the garage doors seems to detract from the simplicity of the building and should be removed. The door on the north street side elevation is bisected by the water table board and not aligned with the adjacent windows. It would be less confusing if this were moved around to the east side. Camp – Agrees with Mr. Rowland regarding removing the west-elevation pent roof and moving the north-elevation door to the east. Vegetation between the garage and street would help. Thornewill – Agree about the pent roof. The hipped roof is too high; the proportion on the end elevations is odd without the pent roof; suggested dropping it down with a heavy eave and wrapping the hipped roof around to the west. The living space is on the 2 nd floor, you could drop the eave over the garage. Coombs – Agrees with Ms. Thornewill. Pohl – There's a lot of wall space before you get to the eave. The issue isn't the flood plain; it's the space from the 2 nd -floor to the eave jacking the roof up. Suggested increasing the roof pitch to 11/12 will drop the eave.				
Motion	Motion to Hold for revisions. (Camp)				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Pohl-aye			Certificate #	
6.	Matt & Caroline Manera 10-7351	15 Morey Lane	New garage	73.3.1/38	EMDA
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments				
Representing	Ethan McMorrow, Ethan McMorrow Design Associates				
Public	None				
Concerns (5:00)	McMorrow – Presented project; it's 22' with limited visibility. Martinez – 'Sconset historic structures group concerns include: garage too tall compared to the 19'6" house; hipped roof is overwhelmed with gables and dormers; eave height too high; should be subordinate to the main house. Camp – She wants the 2 nd -floor plate height to come down. Coombs – This is 23' and the main house is only 19'; 3' has to come out of its height. Thornewill – The existing house is on a little rise. She would be happy if 2' came out of it between the garage doors and the eave. Pohl – The issue is the 2 nd floor plate height.				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 4-0//Camp, Thornewill, Coombs, and Pohl-aye			Certificate #	

7.	EBWC, LLC 10-7343	4 Lincoln Avenue	Hardscape	30/151	Julie Jordin
Voting	Camp (acting chair), Coombs, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Julie Jordin				
Public	Micky Rowland, historic structures advisory group.				
Concerns (5:07)	Jordin – Presented project; the structure is contributing; open to a more traditional arbor; to be white to match the house. Rowland – The gates should have vertical boards and the arbor should have square lattice rather than diagonal. The proposed arbor at the front of the house has been rotated to align with the front walkway creating an awkward alignment with the street and hedge. Currently instead of an arbor, the opening is framed by a sculpted hedge creating a natural entrance; this concept is more in keeping with the neighborhood than an arbor; there are no other arbors in the area along the street edge. Thornewill – The Lincoln Avenue arbor should stay parallel with the street with a picket-style gate. Coombs – Agrees with Ms. Thornewill. Much of the hardscaping will be difficult to see due to the hedge.				
Motion	Motion to Approve through staff with arbor gate being vertical picket style and square lattice and parallel to the street. (Thornewill)				
Roll-call Vote	Carried 3-0//Coombs, Camp, and Thornewill-aye			Certificate #	HDC2022-10-7343
8.	Steven Cohen Trustee 11-7383	46 Union Street	Apron, curbing, stepstones	42.2.3/28	Ben Champoux
9.	Susan Hostetler 11-7408	42 Center Street	Roof replacement	42.3.1/63.3	Susan Hostetler
Voting	Pohl, Coombs, Camp, Dutra, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:16)	Not opened at this time due to lack of representation.				
Motion	No action at this time.				
Roll-call Vote	N/A			Certificate #	
10.	WSTT Holdings, LLC 11-7370	9 Miller Lane	New dwelling	68/123	Emeritus LTD
Voting	Pohl, Coombs, Camp, Dutra, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:17)	MacEachern – Presented project; he can step in the wide of the porch by 9” Thornewill – Her only concern is the length of the rear-addition roof; suggested reducing the porch by 1 bay. Dutra – Doesn’t think the long rear roof will be visible. Camp – Drop the porch roof to break up the long roof. Coombs – Agrees with dropping the porch roof, though it won’t be very visible. Pohl – This backs up to a couple of private lots.				
Motion	Motion to Approve through staff with the back porch inset 9” either side to drop the ridge. (Camp)				
Roll-call Vote	Carried 5-0//Thornewill, Dutra, Coombs, Camp, and Pohl-aye			Certificate #	HDC2022-11-7370
11.	37 Starbuck, LLC 11-7398	37 Starbuck Road	Demo/ Move off dwelling	60/37	NAG
Voting	Pohl, Coombs, Camp, Dutra, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historical documents.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (5:23)	Theroux – Presented project, circa 1971; moving is cost prohibitive. No concerns.				
Motion	Motion to Approve the move off/demolition. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Thornewill, Dutra, Coombs, and Pohl-aye			Certificate #	HDC2022-11-7398

