



HISTORIC DISTRICT COMMISSION REGULAR MEETING

4 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Diane Coombs, Abby Camp, Vallorie Oliver,
Associate Commissioners: Carrie Thornewill, Connie Patten, Joe Paul

~~ MINUTES ~~

Tuesday, September 19, 2023

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

Called to order at 4:01 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist, Adrian Rodriguez, Administrative Specialist
& Fiona Johnson, Administrative Specialist.

Attending Members: Welch, Camp, Oliver, Patten, Paul

Remote Participants: Pohl, Coombs

Absent Members: Thornewill

Late Arrivals: Coombs (4:07pm)

Early Departures: Pohl (8:15pm)

Adoption of Agenda.

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

Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver

I. DISCUSSION

- "Minutes Policy"-

Pohl

- Ray raised concerns about the current minutes policy, where resubmissions of old business require accompanying minutes, leading to delays in reviewing applications.
- He mentioned that the policy was initially introduced when the agenda was much shorter and the time gap between reviews was longer.
- Ray asked if the board still considers minutes critical for the ongoing review of old business applications.
- Ray suggested that for simple applications or minor changes like a redesign, waiting for minutes could be onerous.
- He also mentioned that minutes are now required before the HDC releases information for a building permit application and sought clarification on this matter.
- Thinks this was a discussion worth having and thanks everyone for their input.

Welch

- Stephen raised concerns about the delay in receiving minutes and suggested that it might be due to the staff's workload and the need for direct communication between board members about each application.
- He proposed having a discussion to address the root cause of this issue and improve the availability of minutes.
- Stephen proposed using specific delimiters for comments to help with automation, such as mentioning the speaker's name and using consistent phrases like "those are my comments" or "those are my comments for now."
- He also suggested focusing comments on architectural elements and concerns without adding extraneous verbiage.

Esmeralda Martinez

- Esmeralda suggested a structured approach for board members when providing comments during discussions.
- Her proposal includes stating the speaker's name, thanking the chair, presenting comments, and concluding with another thank you.
- This structured approach is intended to assist the AI processor in generating accurate minutes.

Oliver

- Val suggested a more structured approach for board members when providing comments during discussions, similar to Esmeralda's proposal.
- She emphasized the importance of moving forward with applications and expressed her frustration with the delay caused by the absence of HDC minutes.

Holly Backus

- Holly praised the efforts of HDC staff in managing the minutes and adapting to new processes.
- She mentioned the software being used to assist in minute-taking and explained that staff members are dividing their duties to ensure more timely delivery of minutes.
- Holly expressed confidence that the issue of delayed minutes will improve in the future, especially with the proposed practices mentioned by Stephen.

II. RECTIFICATION & DISCUSSION

- Rectify- 9 Auriga St- Deck Revision- Motion to rectify minutes approved on July 25, 2025.
"Dimensions are to be added to the plan, & deck should be 8' on the second floor without a cantilever." – (Oliver)

Voting Welch, Camp, Coombs, Oliver, Paul

Alternates None

Recused None

Documentation **Architectural elevation plans, site plan, photos, correspondence, advisory comments.**

Representing -

Public -

Concerns -

Motion Motion to amend something previously adopted. (Oliver)

Roll-call Vote Carried 5-0// Welch, Camp, Coombs, Oliver, Paul

Certificate # **HDC2023- (as noted)****Motion Motion to approve with dimensions added and otherwise as submitted. (Oliver)**

Roll-call Vote Carried 5-0// Welch, Camp, Coombs, Oliver, Paul

Certificate # **HDC2023- (as noted)****III. VOTE**

- HDC Schedule for Sep-Dec 2023.

Motion Not discussed.**IV. SIGNS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nantucket Cottage Hospital	57 Prospect st	Sign replacement	55/3	Dennis Patnaude
2.	The One 2744 LLC	47 Main St	Projecting sign	42.3.1/206	Emeritus
3.	Robert Sarkisian	35A Old south Rd.	New sign	68/6.6	SHN
4.	Robert Sarkisian	35A Old south Rd.	New sign	68/6.6	SHN

Voting Pohl, Welch, Camp, Coombs, Oliver

Alternates Patten, Paul

Recused None

Documentation **site plan, photos, correspondence.**

Representing -

Motion Motion to hold for revisions & more information. (Coombs)

Roll-call Vote Carried 5-0// Pohl, Welch, Camp, Coombs, Oliver

Certificate # **HDC2023- (as noted)****V. CONSENTS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Beverly Dammin 06-9047	12 New Mill St	Mini Split	55.4.4/45	South Shore
2.	Erik Evans 09-9128	18R Green Meadows	New fence	67/386.1	Erik Evans
3.	Tim Reinemo 08-8978	65 Lovers Ln	Alteration Rev	80/214.1	Tim Reinemo
4.	Nantucket Cottage Hospital 09-9096	60 Meadowview	3 rd dwelling Rev 11-77420	56/67	Dennis Patnaude
5.	Nantucket Cottage Hospital 09-9097	60 Meadowview	MH dwelling Rev 09-7025	56/67	Dennis Patnaude
6.	PP Investment 09-9137	30a Evergreen Ln	Fence rev 07-8787	68/711.2	Linda Williams
7.	Keith Wallace 09-9135	4 Fintry Ln	Demo pool	39/404	Linda Williams
8.	Madakiss Realty Trust 08-9065	7 Sandsbury Rd.	Cabana Rev 08-6205	75/52	Val Oliver
9.	Taylor Hughes 08-9064	20 Newtown Ln.	New dwelling revisions	55/72	Val Oliver
10.	Nigel Gross 08-9063	8R Blueberry Ln	Window Rev11-7379	80/302.1	Thornewill Design
11.	Matthew Roberts 09-9102	21A Daffodil Ln	Roof replacement	68/749.1	Apex
12.	Kim Celedinas 08-9050	1 Crow's Nest Wy	New Shed	12/24	Goldsmith Arch
13.	Coca Cola Bev Northeast 08-9057	18 Davkim Ln	New Fence	68/58	Christina Beaulieu
14.	13 Commercial Wharf LLC 08-9056	13 Commercial Wf	Remove 1 window	42.2.4/10	NAG
15.	Valhalla Realty Trust 08-9068	3B Newtown Rd	New Windows	55/210.1	Val Oliver
16.	41 Hulbert LLC 09-9143	41 Hulbert Ave	Fens revs to 8643	29/18	Botticelli + Pohl
17.	32 Hulbert Trust 09-9142	32 Hulbert St.	Deck rev 01-7704	29/72	Botticelli + Pohl

