



HISTORIC DISTRICT COMMISSION

REGULAR MEETING

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

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

~~ MINUTES ~~
Tuesday, October 3, 2023

Community Room, 4 Fairgrounds Road & Remote Participation via Zoom

Call to Order at 4:02pm and announcements by Chair Pohl.

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

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

Remote Participants: Coombs

Absent Members: None

Late Arrivals: None

Early Departures: Pohl left the meeting at 6:16pm.

Adoption of Agenda

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

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

I. COMMISSIONER DISCUSSION & VOTE

Operations Assessment - Scope of Services

Welch –

- Stated that this item was specifically to reaffirm the list of current needs of the HDC for independent needs, which was provided to the NAPC and previously approved by the HDC.
- Members of the NAPC team were present to answer questions.
- Discussion was open to all members, not just the Board.
- Interviews will be conducted with the NAPC and all Board Members October 3-4, 2023.

Voting: Pohl, Welch, Camp, Coombs, Oliver

Alternates: None

Recused: None

Documentation: None

Representing: None

Motion: **Motion to reaffirm the HDC's previous approval for the scope of services for independent review. (Oliver)**

Roll-Call Vote: Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)

II. SIGNS

Property Owner Name	Street Address	Scope of Work	Map/Parcel	Agent
1. Nantucket Atheneum	1 & 3 India St	Master Sign plan	42.3.1/73	Ann Scott
2. The One 2744 LLC	47 Main St	Projecting sign	42.3.1/206	Emeritus
3. The One 2744 LLC	47 Main St	Door sign	42.3.1/206	Emeritus
4. Robert Sarkisian	35A Old South Rd.	New updated sign	68/6.6	SHN
5. Robert Sarkisian	35A Old south Rd.	New updated sign	68/6.6	SHN

Voting: Pohl, Welch, Camp, Coombs, Oliver

Alternates: None

Recused: None

Documentation: Site plan, photos, correspondence

Representing: None

Motion: **Motion to approve signs 1-5, per the Sign Committee's recommendation. (Welch)**

Roll-Call Vote: Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye) Certificate # HDC2023 – (as noted)

III. CONSENTS

	Property Owner Name	Street Address	Scope of Work	Map/Parcel	Agent	
1.	Dworetzky- Banse Family Tr	8 Shawkemo Rd	Pergola	43/90	Botticelli + Pohl	EM
2.	Nonantum 25 LLC	25 Nonantum Ave	Porch Addition	87/153	SMRD	EM
3.	Kathleen O'Keefe	8 Paul Jones Rd	Alterations	41/839	Topham Design	EM
4.	Nastras LLC	23 Youngs Wy	Shed	68/324	Structures Unltd	EM
5.	Maple Lane Sugar Shack	1 Maple Ln	Rev's to COA 10-7331	67/303.2	LINK	EM
6.	Patricia Harding	3 Sasemin Way	Shed Bulkhead	80/407	Patricia Harding	EM
7.	Ingrid Francas Trustee	39 Dukes Rd	Roof replacement	56/328	Wilson & Co.	EM
8.	21 Quidnet LLC	21 Quidnet Rd	Tennis Ct	21/30	Val Oliver	EM
9.	21 Quidnet LLC	21 Quidnet Rd	Pickleball Ct	21/30	Val Oliver	EM
10.	Erin Wilson	6 Swayzes Dr.	Garage Door Window Chng	66/163	EMDA	EM
11.	3 Pond Rd Nom Trust	3 Pond Rd	Dormer Addition	56/151	EMDA	EM
12.	Seven Pines LLC	78 Pocomo Rd	Window Rev's	15/39	Mark Avery	EM
13.	Marylin Correia	2 Marilyn Ln	Addition	80/58	Val Oliver	RP
14.	Steven Jemison	4 Lavendar Ln	New Shed	33/24	JB Studio	CP
15.	Holly Hock LLC	42 Chuckhollow Rd	New pool house	75/65.1	EMDA	SW
16.	3 Wingspread LLC	3 Wingspread Ln	Garage Door Window Chng	27/17.6	EMDA	SW
17.	26 Pinecrest LLC	26 Pinecrest Dr.	Color Change	68/226	EMDA	SW
18.	Jeff Shapiro	12 W York Ln	Rooftop Solar Cottage	55/9.1	Cotuit Solar	SW
19.	Bruce Percelay	77 Millbrook Rd	Ground Solar array	40/130	Ack Smart	VO
20.	Valerie Sampier	11 Whitetail Cir	Shed Move On	71/30	Valerie Sampier	EM
21.	Melissa Perry	16 Bartlett Rd	New Dwelling	67/114	Melissa Perry	JP
22.	Ross realty trust	11 Ahab Dr	Window Alteration	65/67	Gregory Ross	JP
23.	Christopher Cuddy	60 Kendrick Rd	Window Replacement	76.4.3/57	Reid Yenor	JP
24.	Cook Kathryn Trust Etal	85 Low Beach Rd	Hardscape	75/31.3	Ahern, LLC	JP