12. Pat McCarthy 11-7387	1 Broadway	Window restore/roof replc	73.24/37	Nantucket Carpentry
Voting	Pohl, Coombs, Camp, Dutra, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Pat McCarthy, Nantucket Carpentry Inc.			
Public	None			
Concerns (5:26)	McCarthy – Replacing a Brosco awning; can use a Boston Sash. Martinez – ‘Sconset advisory group had no concerns. Thornewill – Only one window is being replaced but all the windows are circled; asked if that is for trim (yes). Camp – Confirmed windows will be TDL. Coombs – Concerned about the shingles being high profile. Pohl – We need to ensure the colors for the roof are approvable in the OHD.			
Motion	Motion to Approve through staff with architectural shingles to be Moray black. (Dutra)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Dutra, and Pohl-aye		Certificate #	HDC2022-11-7387
13. Jeff Marsh 11-7388	10 Lowell Place	Remove 82sf from garage	41/166	Val Oliver
14. Jeff Marsh 11-7389	10 Lowell Place	Addition 90sf	41/166	Val Oliver
Voting	Pohl, Coombs, Camp, Dutra, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:33)	Not opened due to lack of representation.			
Motion	No action at this time.			
Roll-call Vote	N/A		Certificate #	
15. Rhett Dupont 11-7364	18 Nobadeer Avenue	New Dwelling	80/22	MCA+
Voting	Pohl, Coombs, Camp, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Doug Mills, Mark Cutone Architecture			
Public	None			
Concerns (5:33)	Mills – Presented project; visibility will be minimal; connector has a standing-seam metal roof and isn’t visible. Camp – It’s odd that the pool is in front of the house; it should be behind the house. Okay with the architecture. There is a septic in the rear. Now that she understands this, she has no concerns. Dutra – He doesn’t think the pool will be visible; it also allows more back yard space. Coombs – A view might be in order. Doesn’t think the terrain is as flat as drawn. There would be a straight view in from the corner of Pequot and Nobadeer. Pohl – It is at the terminus of the street with a narrow “pork chop” access that puts this house behind another. The house will have limited visibility with zero of the pool.			
Motion	Motion to Approve due to lack of visibility and the layout is because of how the driveway comes into the site. (Camp)			
Roll-call Vote	Carried 4-0//Dutra, Coombs, Camp, and Pohl-aye		Certificate #	HDC2022-11-7364
16. Rhett Dupont 11-7362	18 Nobadeer Avenue	New garage	80/22	MCA+
Voting	Pohl, Coombs, Camp, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Doug Mills, Mark Cutone Architecture			
Public	None			
Concerns (5:46)	Mills – Presented project. Dutra – Could use fenestration on the south and west elevations but those sides won’t be visible. Camp – The 2 sets of garage doors is “over the top”. Coombs – North elevation, the dormer is overpowering; suggested adding a window. Would like some 1 st -floor windows added to the sides and rear. Pohl – He’s not concerned about the lack of fenestration due to lack of visibility.			
Motion	Motion to Approve due to lack of visibility of the west and south elevations. (Dutra)			
Roll-call Vote	Carried 3-1//Camp, Dutra, and Pohl-aye; Coombs-nay		Certificate #	HDC2022-11-7362