18. Hills & Valleys LLC 09-9134	14A Greglen Ave	Rev change material	68/182	Emeritus LTD
19. 30 North Beach St LLC 09-9124	30 N Beach St A	Fenestration	29/130	Emeritus LTD
20. 30 North Beach St LLC 09-9123	30 N Beach St B	Fenestration	29/130	Emeritus LTD
21. 30 North Beach St LLC 09-9122	30 N Beach St C	Fenestration	29/130	Emeritus LTD
22. 8 Hulbert LLC 08-9071	8 Hulbert Ave	roof walk omit Rev 0262	29.2.3/7.2	MCA+
23. James & Jane Fong 08-9075	85 Tom Nevers Rd	New Shed	91/14	Topham Design
24. Carrie & Luke Thornewill 08-9074	48 Dukes Rd	Solar Roof array	56/246	Ack Smart
25. Nantucket Boys & Girls	61 Sparks Ave	Ground mount solar	55/143	Sunwind

Voting Welch, Camp, Coombs, Patten, Paul

Alternates None

Recused Pohl, Oliver

Documentation **Architectural elevation plans, site plan, photos, correspondence, advisory comments.**

Representing -

Public -

Concerns -

Motion Motion to approve. (Paul)

Roll-call Vote Carried 5-0// Welch, Camp, Coombs, Patten, Paul

Certificate # **HDC2023- (as noted)**

II. 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.	Ceylon Elves LLC 08-9059	3 Wyers Way Lot A	Pool Renew COA 72638	41/380	Botticelli + Pohl
	pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				
2.	Ceylon Elves LLC 08-9058	3 Wyers Way Lot B	Pool Renew COA 72639	41/380	Botticelli + Pohl
	pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				
3.	Vernon Matson 09-9144	30 Tashama Ln	Pool & hardscape	55/455	Atlantic Landscaping
	pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				
4.	PLCSM Corp 09-9130	4 Mayhew Rd.	Rev 8872 add spa	92.4/221	Atlantic Landscaping
	pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				
5.	Jenn & Jason Mendelson 09-9120	69 Monomoy Rd.	Bocce court	43/102	Ahern LLC
	Due to lack of visibility.				
6.	Edith Lentihi 09-9085	20 Field Ave	Resite reduce pool size	80/149	CWA
	pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				
7.	Michael Gault 09-9117	52 Miacomet Ave	Pool & hardscape	67/83.9	LINK
	pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				
8.	Leon Francis 08-9062	39 Macy Ln	New Shed	68/487	Leon Francis
	Requires heights added to drawings; height not taller than 12' (grade to top of ridge); window schedule; v-groove doors; cedar sidewall shingles, trim dimensions and color to match main house.				
9.	Whales End II LLC 08-9070	43 Squam Rd	Roof Rev 7207	13/24	MCA+
	Due to lack of visibility				
10.	Keith Wallace 09-9136	4 Fintry Ln	new pool	39/404	Linda Williams
	pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				

Voting Welch, Camp, Coombs, Oliver, Patten

Alternates Paul

Recused Pohl

Documentation **Architectural elevation plans, site plan, photos, correspondence, advisory comments.**

Representing -

Public -

Concerns -

Motion Motion to approve. (Coombs)

Roll-call Vote Carried 5-0// Welch, Camp, Coombs, Oliver, Patten

Certificate # **HDC2023- (as noted)**

II. OLD BUSINESS 08/15/2023

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. George Metri 05-8496	12 Angola St	New dwelling	55.4.4/78	Topham Design
Voting	Pohl, Welch, Camp, Coombs, Patten			
Alternates	Paul			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing Public	Joe Topham - Topham Design			

Mickey Rowland

- The hill behind the property has a natural rural feel, and the proposed three-tiered retaining wall doesn't align with the Nantucket aesthetic.
- Suggested that minor intrusions into the hill for the garage may be acceptable, but major reconfiguring with multiple retaining walls is not.
- Recommended that the garage should not be attached to the house and should be separated and pushed back further.
- Criticized the idea of a retaining wall running along the entire front, deeming it inappropriate.
- Believed that the overall size and massing of the house is too massive for the area and should be scaled down to fit the simpler, smaller-scale houses in the neighborhood.
- Encouraged reducing the intensity of the project to create a more appropriately scaled house for the somewhat rural setting.