Voting: Welch, Camp, Coombs, Paul

Alternates: Patten

Recused: Pohl, Oliver

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

Representing: None

Public: None

Concerns: None

Motion: Motion to approve, as submitted. (Coombs)

Roll-Call Vote: Carried 4-1 //Welch, Coombs, Patten, Paul (Aye) // Camp (Nay) Certificate # HDC2023 – (as noted)

IV. CONSENTS WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	O'Spray LLC	25 Willard St	Alterations Rev 03-8055	29/33	Emeritus LTD	CT
	that the previously approved EAST stays, as approved with a single door on the 2nd floor balcony. Plans must incorporate both existing elevations and previously approved.					
2.	256 Polpis LLC	256 Polpis Rd	Pool & Hardscape	25/25	Ahern, LLC	JP
	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.	Melissa Perry	16 Bartlett Rd	Demo House	67/114	Melissa Perry	JP
	provide GIS info; photos of all elevations etc.					
4.	Debbie Wasil	51 Pleasant St	Hardscape Rev	55/32.3	Structures Unltd	VO
	a mix of brick and shell by keeping the straight driveway section brick and using shell for the parking area. It is incumbent on the Owner to permit the sidewalk construction with the DPW, and any other town dept that are authorized to issue such permits.					
5.	3 Tetawkimmo Dr LLC	3 Tetawkimmo Dr.	Solar Roof array	53/30	Ack Smart	VO
	Remove south 4 panels (not on dormer) and move to middle mass to the east as that roof is obscured by the front mass) or move all of the south panels to the middle mass) thru staff					
6.	Patrick & Rebecca McNamara	2 Hiawasse Ln	New Dwelling	56/ 469	EMDA	SW
	Covered porch, as viewed on North and South elevations, decrease left to right depth by 1'6" to 9'6"					
7.	Jeff Shapiro	12 W York Ln	Rooftop Solar MH	55/9.1	Cotuit Solar	SW
	No solar panels on the westerly-oriented section of the primary mass--i.e., viewing the South elevation, no solar panels on the upper left area of that elevation.					
8.	Jenn & Jason Mendelson	69 Monomoy Rd	New Shed	43/102	Studio PPark	SW
	Trim to match house					

9.	Jenn & Jason Mendelson	69 Monomoy Rd	New Cabana	43/102	Studio PPark	SW
	• Trim to match house					
10.	Ashkan Vaziri	9 Woodbury Ln	New Shed	41/551	Studio PPark	SW
	• Front wall of shower to be shingled its full height, topped with trim (fascia of 1x4 oriented vertically, spanning left to right; cap of 1x6 oriented horizontally, spanning left to right); trim painted to match trim on the rest of the structure; due to limited visibility					
11.	Jim & Roberta Conroy	18 Madaquecham Vy	Pool & Hardscape	89/15	Atlantic Landscaping	CP
	• 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.					
12.	Nanahumacke LLC	141R Hummock Pd	Spa & Firepit	65/4.1	Atlantic Landscaping	CP
	• 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.					
13.	Steven Cohen Trust	20 Nanahumacke Ln	New pool	57/26	Linda Williams	RP
	• 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.					
14.	Jonathan Fernandez	13 Academy Ln	MH Fenestration Rev COA	42.34.3112	Gryphon Architects	CT
	• Approvable with the condition that the brackets at the porch be removed (too rural looking) and a post added to the South side in line with the corner board.					
15.	Steve Cohen Trust	55 Sankaty Rd	Hardscape & Pool	49/69	David Troast	CT
	• Approvable with the condition that the pool is shifted to the North, so the south side of pool does not exceed the South side of house. The fire pit will shift with it since it is centered on pool. 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: Pohl, Welch, Camp, Coombs, Oliver