17. Rhett Dupont	11-7363	18 Nobadeer Avenue	New shed	80/22	MCA+
Voting	Pohl, Coombs, Camp, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Doug Mills, Mark Cutone Architecture				
Public	None				
Concerns (5:54)	Mills – Presented project. No concerns.				
Motion	Motion to Approve. (Coombs)				
Roll-call Vote	Carried 4-0//Camp, Dutra, Coombs, and Pohl-aye			Certificate #	HDC2022-11-7363
18. Rhett Dupont	11-7360	18 Nobadeer Avenue	Pool	80/22	MCA+
Voting	Pohl, Coombs, Camp, Dutra				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Doug Mills, Mark Cutone Architecture				
Public	None				
Concerns (5:55)	Mills – Presented project; pool equipment is north of the cabana; there is no landscape application. Coombs – Asked the driveway material (gravel). Doesn't think the pool will be visible. Camp – Asked what the material screening the pool is. Would prefer peastone or 3/8 gravel.				
Motion	Motion to Approve with the pool is 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 through staff with 3/8" gravel on the driveway. (Coombs)				
Roll-call Vote	Carried 4-0//Camp, Dutra, Coombs, and Pohl-aye			Certificate #	HDC2022-11-7360
19. Rhett Dupont	11-7359	18 Nobadeer Avenue	Pool house	80/22	MCA+
Voting	Pohl, Coombs, Camp, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Doug Mills, Mark Cutone Architecture				
Public	None				
Concerns (6:00)	Mills – Presented project. No concerns.				
Motion	Motion to Approve as submitted. (Dutra)				
Roll-call Vote	Carried 4-0//Camp, Coombs, Dutra, and Pohl-aye			Certificate #	HDC2022-11-7359
20. Rhett Dupont	11-7361	18 Nobadeer Avenue	Pergola	80/22	MCA+
Voting	Pohl, Coombs, Camp, Dutra				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Doug Mills, Mark Cutone Architecture				
Public	None				
Concerns (6:01)	Mills – Presented project. Camp – Okay with the presence of vegetation along the left of the driveway. Dutra – No concerns.				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 4-0//Camp, Dutra, Coombs, and Pohl-aye			Certificate #	HDC2022-11-7361

XI. OLD BUSINESS 11/15/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Maxwell House, LLC 02-6805	15 Cliff Road	Addition/renovation	42.4.4./56	MCA+
Voting	Pohl, Coombs, Camp			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Doug Mills, Mark Cutone Architecture			
Public	None			
Concerns (6:02)	Not opened due to lack of a full board.			
Motion	No action at this time.			
Roll-call Vote	N/A		Certificate #	
2. Petrillo & Ripley 09-7129	92 Washington Street	Hardscape	42.4.1/2	Studio 2112
Voting	Welch, Coombs, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:03)	Not opened due to lack of a quorum.			
Motion	No action at this time.			
Roll-call Vote	N/A		Certificate #	
3. Berry Pleasant, LLC 09-7153	15 Pleasant Street	Main house alterations	42.3.3/123	Patrick Ahern
Voting	Pohl, Coombs, Oliver, Thornewill, Patten			
Alternates	Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (time)	Not opened due to lack of a quorum			
Motion	No action at this time.			
Roll-call Vote	N/A		None	.
4. Jason Mendelson 05-6328	7A Sherburne Turnpike	New Dwelling	30/112	Studio Ppark
Voting	Pohl, Coombs, Camp, Dutra			
Alternates	None			
Recused	None			
Documentation	None			
Representing	James Krapp, Studio Ppark			
Public	None			
Concerns (6:03)	Krapp – Asked to hold for a full board. Not opened at this time.			
Motion	No action at this time.			
Roll-call Vote	N/A		Certificate #	
5. NIR 08-6885	7-8 Old South Wharf	Fenestration changes	42.4.2/3.4	Permit Plus
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	Mark Poor, Permits Plus			
Public	None			
Concerns (6:09)	Not opened due to lack of quorum.			
Motion	No action at this time.			
Roll-call Vote	N/A		Certificate #	

6.	Jeannette & Bob, LLC 11-5037	43 Kendrick Avenue	New guest house	76.4.3/31	CWA/LINK
Voting	Pohl, Coombs, Camp, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (6:11)	Webster – Reviewed changes made per previous concerns; now 28.5' to the main ridge. Camp – This is huge for a guest cottage; she'd like to see how it sits with the main house and if there is hierarchy. The right-side massing should come down to be more additive. Coombs – There's enough room to break it down further; it's currently a huge box. You shouldn't have 3 sets of French doors on the west elevation where they will catch and reflect the sun; should reduce to 2 French doors. Reduce the number of mulled windows. As a guesthouse, this should be no more than 24' tall. Dutra – It's a nice improvement. He'd like to see the main house and this side-by-side for comparison. Agrees it should be reduced in size; he'd be okay with a larger footprint and less height. Pohl – He agrees; this is a very large guesthouse. It's too tall and voluminous.				
Motion	Motion to Hold for revisions. (Camp)				
Roll-call Vote	Carried 4-0//Coombs, Dutra, Camp, and Pohl-aye			Certificate #	