Anne Dewez

- Anne Dwez, representing the neighborhood, provided an overview of the neighborhood's involvement in reviewing HDC applications for properties in the Prospect Hill subdivision.
- The neighborhood has been actively engaged in the review of applications, and Anne mentioned that they have acquired five properties through the land bank.
- Anne noted that the landscape and hardscape applications are intertwined and had expected them to be considered together.
- She mentioned that several neighbors, including Ann Davis, Joan Taylor, Pam Clark, David Poor, Bob Cartman, and herself, would be speaking during the meeting.
- Anne highlighted that they have been careful to avoid duplicating concerns in their presentations.
- The neighborhood's concerns represent not only themselves but also other neighbors in the area, including those on Angola Street, Candle House Lane, North Mill Street, Mill Street, and New Dollar Lane.
- Anne expressed gratitude for the HDC's attention to their concerns and provided a structured approach to the presentation by recognizing the neighbors in a specific order

Anne Davis

- Anne Davis introduced herself as a concerned preservationist and neighbor.
- She emphasized the importance of understanding the context of the project, specifically the context of 12 Angola Street within the Garden of the Sea and its surrounding houses.
- Ann mentioned that she had pictures to illustrate her points, which were available in the file.
- Ann emphasized the importance of understanding the context of 12 Angola Street, which is the Garden of the Sea and its three surrounding houses.
- She described the three surrounding houses as small, one and a half stories, with small main masses and additive massing, representing Nantucket vernacular architecture.
- Ann highlighted the significance of the Garden of the Sea area as a protected historic landscape within the historic district, visited by many due to its cohesive design.
- She expressed concern that the proposed design for 12 Angola Street is excessive in size (78 feet wide) and lacks vernacular qualities, not fitting within the immediate surroundings.
- Ann questioned why the previous request to reduce the five-day design and separate the garage was not implemented.
- She concluded by stating that the proposed design would have a detrimental impact on the neighborhood and is not appropriate.
- The front retaining wall is out of context and suggests allowing the slope to play out instead.
- Consider the project's impact on neighboring lots, especially regarding grading.
- Highlight drainage problems and the choice of materials for the driveway.
- Request elevations to visualize the impact of the hardscape plan.

Joan Taylor

- She represents a group of residents concerned about the proposed hardscape plan for 12 Angola Street and its impact on the historic neighborhood.
- The proposed plan includes imposing stone terraces, a long retaining wall in the front, significant grade changes, a four-foot steel boundary fence, and a formal brick driveway.
- Concerns include the lack of effective screening due to narrow planting beds, no plan for stormwater runoff management, and flooding issues in the neighborhood.
- The proposed landscape design feels suburban and formal, not in harmony with the unpretentious rural character of the historic neighborhood.
- Joan references examples of existing houses on Angola Street with designs that blend with the historic landscape, contrasting with the proposed design's alterations.

- She mentions that this is the first time the HDC is considering a project with significant grade changes and terracing overlooking a land bank parcel in the area.
- She expresses gratitude to the Land Bank for their commitment to preserving the rolling hillsides and unique topography characteristic of the area.
- She highlights that the proposed hardscape plan, while fitting a specific architectural vision, comes at the expense of the timeless beauty and bucolic character of the historic neighborhood, particularly the Garden of the Sea.

David Poor

- He commends the efforts of the HDC and Land Bank in preserving the Middle Street and Angola Street neighborhood.
- He acknowledges the Garden of the Sea as a showcase of appropriate landscape design for Nantucket.
- He expresses concern that the proposed project, along with a neighboring house, would disrupt the character of the neighborhood by creating an out-of-scale backdrop.
- David highlights the potential for exacerbated stormwater runoff and drainage issues on Angola Street due to the proposed construction and grading.
- He emphasizes the importance of preserving the neighborhood's unique character and maintaining the efforts of the HDC and Land Bank.

Pam Clark

- She highlights ongoing stormwater drainage problems on Angola Street, despite some previous measures to address the issue.
- The clearing of hillsides, grading, and construction in the neighborhood has worsened drainage problems, leading to flooding in her yard and neighboring properties.
- She requests that the HDC consider potential drainage issues when reviewing the proposed plan for 12 Angola Street.
- Pam expresses appreciation for the HDC's commitment to preserving the neighborhood's historical character.

Bob Cartman

- He appreciates the architectural design of the proposed house but feels it would be more suitable for areas like Dionis or Eel Point.

Bob emphasizes that the neighborhood's vernacular and character are different, and the design should be more in line with the neighborhood's style.

Concerns-

Holly Backus

- She appreciated some of the changes made but reiterated previous concerns.
- Suggested that the garage should be a separate structure and pushed back.
- Noted that the garage competes too much with the main mass and should be simpler.
- Strongly discouraged the use of overhead garage doors, especially when highly visible.
- Recommended no Portico, sidelights, or any elements that make it too grand for the neighborhood.
- Found the retaining wall along the front to be non-conforming and inappropriate.
- Felt that the changes made were not substantial enough, with several commissioner comments left unaddressed.

Camp

- Too much agenda for a small site.
- Building back into the wall is not appropriate.
- The attached garage seems out of place.
- The five-bay design is too large, and the portico is too formal.
- Suggests a one-and-a-half-story structure for a more appropriate style and fit into the neighborhood.

Coombs

- The building is too large and does not belong in this location.
- It should be a simpler house like the others on the street.
- Suggests a three or four-bay design with a classic front door.
- No walls should be present.
- Recommends making the back extension shorter.
- Emphasizes the need for a simpler, more appropriate design for the neighborhood.

Patten

- The scale is too grand for the area.
- Suggests addressing the retaining walls.
- Recommends separating the garage.
- Encourages simplifying the portico.

Welch

- Mentioned a previous approval on Birdsong lowering the rear grade, impacting retainage.
- Emphasized that the architectural vernacular is not appropriate for the area.
- Raised concerns about the multi-level solution and the elevated rear structure.
- Highlighted the scale of the proposed use as a primary concern.

- Critiqued the formality of the portico and the height of the garage connector.
- Acknowledged the garage's relocation, making it subsidiary.
- Favored the design on the east side for its overall massing and secondary massing.

Pohl

- A five-bay design is not appropriate for this neighborhood; it's more fitting for main streets like Pleasant Street.
- Suggested a four-bay or three-bay design with some program on the second floor placed in a smaller ancillary mass.

Raised concerns about the projection in the West Elevation and the impact on the natural hill and suggested reducing the projection.