Alternates: None

Recused: None

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

Representing: None

Motion: Motion to approve. (Welch)

Roll-Call Vote: Carried 4-1 // Pohl, Welch, Coombs, Oliver (Aye) //Camp (Nay) Certificate # HDC2023 – (as noted)

V. 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.	RVB Nantucket LLC	3 Weymouth St	Trim Color Change	55.4.1/21	Robert Braunohler

Voting: Pohl, Welch, Camp, Coombs, Oliver

Alternates: Thornewill, Patten, Paul

Recused: None

Documentation: Site plan, photos, correspondence, advisory comments.

Representing: **Robert Braunohler, RVB Nantucket LLC**

Public: **Mickey Rowland, Historic Structure Advisory Group**

- Spoke in support of the trim color change.

Concerns: None

Motion: Motion to approve, as submitted. (Welch)

Roll-Call Vote: Carried 5-0 //Pohl, Welch, Camp, Coombs, Oliver (Aye) Certificate # HDC2023 – (as noted)

2. Steve Cohen LLC **09-9101** 250 Polpis Rd. Pickleball & hardscape 26/27 Edgewater Landscape

Voting: Pohl, Welch, Camp, Coombs, Oliver
 Alternates: Thornewill, Patten, Paul
 Recused: None
 Documentation: Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing: Paul- Edgewater Landscape
 Public: **Backus**
 - Concerned with the visibility from the driveway.
 - Possible cross-section.

Concerns: **Paul**
 - Confirmed there is no cross-section.
Camp
 - Agreed with Backus and suggested increasing the vegetation on the driveway side (east side) that way there would be no visibility from the road.
Paul
 - Explained that between the retaining wall and the court, there is another layer of vegetation and that there will be no visibility from the street.
Welch
 - Would like to have indigenous plant materials planted in a naturalized pattern along the roadway.
Coombs
 - Agreed with Welch.

Motion: **Motion to approve through staff the with the conditions of indigenous plant materials and a naturalized planting pattern along Polpis Road and the court should not be visible at the time of inspection or anytime thereafter. (Welch)**

Roll-Call Vote: Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye) Certificate # **HDC2023 – 09-9101**

3. Jenn & Jason Mendelson **09-9119** 69 Monomoy Rd Pool 43/102 Ahern LLC

Voting: Pohl, Welch, Camp, Coombs, Oliver
 Alternates: Thornewill, Patten, Paul
 Recused: None
 Documentation: Site plans (updated plans were submitted but not available at the meeting), photos, correspondence, advisory comments
 Representing: Miroslava Ahern- Ahern LLC
 Public: None
 Concerns: **Camp**
 - Appears to be a lot of hardscaping.
Oliver
 - Agreed with Camp.
 - The plans submitted do not include what is being applied for.
Coombs
 - Agreed with Camp and Oliver.
Welch
 - Appreciated the clarifications.
Pohl
 - Ok with the pool itself, because of the location of the house, and the topography from Monomoy Road, the pool will be invisible from a publicly traveled way.

Motion: **Motion to approve with the 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.**

Roll-Call Vote: Carried 3-2 //Coombs, Oliver, Pohl (Aye) // Camp, Welch (Nay) Certificate # **HDC2023 –09-9119**

4. Jonthan Raith 2 Goldstar Dr Partial Demo/Add 55/190 Permits +

Voting: Pohl, Welch, Camp, Coombs, Oliver

Alternates: Thornewill, Patten, Paul

Recused: None

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

Representing: **Mark Poor**

Public: **Backus**

Concerns: - Stated that the introduction of the shed dormers are highly inappropriate.

Oliver

- Given the location and other buildings in the same area are about the same stature, the plans are appropriate.

Coombs

- Concerned with the triple windows on the left-hand side of the south elevation of the house.

Welch

- Expressed that this is a very ambitious expansion and suggested that it would be more appropriate to build a separate structure.