7.	Not So Easy, LLC 06-5679	26 Easy Street	New mixed-use structure	42.4.2/23	Emeritus LTD
Voting	Welch, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	Billy Cassidy				
Public	None				
Concerns (time)	Cassidy – He recalls more people who are the sitting Board. Not opened due to lack of quorum.				
Motion	No action at this time.				
Roll-call Vote	N/A			Certificate #	HDC2021-06-5679

8.	Doherty Ack, LLC 08-6934	2 Mariner Way	New dwelling	55.1.4/72.4	Linda Williams
9.	Doherty Ack, LLC 08-6937	2 Mariner Way	New 2 nd dwelling	55.1.4/72.4	Linda Williams
10.	Doherty Ack, LLC 08-6939	4 Mariner Way	New 3 rd dwelling	55.1.4/72	Linda Williams
11.	Doherty Ack, LLC 08-6941	4 Mariner Way	New garage/apt	55.1.4/72	Linda Williams
12.	Doherty Ack, LLC 08-6943	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams
13.	Doherty Ack, LLC 08-6930	6 Mariner Way	New dwelling	55.1.4/72.2	Linda Williams
14.	Doherty Ack, LLC 08-6931	6 Mariner Way	Hardscape	55.1.4/72.2	Linda Williams

XII. NEW BUSINESS 11/29/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Charles Schwarzapfel	9 Maine Avenue	New pool	60.31/425	NAG
2.	Sachem Corner, LC	1 East Hallowell	Move off/demo Grg bunker	30/100	Linda Williams
3.	Charles Chasin	24 Pleasant Street	Hardscape, patio, fence	42.3.2/49	Linda Williams
4.	Pact, LLC	41 Orange Street	Window replacement	42.3.2/224	Linda Williams
5.	K225, LLC	126 Main Street	New parking area	42.3.3/98	Linda Williams
6.	44 Monomoy, LLC	44 Monomoy Road	Addition to main house	54/72	Workshop/APD
7.	44 Monomoy, LLC	44 Monomoy Road	Move off or demo shed	54/72	Workshop/APD
8.	44 Monomoy, LLC	44 Monomoy Road	Move on site garage	54/72	Workshop/APD
9.	44 Monomoy, LLC	44 Monomoy Road	New guest house	54/72	Workshop/APD
10.	44 Monomoy, LLC	44 Monomoy Road	Hardscape	54/72	Workshop/APD
11.	44 Monomoy, LLC	44 Monomoy Road	New shed	54/72	Workshop/APD