Motion**Motion to hold for revisions. (Welch)**

Roll-call Vote Carried 5-0// Pohl, Welch, Camp, Coombs, Patten

Certificate # **HDC2023-05-8496**

V. NEW BUSINESS 08/22/2023

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. George Metri	12 Angola St	Hardscape	55.4.4/78	Katie Mitchell

Voting Pohl, Welch, Camp, Coombs, Patten

Alternates Paul, Oliver

Recused None

Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.

Representing **Katie Mitchell**

Public -

Concerns -

Motion Held to track 12 Angola New Dwelling application. (Welch)

Roll-call Vote Carried 5-0// Pohl, Welch, Camp, Coombs, Patten

Certificate # **HDC2023-**

2. 42/44 ARB Way LLC **9 Arbour Way** **New Dwelling** **29/137** **Botticelli + Pohl**

Voting Welch, Camp, Coombs, Oliver, Paul

Alternates Patten

Recused **Pohl**

Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.

Representing **Lisa Botticelli**

Public **Mickey Rowland**

- The house's proximity to Arbor Way is noted, and there are concerns about setbacks.
- Suggests pushing the house further back if possible or rearranging the massing.
- The front dormer feels out of scale and busy; proposes eliminating the center windows and matching window sizes to those below.
- Recommends adjusting window proportions for better visual harmony.
- Suggests steepening the dormer roof pitch or altering the main mass's roof pitch.
- Advising breaking up the gang of windows on the North and possibly changing them to single windows.
- Recommends avoiding dormers running into other roof planes, particularly the two dormers on the South and East.

Concerns

Holly Backus

- The existing house on the lot is non-contributing and has an HDC survey from the 1980s.
- There was a partial demo approval for the existing structure.
- A formal elevation certificate will still be needed due to Resilient Nantucket Chapter 11.
- The existing Gable will be replaced with a forward E with a four-flush shed dormer, which may appear massive and busy.
- The previous simple gable end with a side porch seemed to ground the dwelling and could be considered for retention.

Camp

- Concerns about the house's height, suggesting that some height could be reduced.
- Finds the windows to be somewhat vertical in appearance.
- Agrees with the suggestion that gang windows on the sides could be replaced with single windows and recommends making them wider for better proportion.

Paul

- Agrees with Mickey's comments on the west elevation, particularly regarding the shed dormer and fenestration.
- Suggests subtracting two windows from the dormer and spacing them more evenly.
- Recommends potentially widening the front porch but notes concerns about setbacks.

Coombs

- Suggests separating the two ganged windows on the far left of the west elevation.
- Recommends separating the windows in the shed dormer into four twos for better spacing.
- Advocates for adding a chimney to provide dignity and age to the building.

Oliver

- Suggests using a visual distinction (darkening or hatching) for what remains versus what is being added on the elevations.
- Agrees with previous comments regarding the height and overall design.
- Finds the current stature and location of the structure acceptable.

Motion

Roll-call Vote

Motion to hold for revisions. (Camp)

Carried 5-0// Welch, Camp, Coombs, Oliver, Paul

Certificate #

HDC2023-**3. Adam Glick****31 Eel Point Rd****Move off/demo dwelling****39/52****WAPD**

Voting

Welch, Camp, Coombs, Oliver, Patten

Alternates

Paul, Pohl

Recused

None

Documentation

Architectural elevation plans, site plan, photos, correspondence, advisory comments.

Representing

Andrew Kotchen

Public

-

Concerns

Carried 5-0// Welch, Camp, Coombs, Oliver, Paul

Motion**Motion to approve as a move off/demo. (Oliver)**

Roll-call Vote

Carried 5-0// Welch, Camp, Coombs, Oliver, Patten

Certificate #

HDC2023-**4. Adam Glick****31 Eel Point Rd****New dwelling****39/52****WAPD**

Voting

Welch, Camp, Coombs, Oliver, Patten

Alternates

Paul, Pohl

Recused

None

Documentation

Architectural elevation plans, site plan, photos, correspondence, advisory comments.

Representing

Andrew Kotchen

Public

-

Concerns

Camp

- Concerns about the large Gable coming forward on the left-hand side of the design.
- Suggestion to reduce the scale of fenestration on the second floor in the back.
- Desire for fenestration to be more in line with Nantucket vernacular.

Coombs

- Suggests separating the four-mulled windows on the north elevation.
- Recommends reducing the size of the windows on the second floor, especially those visible from the water.
- Appreciates the replacement of chimneys.
- Concerns about the visibility of the windows from the water and the need to reduce fenestration.

Oliver

- Concerns about the visibility from Eel Point Road due to changes in the driveway configuration.
- Appreciates the overall height but expresses concern about the increased size.
- Suggests creating visibility corridors or openings to address potential visibility issues.

Patten

- Has nothing to add.

Welch

- Concerns about the visibility of the second floor and roof plane from Eel Point Road, especially regarding the south elevation.
- Comments on the clipped gables and overall mass, echoing Abby's observations.
- General approval of the design for the rest of the structure, considering its context with the existing surroundings.
- Expresses concerns about the visibility of the nano doors from certain angles, primarily on the south elevation.

Motion

Roll-call Vote

5. Adam Glick

Voting

Alternates

Recused

Documentation

Representing

Public

Concerns

Motion to hold for revisions. (Coombs)

Carried 5-0// Welch, Camp, Coombs, Oliver, Patten

Certificate #

HDC2023-**31 Eel Point Rd****New garage/studio****39/52****WAPD**

Welch, Camp, Coombs, Oliver, Patten

Paul, Pohl

None

Architectural elevation plans, site plan, photos, correspondence, advisory comments.