Camp

- Concerned with the south elevation where the roofline is just one continuous line.

- Agrees with Oliver that this is a modest approach but stated that there should be more unity in the windows.

- Would like for the windows in the dormer to be the same size as the sea windows on the east elevation.

Pohl

- Also concerned about the ridge on the south elevation and suggested that it be broken up.

- Concerned with the length of the gable along the south elevation.

Motion: **Motion to hold for revisions. (Camp)**

Roll-Call Vote: Carried 5-0 //Pohl, Welch, Camp, Coombs, Oliver (Aye) Certificate # HDC2023 – (as noted)

VI. OLD BUSINESS 09/26/2023					
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	8 High Brush Path LLC	8 High Brush Path	Addition	56/370	Emeritus LTD
Voting:	Pohl, Coombs, Camp, Thornewill, Patten				
Alternates:	Welch, Paul				
Recused:	None				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing:	Matthew McEachern - Emeritus				
Public:	None				
Concerns:	None				
Motion:	Motion to approve as submitted. (Thornewill)				
Roll-Call Vote:	Carried 5-0 // Pohl, Coombs, Camp, Thornewill, Patten (Aye)				

2. Dean Lampe **08-8945** 13 Aurora Way New dwelling 56/448 Dean Lampe
Voting: Coombs, Camp, Oliver, Patten, Paul
Alternates: None
Recused: None
Documentation: Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing: **Dean Lampe**
Public: -
Concerns: **Oliver**
- Prefers Option B
- Recommends not having shutters underneath the porch, just the windows.
Paul
- Prefers Option B
- The trim around the front door still needs to be addressed. Suggested that the dimensions need to be as wide as the corner boards.
- Railing is not needed.
- The placement of the shutters seems a bit close.
Camp
- Prefers Option A
- The telescoping back of the building, would prefer after the first gable that it would drop naturally down to the story and a half instead of the ridgeline.
Patten
- Prefers Option B
- Recommends no shutters on the first floor
Do to technical difficulties, Coombs was not able to participate in the discussion or vote.

Motion: **Motion to approve through staff with Option B, post configuration, add more trim around the front door, leave shutters on the first floor and remove the railing. (Oliver)**

Roll-Call Vote: Carried 4-0 // Oliver, Paul, Camp, Patten(Aye) Certificate # HDC2023 – (as noted)

3. Robert Leaf **-08-8864** 43 Kendrick St Pool & hardscape 76.4.3/31 Robert Leaf
Voting: Pohl, Coombs, Oliver, Patten, Paul
Alternates: Thornewill
Recused: None
Documentation: Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing: Robert Leaf
Public: None
Concerns: **Oliver**
- Vegetation should be planted along the outside of the fence.
- Wire fence and posts to keep the deer out.
- Confirmed metal fence (#2) will be placed just around the pool.
Paul
- 20 ft buffer of scrub oak must continue to be maintained.
Pohl
- Agreed that the vegetation should be planted alongside the outside of the fence.

Motion: **Motion to approve with the following conditions: “Per Exhibit A” the board fence, which is referenced as #2, to not be on the property line, vegetated so that it mitigates the impact of the hard structure and where the fencing #8 is going to be reversed with regards to the lee lands, which will be inside the lee lands not outside. The 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. (Oliver)**

Roll-Call Vote: Carried 5-0 // Pohl, Coombs, Oliver, Patten, Paul (Aye) Certificate # HDC2023 –08-8864