12. Neda Movshar	9 Woodbury Lane	Demo structure	41/551	Studio Ppark
Voting	Pohl, Coombs, Camp, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	James Krapp, Studio Ppark			
Public	None			
Concerns (6:36)	Krapp – Presented project; damaged by a gas explosion. None			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 4-0//Camp, Dutra, Coombs, and Pohl-aye		Certificate #	HDC2022-
13. Lois Hutchinson 11-7465	16 Lily Street	LK roof, windows & doors	73.3.1/70	Lois Hutchinson
Voting	Pohl, Coombs, Camp, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural design plans, site plan, and photos.			
Representing	Lois Hutchinson			
Public	None			
Concerns (6:43)	(6:29) Pohl – We don't have the application available. Hold while we get the application packet. Hutchinson – Presented project; replacement windows are Marvin's single glaze. Coombs – The front door should be wood, not metal or fiberglass Pohl – If you want to go with architectural roof shingles, you have to use an HDC approved manufacturer and color.			
Motion	Motion to Approve through staff with a wood front door and OHD-approved roof shingle. (Dutra)			
Roll-call Vote	Carried 4-0//Camp, Coombs, Dutra, and Pohl-aye		Certificate #	HDC2022-11-7465
14. Trustee Sherburne TP Trust	19 Sherburne Tp Lot 8	New main dwelling	30/173	Workshop/APD
15. Trustee Sherburne TP Trust	19 Sherburne Tp Lot 8	New garage/studio	30/173	Workshop/APD
16. Trustee Sherburne TP Trust	19 Sherburne Tp Lot 8	New shed	30/173	Workshop/APD
17. Thomas McGrath	78 Cliff Road	Demo/move off dwelling	30/71	Linda Williams
18. Lord family, LLC	15 Coffin Street	Demo shed addition	73.4.1/34	EMDA
19. 12 Derrymore Realty Tr.	12 Derrymore Lane	New dwelling	41/241	EMDA
20. 12 Derrymore Realty Tr.	12 Derrymore Lane	Garage revisions	41/241	EMDA
21. Hannah Gardner House, LLC	6 Gull Island Lane	Fenestration rev	42.4.3/61	Sarah McLane
22. Richard Snowden	10 Massachusetts Ave	Add doors & balcony	60.3.1/336	Thornewill Design
23. Margaret Manganaro	7 Summer Street	Roof replacement	42.3.3/114	Ned Paul
24. Duncan Richardson	21 Golfview Drive	New Dwelling	66/174	SMRD
25. Thomas Wroe	4 Westerwick Drive	New dwelling	73/32	EMDA
26. Slacktide	84 Cliff Road	Roof replacement- wallaba	30/74.1	SCI
27. Jennifer Panner	6 Hickory Meadow Lane	Pool & hardscape	41/205	Scott Fritz
28. Jennifer Panner	6 Hickory Meadow Lane	New spa	41/205	Scott Fritz
29. Love of Fair, LLC	19 Fair Street	Color change	42.3.2/169	JMS Architect
30. Sankaty, LLC	79 Polpis Road	Hardscape	44/23.3	Dustin Maury
31. Sankaty, LLC	49 Sankaty Road	Add chimney rev.	49/66	Dustin Maury
32. Sankaty, LLC	49 Sankaty Road	Hardscape	49/66	Dustin Maury
33. Brian Hinners	51 Meadow View Drive	New garage	56/113	Thornewill Design
34. Brian Hinners	51 Meadow View Drive	Addition & front door	56/112.1	Thornewill Design
35. Brian Hinners	51 Meadow View Drive	Spa & fire	56/112.1	Thornewill Design
36. David Pfund	24 Union Street	Renovation	42.3.2/177	Thornewill Design
37. Michael Noonan	53 Union Street	Roof replacement	55.1.4/88	Alvaro Castro
38. 41 Hulbert, LLC	41 Hulbert Avenue	Massing/ fenestration MH	29/18	Botticelli + Pohl
39. John Bartlett	19 Bartlett Farm Road	Solar roof array	65/16.1	ACK Smart
40. Jerry Michaud	58 Walsh Street	Solar roof array	29/97	ACK Smart
41. Tamora Wing	52 West Chester Street	New guest house	41/381	Emeritus LTD
42. 63 Hulbert, LLC	63 Hulbert Avenue	LK fndtn, siding, windows	29/9	Emeritus LTD
43. Waterfalls Enterprises, LLC	7 Union Street	LK siding & windows	42.3.1/146	Emeritus LTD
44. Town of Nantucket	16 Broad Street	Alterations	42.4.2/30	SMRT Architects
45. Town of Nantucket	20 South Water Street	Alterations Bld 1	42.4.2/29	SMRT Architects
46. Town of Nantucket	20 South Water Street	Alterations Bld 2	42.4.2/29	SMRT Architects
47. Richmond Great Pt 08-6789	5 Sandplain Drive	New Dwelling	68/349	KOH
48. Joanne Tobin 10-7283	33B Washington Street	New shed	42.3.2/191	G. Harrington
49. Kim Glowacki	17 Nancy Ann Lane	New garage	68/139	Structure Unlimited

XII. OTHER BUSINESS

Approved Minutes Motion Roll-call vote	December 6, 2022 Motion to Approve. (Camp) Carried 4-0//Coombs, Dutra, Camp, and Pohl-aye
Review Minutes	December 13, 2022
Next Meeting	Tuesday, January 3rd @ 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 6:52 pm. (Coombs)**
Roll-call vote Carried 4-0//Camp, Dutra, Coombs, and Pohl-aye

Submitted by:
Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Madaket Village District

Sign Advisory Group