Andrew Kotchen

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Camp- Suggests the possibility of incorporating an architectural feature similar to a Turkish turret with four windows, similar to what was seen on the main structure, into the garage design.**Motion**

Roll-call Vote

Motion to approve as submitted. (Coombs)

Carried 4-1// Welch, Coombs, Oliver, Patten // Camp-nay

Certificate #

HDC2023-**6. ABCET LLC****56 Baxter Rd****Hardscape driveway****49/54.1****Will Stephens**

Voting

Alternates

Recused

Documentation

Representing

Public

Concerns

Pohl, Welch, Camp, Coombs, Oliver

Patten, Paul

None

Architectural elevation plans, site plan, photos, correspondence, advisory comments.

Will Stephens

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Welch-

- Request to receive a packet containing existing plans, images of existing vegetation, planting plan, and a planting key.
- Optimize the PDF drawings to improve clarity.
- Optimize images separately to prevent blurring.

Motion

Roll-call Vote

Motion to hold for more information as discussed. (Welch)

Carried 5-0// Pohl, Welch, Camp, Coombs, Oliver

Certificate #

HDC2023-

7. Isaiah Truyman	10 Polliwog Pond Rd	Garage move on	55/523.4	Emeritus LTD
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Patten, Paul			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Matt MacEachern			
Public	-			
Concerns	Holly Backus - The structure is moving from Brant Point. - The existing garage has white trim, and the existing house at Pollywog Pond has gray trim. - Suggesting that the trim color of both structures should match since they will be visible together on the lot.			
	Welch - Appreciation for the comprehensive application. - No concerns with the orientation or size of the proposed structure. - Emphasizing that the trim color should match the house.			
Motion	Motion to approve with gray trim. (Welch)			
Roll-call Vote	Carried 5-0// Pohl, Welch, Camp, Coombs, Oliver		Certificate #	HDC2023-
8. Donald Hart	2 Gloucester St	New dwelling	71.3.2/351	Structures Unltd
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Patten, Paul			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Nancy Drahzal			
Public	-			
Concerns	Camp - Concerns about the roof pitch and suggests considering an 8/12 or 10/12 pitch. - Agrees with Diane's suggestion to separate the ganged windows on the second floor.			
	Welch - Suggests incorporating design elements of the existing structure into the proposed one. - Specifically, mentions considering elements like clipped gables and a lower roof pitch. - Believes there's room to work with at the proposed height of 24 feet.			
	Coombs - Suggests separating the windows on the second floor for better balance. - Expresses concern about the narrowness and height of the proposed structure. - Suggests widening the structure to have a 12-over-10 window configuration. - Expresses concern about the severe roof pitch of the proposed structure.			
	Pohl - Emphasizes the need for harmony between the proposed garage and the existing structures, particularly regarding roof pitches and overall design coherence.			
Motion	Motion to hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0// Pohl, Welch, Camp, Coombs, Oliver		Certificate #	HDC2023-
9. Thomas Schwenke	14 Hummock Pond	Move off/ demo shed	56/17	Structures Unltd
Voting	Pohl, Coombs, Oliver, Patten, Paul			
Alternates	Welch, Camp			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Nancy Drahzal			
Public	-			
Concerns	Holly Backus - The main dwelling on the lot dates back to 1928. - The shed's location suggests there might be more to the story regarding the subdivision. - Appreciates the information provided by the owner and suggests annotating the COA with the historical date for posterity.			
Motion	Motion to approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0// Pohl, Coombs, Oliver, Patten, Paul		Certificate #	HDC2023-

VI. OLD BUSINESS 08/29/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	William Hopkins 12-7557	7 Hallowell Ln	New dwelling	30/93	Kristopher Megna
Voting	Welch, Camp, Oliver				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Kristopher Menga				
Public	-				
Concerns	Holly Backus				
	- Appreciation for providing view cross-sections and fixing elevations. - Acknowledgment of the reduction in scale for the infill dwelling. - Suggested removal of the skirt on the roof walk and proper sizing per Building Nantucket guidelines. - Mention of the atypical rendering. - Recommendation for a Juliet balcony instead of double French doors on the second-floor deck. - Request for information on the deck dimensions.				
	Oliver				
	- Appreciates the work done, reducing the size of the house. - The house is well situated within the lot. - Believes it fits well with the neighborhood.				
	Camp				
	- Concern about the project's openness as it approaches the water. - Suggesting that the square, boxy design doesn't conform well to the hill. - Expressing concern about the height and impact of the structure on the landscape. - Recommending additive massing that hugs the hill rather than a large box on the hill. - Suggesting the addition of a sun porch to the design. - Expressing a desire to see the existing building on-site to better understand how it relates to the neighboring 1920s building. - Emphasizing the potential to add old charm and enhance the design. - Hoping for revisions to improve the project.				
	Welch				
	- Suggesting a reduction in the finished grade to make the project more appropriate. - Recommending the addition of retainage to address any grading issues. - Mentioning that visibility concerns, other than height, do not appear to be significant in this case. - Suggesting the use of Exhibit, A with clear visuals to avoid any translation issues. - Emphasizing the importance of letting Abby review the images before making a decision.				
Motion	Motion to approve through staff per Exhibit A. (Oliver)				
Roll-call Vote	Carried 2-1// Welch, Oliver-aye // Camp-nay			Certificate #	HDC2022-12-7557