4.	John Brazilian Trust	34 Easton St.	Parking/ OD shower	42.1.4/18	David Bartsch
Voting:	Welch, Coombs, Oliver, Patten, Paul				
Alternates:	Camp				
Recused:	None				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing:	David Bartsch				
Public:	Holly Backus- - Since the outdoor shower has been removed from the plans, the COA will need to be updated, should the HDC approve. - The proposed driveway is still A-typical. - There is a lot of blue stone going all the way to the property line. - Appreciate the reductions but it is still an A typical design in a neighborhood that is very high style but subdued from the public way, which is both the road and the harbor. Mickey Rowland- HSAG - The proposed paving plan is very unusual and inappropriate for that area. - There is a lot of hardscaping, which could be reduced considerably.				
Concerns:	Oliver - Agreed that there is a lot of hardscaping. - Parking court material is very A-typical. - Perhaps use something more naturalized instead of grid pattern. Coombs - The front driveway paving on both sides. - Too big of an area to brick. - If cutting down existing trees, makes it more visible. - Blue stone pavers are an inflexible base. - Two other driveways are visible. Paul - If there is a way to keep the trees, that Coombs referred to, that would be preferred. - Visibly from the water, the grass, stone pavers and the blue stone will appear as lawn. - Consider hardscaping from property line to property line. - Granite paver is unusual for this area. - Consider a combination of brick and grass and granite. Patten - Agreed with Paul and would like to see if there is a way to keep the existing trees. - Concerned with the granite pavers in the driveway. Welch - Typically, would see more traditional patterns and material, now it is more contemporary. - Primary concern is what is visible and that it is inappropriate as proposed. - Explained that one of the Best Practices that have been adopted was that there would be material changes along the lines of the requested revisions and if that doesn't occur after three meetings, a denial would be issued. If there is a vote to deny by a super majority of the board, it will be for a two-year period.				
Motion:	Motion to hold for revisions. (Paul)				
Roll-Call Vote:	Carried 5-0 // Welch, Coombs, Oliver, Patten, Paul (Aye)		Certificate #	HDC2023 – (as noted)	

5.	Harold Bros. Realty 06-8707	2-4 Highland Ave	Guest house	30/187&289	Emeritus LTD
Voting:	Pohl, Welch, Coombs, Camp, Oliver				
Alternates:	Patten, Paul				
Recused:	None				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing:	Matthew MacEachern				
Public:	Backus - Concerned about the layering effect of the gable ends. - Prior minutes show the height to be 22'6				
Concerns:	Welch - Would like to see the height lowered to what was recommended at the past meeting. Coombs - Agreed with Welch. Camp - Recommended reducing the number of French doors from three to two.				
Motion:	Motion to approve as submitted. (Welch)				
Roll-Call Vote:	Carried 4-1 // Pohl, Welch, Coombs, Oliver (Aye) // Camp (Nay)	Certificate #	HDC2023 – 06-8707		
6.	450 Green Park LLC 08-8882	2 Stone Alley	Fenestration revisions	42.3.1/102	Emeritus LTD
Voting:	Pohl, Welch, Coombs, Camp, Oliver				
Alternates:	Patten, Paul				
Recused:	None				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing:	Matthew MacEachern - Emeritus LTD				
Public:	Backus - Appreciate the proposal, additional information, not relocating the existing window on the façade. - For clarity of the plan, recommend taking the bubble off of the existing window to show that it is not being removed or changed. - Recommended that a specialized preservation engineer take a look at the chimney. Rowland Recommended that when rebuilding the chimney to use matching brick material and mortar color.				
Concerns:	Oliver - Agrees with Rowland. Camp - Also, agrees with Rowland and would recommend using the same original pattern on the chimney. Welch - If the chimney must be replaced, it should be a very detailed replication. - Appreciate changes to the windows. Coombs - Recommends that the chimney be carefully restored. Pohl - Agreed with restoring the chimney as discussed.				
Motion:	Motion to approve through staff the 6/6 solution as discussed, chimney replication from 3D scan, remove bubble around the 2nd floor front window west. (Welch)				
Roll-Call Vote:	Carried 5-0 // Pohl, Welch, Coombs, Camp, Oliver (Aye)	Certificate #	HDC2023 – 08-8882		

7.	FP 4N Water	4 N Water St	Move rear structure	42.4.2/90	Emeritus LTD
Voting:	Pohl, Welch, Coombs, Camp, Oliver				
Alternates:	Thornewill, Patten, Paul				
Recused:	None				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing:	Matthew MacEachern - Emeritus LTD				
Public:	Holly Backus				
	- Appreciate showing the rear elevation, which is the west elevation, would look like with the section being removed. However, removing the section that has been in existence for 136 years is not appropriate.				
	Rowland				
	- Agree with Backus.				
	- Stating that the additions date back to the 1800s and they should either remain in place as they are now or repurposed on the property into some new design.				
Concerns:	Welch				
	- It is important that all historic information regarding the structure is included in the packet.				
	- Clarified with Backus that the back shed was connected as far back as the Sandborn map provided.				
	Backus				
	- Agreed of the importance of providing all relevant historical information to the commission, as well as the applicant.				
	Oliver				
	- Stated that she would like to read the material that Backus shared so that she can make a decision based on all the information available.				
	Welch				
	- Agreed with Oliver.				
	By consensus, the rest of the commissioners agreed that they would like to review the material and hold the application.				
	Rowland				
	- Stated that keeping the structure at its current location will require it to be altered just by nature of correcting things. Whereas the concept of moving it to a new location, in his opinion, will be a more authentic preservation of this particular structure.				
Motion:	Motion to hold for review the additional information provided from staff for this item and 23 Madaket Rd to track. (Welch)				
Roll-Call Vote:	Carried 5-0 // Pohl, Welch, Coombs, Camp, Oliver		Certificate #	HDC2023 – (as noted)	
8.	FP Madaket	23 Madaket Rd	Move structure on site	41/303	Emeritus LTD
Voting:	Pohl, Welch, Coombs, Camp, Oliver				
Alternates:	Thornewill, Patten, Paul				
Recused:	None				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing:	Matthew MacEachern - Emeritus LTD				
Public:					
Concerns:					
Motion:	To track with 4 N. Water St. (Welch)				
Roll-Call Vote:	Carried 5-0 // Pohl, Welch, Coombs, Camp, Oliver		Certificate #	HDC2023 – (as noted)	

VII. NEW BUSINESS 10/03/2023

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jason Davidson 09-9189	21 Clifton St	Garage Apt	49.3.2/ 34	Val Oliver
Voting:	Welch, Camp, Coombs, Paul, Thornewill			
Alternates:	None			
Recused:	Oliver			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing:	Val Oliver, Jason & Amy Davidson			
Public:	Backus			
	- Concerned with the proposed second floor deck and stairs and proposed that the stairs go closer to the structure.			
	- Questioned how the existing barn and this structure tie together.			
Concern:	Oliver			
	- Explained that both structures are the same colors, one over one windows, black roof, etc.			
	Camp			
	- Concerned with the size and the height of the building being almost 30 feet high, there is only a single ridge line and there is no additive massing, one over one windows are not appropriate, and would like to see something more appropriate for this area.			
	Thornewill			
	- Agrees with Camp's concerns and stated that although it appears to be in a construction zone, it is still in a residential area.			
	Coombs			
	- Agreed with Camp, as well, and stated that a 50-foot straight roof is inappropriate and since it is in a residential area it needs to look residential and not commercial.			
	Paul			
	- Stated that perhaps if at the front elevation and the right-hand side, if the double hung one over ones had divided lights, it would start to appear more "barn like."			
	- Suggested that the three garage doors be solid board doors, just like the others.			
	- Stated that with some adjustments to the fenestration alignments between the first and second floor, there may be more of a barn vernacular feel.			
	- Suggested to consider reversing the design of the stairs.			
	Welch			
	- In agreement with Paul.			
	- Stated that a step down from the French doors to the deck would be beneficial and it could be dropped 8 inches.			
	Oliver			
	- Suggested a site visit to determine visibility and then come back to discuss the modifications.			
Motion:	Motion to hold for view. (Coombs)			
Roll-Call Vote:	Carried 5-0 // Welch, Camp, Coombs, Paul, Thornewill	Certificate #	HDC2023-09-9189	
2. Dan & Anna Mooney 09-9157	171 Orange Rd	Remove Non-Historic "L"	55/292	Val Oliver
Voting:	Welch, Camp, Coombs, Thornewill, Patten			
Alternates:	Paul			
Recused:	Oliver			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing:	Val Oliver, Dan & Anna Mooney			
Public:	None			
Concerns:	None			
Motion:	Motion to approve as submitted. (Patten)			
Roll-Call Vote:	Carried 5-0 // Welch, Camp, Coombs, Thornewill, Patten	Certificate #	HDC2023 – 09-9157	
3. Luckity Trust III LLC 09-9219	Tuckernuck	Alterations	96/8	Val Oliver