2.	Harold Brothers Realty LLC	2-4 Highland Ave	Pool landscape	30/289 187	Jardins Intl
Voting	Pohl, Welch, Camp, Coombs, Patten				
Alternates	Paul				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Elisabeth O'Rourke- Jardin Intl				
Public	Mickey Rowland - Suggesting denser screening between the house and the garage for increased privacy. - Questioning the tall five-and-one fence along the back of North Star Lane and clarifying its approval status.				
Concerns	Ginny Clark - Provided background on the history of the fences along North Star Lane. - Mentioned the typical use of split rail fences to maintain a rural appearance on the lane. - Expressing concern about the pool size and questioning if there are regulations regarding pool dimensions, diving boards, and lighting. - Seeking clarification on whether the pool's mechanicals will be underground. - Inquiring about the withdrawal of the sport court proposal from a previous meeting.				
	Holly Backus - Appreciation for the detailed site plan and plans to soften the fence, as well as relocating the side gate. - Request for clear identification of the town trees on the corner. - Suggestion to involve the town arborist, Dale Gary, for any proposed work within the tree canopy. - Overall, acknowledging that this is an improvement, especially the absence of a fence enclosing the entire property.				
	Welch - Lamenting the missed opportunity to push the garage back. - Appreciating the changes made and the preservation of the transition from public to private space. - Noting that the pool is large but acknowledging its limited visibility, suggesting a tan pool cover to blend with the grass.				
	Camp - Regretting the presence of the fence and its impact on the site. - Expressing concern about the size of the pool, considering it large for the site. - Appreciating the other elements like gates, roses, and the streetscape approach.				
	Coombs - Concerns about the fence and its impact. - Inquiring about the location of the picket board cord. - Mentioning concerns from neighbors about the proposed changes. - Emphasizing the importance of keeping the fence along North Star Lane as basic as possible, suggesting a split rail fence.				
	Motion Motion to approve with pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application. (Welch)				
	Roll-call Vote Carried 4-1// Pohl, Welch, Camp, Patten-aye // Coombs-nay				
				Certificate #	HDC2023-

3. CCTACK LLC 04-6106	120 Old South rd.	Commercial Bld	68/969	CWA
Voting	Pohl, Camp, Coombs			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Chip Webster			
Public	-			
Concerns	Coombs			
	- Building A is simple and fitting for the area. - Building length is 27 feet, which is acceptable. - Roof pitch is fine. - Suggests keeping the two windows in the center. - Appreciates the nine-foot separation between buildings.			
	Camp			
	- No problem with Building A. - Appreciates the reduction in height and space between buildings.			
	Pohl			
	- Building A is the most successful design with good dynamics and well-situated porch. - Building B and potentially Building C may need more of the features seen in Building A.			
Motion	Motion to approve Building A. (Camp)			
Roll-call Vote	Carried 3-0// Pohl, Camp, Coombs-aye	Certificate #	HDC2023-04-6106	
4. CCTACK LLC 04-6105	122 Old South rd.	Commercial Bld	68/969	CWA
Voting	Pohl, Camp, Coombs			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Chip Webster			
Public	-			
Concerns	-			
Motion	Motion to approve as submitted. (Coombs)			
Roll-call Vote	Carried 3-0// Pohl, Camp, Coombs-aye	Certificate #	HDC2023-	
Motion	Motion to re-open 122 Old South Rd Building B. (Camp)			
Roll-call Vote	Carried 3-0// Pohl, Camp, Coombs-aye	Certificate #	HDC2023-	
Motion	Motion to approve though staff Building B with a change from 2 over 2 to 6 over 6 windows. (Camp)			
Roll-call Vote	Carried 3-0// Pohl, Camp, Coombs-aye	Certificate #	HDC2023-04-6105	
5. CCTACK LLC 04-6104	124 Old South rd.	Commercial Bld	68/969	CWA
Voting	Pohl, Camp, Coombs			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	Camp			
	- The view from Old South Road is more important, so the design should consider that perspective. - Suggest turning the design to mimic the far left one (Building A) and have the recess on Old South Road. - Consider a more interesting design than two shed roofs, as it appears repetitive.			
	Coombs			
	- Use shingles to break up the facades and consider a lighter gray for the trim instead of black. - Suggest adding a pretend chimney for architectural interest. - Differentiate the buildings by varying window styles (e.g., six over sixes on Building B and six over ones on Building C). - Consider reorienting Building C for a potentially improved design.			
Motion	Motion to approve through staff with the south elevation on Building C looking like the south elevation on Building A. Windows to be 6 over 1, gray sash, with a platinum gray trim, and a chimney. (Coombs)			
Roll-call Vote	Carried 3-0// Pohl, Camp, Coombs-aye	Certificate #	HDC2023-04-6104	

6. Ack NorthStar Dev LLC	2 Braeburn Ln	Primary dwelling	39/41	Brook Meerbergen
Voting	Pohl, Welch, Camp, Coombs, Paul			
Alternates	Oliver			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Brook Meerbergen			
Public	-			
Concerns	-			
Motion	Motion to approve with platinum gray trim. (Welch)			
Roll-call Vote	Carried 5-0// Pohl, Welch, Camp, Coombs, Paul-aye		Certificate #	HDC2023-
7. Ack NorthStar Dev LLC	2 Braeburn Ln	Garage studio	39/41	Brook Meerbergen
Voting	Pohl, Welch, Camp, Coombs, Paul			
Alternates	Oliver			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Brook Meerbergen			
Public	-			
Concerns	Camp			
	- She preferred the previous iteration with the split hip roof instead of the current Gable, especially on the north elevation. - She finds the front elevation odd but acknowledges that her opinion might differ from others.			
	Welch			
	- Suggests sliding the Gable forward to reduce its connection to the ridge. - Mentioned familiarity with the Eileen Barth window configurations. - Overall, he finds the proposal approvable given its location.			
	Pohl			
	- Prefers a hipped roof with a steeper pitch. - However, he has no objections to the current proposal.			
Motion	Motion to approve per exhibit A and platinum gray. (Welch)			
Roll-call Vote	Carried 5-0// Pohl, Welch, Camp, Coombs, Paul-aye		Certificate #	HDC2023-
8. Cory Piper 08-8853	37 Chuck Hollow	New dwelling	75/108	Sanne Payne
Voting	Pohl, Welch, Camp, Coombs, Patten			
Alternates	-			
Recused	Paul			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Sanne Payne			
Public	-			
Concerns	Coombs			
	- Appreciates the changes, especially the lowered walkway. - Has no major concerns about the gang windows. - Inquires about the visibility of the east side facing Chuck Hollow.			
	Camp			
	- Appreciates the significant improvement in the design. - Suggests making the C window over the front door larger or possibly an A window to better emphasize the front door area.			
	Welch			
	- Appreciates the design changes as beneficial. - Suggest adding information about grade changes to the application if applicable. - Questions regarding the visibility and grade changes have been addressed. - Suggest reducing the size of the roof walk to align with guidelines, possibly to around 13 feet in width.			
	Patten			
	- Appreciation for the positive changes made to the design. - An inquiry about the shingled wall on the south elevation (confirmation that it's a shower). - Suggestion to reduce the size of the roof walk, which was later noted as looking good			
	Pohl			
	- Concerns about the low pitch of the main roofs, which makes the building feel boxy. - Noting a minimal difference in height between the main and subordinate roofs. - Observation that the roof walk is centered on the overall mass instead of the main ridge. - Overall impression of the building as still large and boxy.			
Motion	Motion to hold for a roof pitch and top plate, roof walk, and window over front door revisions. (Welch)			
Roll-call Vote	Carried 5-0// Pohl, Coombs, Oliver, Patten, Paul-aye		Certificate #	HDC2023-08-8853