Voting: Welch, Camp, Coombs, Patten, Paul
 Alternates: Thornewill
 Recused: Oliver
 Documentation: Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing: Val Oliver
 Public: **Backus**
 - Stated replacing windows to SDL are not appropriate. A windows survey would be required.
 - Removing the historic chimneys that are character defining features to this 130 ear-old dwelling is also not appropriate.
 - The proposed location for the new chimney appears to be too tall.
 - The two large two over two windows and doors are in the structure are character defining features of this dwelling.
 - There should be a door schedule of the new doors proposed and the Anderson windows proposed are not appropriate.
Lawrence Clark
 - Will have a painter from Nantucket evaluate if it is possible to restore the windows or not.
 - The chimneys have not been used in 30 years and have since rotted out. This will require a complete rebuild of the chimney, as well as the entire sill of the building.
 Concerns: **Camp**
 - Recommended to evaluate other chimneys in the area to get the exact same dimensions as what exists around the neighborhood.
Coombs
 - Would like the replacement chimney to be in the same location as the original.
Patten
 - In favor of restoring the windows and rebuilding the fireplace as is.
Welch
 - Would like the chimney to be replicated.
 - Would prefer to have the windows restored, if possible. If not, then would prefer to go with a Boston Sash versus an Anderson.
Paul
 - Suggested that the porch come in a little so that it doesn't overlap the corner boards.
 - Suggested that the porch posts be wider.
 - Ok with relocating the chimney if the details are replicated but would support the chimney be rebuilt in its current location.
Motion: **Motion to hold for revisions. (Camp)**
 Roll-Call Vote: Carried 5-0 // Welch, Camp, Coombs, Patten, Paul Certificate # HDC2023 –09-9219

4. Peter Halle	24 Pilgrim Rd	Rooftop Solar	41/94	Cotuit Solar
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Voting: Welch, Camp, Coombs, Thornewill, Oliver
 Alternates: Patten, Paul
 Recused: None
 Documentation: Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing: Karen Alence- Cotuit Solar
 Public: None
 Concerns: None
Motion: **Motion to view. (Welch)**
 Roll-Call Vote: Carried 5-0 // Welch, Camp, Coombs, Thornewill, Oliver (Aye) Certificate # HDC2023 – (as noted)

5.	Sandras Nantucket LLC	20 Pleasant St	Raise Roof & Fenestration	42.3.2/51	Sandcastle
Voting:	Welch, Camp, Coombs, Patten, Paul				
Alternates:	Thornewill				
Recused:	Oliver				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing:	Charles Lenhart				
Public:	Backus				
	- If it is possible to not raise the ceiling height to the full four-feet to be able to accommodate the gable ended window.				
	Rowland				
	- Adding the extra height is a little too much – perhaps only a story and a half.				
Concerns:	Coombs				
	- Proposed southeast area – if the ceiling height is not raised, the windows on the top should be separated and the windows should be moved out so they are not pushed together.				
	- The proposed number of windows is too many.				
	- Stated that the height should not increase and to evaluate other solutions.				
	Camp				
	- The proposed plans are taking away from the historic main building by drawing more attention to the right-hand side.				
	Patten				
	- Not opposed to the height, however, does not want to lose the historic window. Does not have a solution to propose.				
	Paul				
	- Like the southeast elevation.				
	- If on the 2 nd floor to only have three windows and the gable were to stop and then shift to a shed so there would be four on the first floor and three on the second floor, perhaps that could mitigate it.				
	Welch				
	- Stated that the solution is to not go up seven feet or so but perhaps go up 5 feet.				
	- The windows could then be three over six as opposed to the proposed six over six.				
	- Proposed to bury the windows in the header to get a little bit of height.				
	- Stated that there is an opportunity to increase the space in a functional way without compromising either the existing wing or the primary structure.				
Motion:	Motion to hold for revisions. (Coombs)				
Roll-Call Vote:	Carried 5-0 // Welch, Camp, Coombs, Patten, Paul (Aye)		Certificate #	HDC2023 – (as noted)	
6.	JudithA Brust	11 Chatham Rd	New garage	54/186	Mark Avery
Concerns:	Application not opened.				
Motion:	No action.				
7.	Townsend/Clarkson	1 Grand Ave	Roof Replacement	73.3.1/13	LINK
Voting:	Welch, Camp, Coombs, Patten, Thornewill				
Alternates:	Oliver, Patten				
Recused:	None				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing:	Tori Ewing- LINK				
Public:	Backus				
	- Would like better photos for the file.				
Concerns:	Thornewill				
	- Would like to see some photographs of the overall house.				
Motion:	Motion to approve through staff with photo representation of the building. (Thornewill)				
Roll-Call Vote:	Carried 5-0 // Welch, Camp, Coombs, Patten, Thornewill (Aye)		Certificate #	HDC2023 – (as noted)	