9. Starbucks Court Nom Trust	1R Old North Wharf	Fenestration change	42.3.180	Emeritus
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Paul			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Matt MacEachern			
Public	Mickey Rowland			
	- Generally approves of the proposed changes. - Suggests changing the eight-over-eight window to a six-over-six to match the rest of the building.			
Concerns	Holly Backus - Appreciation for the revisions and the more appropriate pent roof. - Suggestion to consider a simple pergola feature similar to the existing building. - Recommendation to have flanking double-hung windows over the main door while retaining the 24-light configuration. - Inquiry about the condition of the existing 24-light window. - Request for a survey of the existing conditions. Welch - Supports the proposed changes. - Believes the eight-over-eight window helps replicate the proportion of the window light and suggests keeping it as is.			
Motion	Motion to approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0// Pohl, Welch, Camp, Coombs, Oliver-aye		Certificate #	HDC2023-

10. Geaux Dahlin	12 Darling St	Fenestration change	42.3.2/115	Gryphon Arch
Voting	Welch, Coombs, Oliver, Paul			
Alternates	None			
Recused	Pohl.			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Ethan Gryphon			
Public	Mickey Rowland			
	- The oldest store district, facing Pine Street, is highly visible. - Neither picture windows nor picture units flanked by double-hung windows are appropriate. - Recommends keeping the four individual double-hung windows as is.			
Concerns	Holly Backus - The house is individually significant, circa 1842 Greek Revival built by John Kay Sears. - Provides an updated survey approved by MHC. - Recommends option B for the proposed changes without the middle window, making it more appropriate. Coombs - Prefers option B without the picture window. - Recommends having four windows, not five, arranged in a manner similar to the existing configuration. Welch - Suggests adding a thicker structural element between the windows to replicate the concept of porch posts. - Recommends having thicker structural elements at each end and in the middle, with smaller elements in between to create repetition. - Inquires about determining a finding regarding the historical significance of the modification. - Suggests retelling the story of the addition as a porch. - Emphasizes the importance of making the fenestration and structural elements fit the porch concept. - Recommends exploring revisions based on the feedback received from the majority of the board. Paul - Likes the proportions of the double-hung windows flanking the picture window. - Suggests exploring Option B with five double-hung windows. - Points out the wider mullions between the windows in Option B, which makes them feel more conjoined. - Recommends considering coming back with Option C for further review.			
Motion	Motion to hold for minor revisions. (Coombs)			
Roll-call Vote	Carried 4-0// Welch, Coombs, Oliver, Paul-aye		Certificate #	HDC2023-

11. Town of Nantucket	10 Sun Island Rd	New staff housing revs	69/3.1	Gryphon Arch
Voting	Pohl, Welch, Camp, Coombs, Paul			
Alternates	Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Ethan Gryphon			
Public	-			
Concerns	Paul - Suggests adding a shed roof porch over the door on the west side facing the road to emphasize the front-facing orientation. Coombs - Supports the suggestion of adding a shed roof porch over the front door. - Appreciates the rotation of the building to reduce its perceived size. - Has no major issues with the design, except for the front door. Welch - Appreciates the rotation of the building. - Believes that the design aligns better with the typography and is a refreshing change for this type of housing. Pohl - Supports Joe's idea of adding a small roof over the west-facing door for improved aesthetics. - He believes this addition could enhance an otherwise plain elevation.			
Motion	Motion to approve subject to exhibit A. (Paul)			
Roll-call Vote	Carried 5-0// Pohl, Welch, Camp, Coombs, Paul		Certificate #	HDC2023-

12. Carolyn M Higgins Rev Trust 8907	6 Fair St	Renovation	423.1/151	Botticelli + Pohl
Voting	Camp, Coombs, Oliver, Patten, Paul			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Lisa Botticelli			
Public	Mickey Rowland			
Concerns	- Mickey approves of the door's relocation to the side and the site entry. - He suggests revisions to the railings, particularly that they shouldn't extend all the way to the grade. - Mickey recommends ballasted railings instead of shingled ones. - He finds the addition to the south elevation problematic due to the raised wall, suggesting that the previously proposed hipped roof condition was more appropriate.			
	Holly Backus			
	- Holly appreciates the changes made to the rear and east of the bungalow. - She recommends keeping the porch and door symmetrical with the center of the facade.			
	Paul			
	- Appreciates the door's relocation to the side, finding it more residential and not concerned about the loss of symmetry. - He supports the current design of the south elevation with the taller wall but is flexible and could go either way if the board prefers the previously submitted design.			
	Oliver			
	- Prefers the option with the modified shingled rail. - Believes that the south elevation will not be very visible due to the proximity of neighboring buildings. - Appreciates the changes made to the design.			
	Coombs			
	- Suggests using balusters for the second-floor porch railing.			
Motion	Motion to approve west elevation exhibit a, and the existing submission to reflect those modifications. (Oliver)			
Roll-call Vote	Carried 5-0// Pohl, Coombs, Oliver, Patten, Paul		Certificate #	HDC2023--8907

Held for next meeting -

13. 79 Polpis R E Holdings 07-8837	79 Polpis Rd	Gazebo	44/23.3	Reid Yenor
14. Nantucket Boat Basin	29 Commercial Wh	Move off/demo	42.2.4/3	Dennis Patnaude
15. Nantucket Boat Basin	29 Commercial Wh	Move on	42.2.4/3	Dennis Patnaude

VIII. NEW BUSINESS 09/19/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Patricia Schoen 08-9081	49 Fair St	Fence	42.3.2/101	Val Oliver
2.	Matthew Roberts	21 Daffodil Lane	Solar roof array	68/749.1	Empower Energy Solutions
3.	Ack Chuck hollow LLC	15 Chuck hollow Rd	Cabana	75/145	Val Oliver
4.	Ack Chuck hollow LLC	15 Chuck hollow RD	Addition/alt	75/145	Val Oliver
5.	Joshua & Maggie Leffler	22 Pleasant St	Demo move off garage	42.3.2/50	Val Oliver
6.	Joshua & Maggie Leffler	22 Pleasant St	New cottage	42.3.2/50	Val Oliver
7.	89 Easton St	89 Easton St	Move house on site	42.4.4/2	BPC
8.	Ack Living LLC	3 Winn St	Door change	41/593	EMDA
9.	Kim Paley	39 Madaket Rd	New Windows	41/412	Ross Goodwin
10.	Stobie-Dorset	60 Hulbert St.	Door window dormer revs	29/58 58.1	Thornewill Design
11.	Hans Dalgaard	51 Weweeder Rd.	Move demo garage	88/12	Thornewill Design
12.	Hans Dalgaard	51 Weweeder Rd.	Move demo MH	88/12	Thornewill Design
13.	Fred Bolins	46 Cliff Rd	Solar Roof array	42.4.4/1	Ack Smart
14.	Brian Swain Trustee	20 Pippens Way	Belgian Block Apron	43/94.9	Atlantic Landscaping
15.	Longpath Nominee Trust	87 Hummock Pond	Solar Roof array	56/310.1	Terry Kelly
16.	RVB Nantucket LLC	3 Weymouth St	Trim Color Change	55.4.1/21	Robert Braunohler
17.	Jeanette & Bob LLC	43 Kendrick rd.	Fenestration changes	76.4.3/31	CWA
18.	Josh & Kathrine Littlefield	3 Franklin st.	Fenestration & roof replacement	41/267	Normand Residential
19.	Jonthan Raith	2 Goldstar Dr	Partial Demo/Add	55/190	Permits +
20.	Steve Cohen LLC	250 Polpis Rd.	Pickleball & hardscape	26/27	Edgewater Landscape
21.	Hoehn-Saric	34 Easton St	Fenestration Changes	42.1.4/18	CWA
22.	Molly & Carol Allfather	36 Cliff rd.	Add window	42.4.4/45	Carol Allfather
23.	Pincince	4 Bloom St	Driveway apron brick	42.3.3/143	self
24.	Faith Sullivan	6 Lyon St	Stairs/ deck	55.4.1/73	Faith Sullivan
25.	256 Polpis LLC	256 Polpis Rd	fen revs Rev 07-8738	25/25	Botticelli + Pohl
26.	Orangeswordfish LLC	28 Orange St.	Window replacement	42.3.2/175	Emeritus LTD
27.	FP 4N Water	4 N Water St	Move rear structure	42.4.2/90	Emeritus LTD
28.	FP Madaket	23 Madaket Rd	Move structure on site	41/303	Emeritus LTD
29.	Jenn & Jason Mendelson	69 Monomoy Rd.	Sports court	43/102	Ahern LLC
30.	Jenn & Jason Mendelson	69 Monomoy Rd.	Pool spa	43/102	Ahern LLC
31.	Robert Meyer	307 Polpis Rd.	New shed	25/39	LINK
32.	Chris/Kim Tofalli	122 Main St	Color change	42.3.3/100	LINK
33.	Allan McKelvie	6 Candle House Lane	Reissue garage & studio	55.4.4/52.1	Linda Williams
34.	Allan McKelvie	6 Candle House Lane	Demo garage	55.4.4/52.1	Linda Williams
35.	Robert Blair	16 Swift Rock Ln	New 2 nd dwelling	40/39	Linda Williams
36.	Robert Blair	16 Swift Rock Ln	New garage	40/39	Linda Williams

Approve Minutes –	August 23, 2023.
Motion	Motion to approve minutes from August 23, 2023. (Oliver)
Roll-call Vote	Carried 5-0// Camp, Coombs, Oliver, Patten, Paul
Review Minutes -	
Other Business -	• Discussion of Previously Approved Best Practices. • Next HDC Meeting- September 26th at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – Hybrid
Potential Items for Discussion-	• 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 demos • 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 8:28pm. (Oliver)**

Vote

Carried 5-0 // Camp, Coombs, Oliver, Patten, Paul-aye

Submitted by:

Esmeralda Martinez & Adrian Rodriguez

YouTube link: <https://youtu.be/JpisFQsQNio>

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village

DRAFT