8. Holly Coburn	5 N Beach St	New Driveway	42.4.1/92	Normand Residential
Voting:	Welch, Camp, Coombs, Thornewill, Paul			
Alternates:	None			
Recused:	None			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing:	Ben Normand- Normand Residential			
Public:	Backus			
	- The apron should be reduced in size as much as possible to be consistent with the rest of the driveways in the area.			
	- Having the entire driveway in Belgium block is not appropriate.			
Concerns:	Camp			
	- Would like the entire driveway to be done in Belgium block.			
	Thornewill			
	- Agreed			
	Coombs			
	- Agreed			
	Paul			
	- Agreed			
Motion:	Motion to approve. (Camp)			
Roll-Call Vote:	Carried 5-0 // Welch, Camp, Coombs, Thornewill, Paul (Aye)	Certificate #	HDC2023 – (as noted)	
9. Sandy ACK LLC	6 Sandy Dr	Door Rev's	29/76	NAG
Voting:	Welch, Camp, Coombs, Patten, Paul			
Alternates:	None			
Recused:	None			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing:	Stephen Theroux			
Public:	None			
Concerns:	None			
Motion:	Motion to approve as submitted. (Paul)			
Roll-Call Vote:	Carried 5-0 // Welch, Camp, Coombs, Patten, Paul (Aye)	Certificate #	HDC2023 – (as noted)	
10. Richard Leider	64 Sankaty Rd	Door Window Rev	49/80.1	NAG
Voting:	Welch, Camp, Coombs, Patten, Thornewill			
Alternates:	None			
Recused:	None			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing:	Stephen Theroux			
Public:	None			
Concerns:	None			
Motion:	Motion to approve as submitted. (Thornewill)			
Roll-Call Vote:	Carried 4-0 // Welch, Camp, Patten, Thornewill (Aye) Coombs was not present for the vote.			
Certificate #	HDC2023 – (as noted)			
11. Marine Home Center	138 Orange St	Windows	55/283	Gerardo Nolasco
Concerns:	Application not opened.			
Motion:	No action.			
12. Douglas Kern	71 West Chester St.	Deck/ Fen Changes	41/364	Botticelli + Pohl
Voting:	Welch, Camp, Coombs, Patten, Thornewill			
Alternates:	None			
Recused:	None			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing:	Lisa Botticelli			
Public:	None			
Concerns:	None			
Motion:	Motion to approve as submitted. (Thornewill)			
Roll-Call Vote:	Carried 5-0 // Welch, Camp, Coombs, Patten, Thornewill (Aye)	Certificate #	HDC2023 – (as noted)	

13. Jonathan & Roni Foster 09-9167	43 N Liberty St	Addition	41/153	Botticelli + Pohl
Voting:	Welch, Camp, Coombs, Oliver, Patten			
Alternates:	None			
Recused:	None			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing:	Lisa Botticelli			
Public:	Backus			
	- The addition on the façade for an additional bay on the gable is different, but not appropriate.			
Concerns:	None			
Motion:	Motion to approve through staff with the addition on the subordinate mass removed (Exhibit A). (Thornewill)			
Roll-Call Vote:	Carried 4-0 // Welch, Camp, Patten, Thornewill (Aye)		Certificate #	HDC2023 –09-9167

The following are held for the next meeting:

14. Elizabeth Holby	19 Low Beach Rd.	Rooftop Solar MH	74/83	Ack Smart
15. Elizabeth Holby	19 Low Beach Rd.	Rooftop Solar Cottage	74/83	Ack Smart
16. Janice Williams	43 India St	Roof Replacement	42.3.4/125	James Lydon
17. John Hendricks	1 Jefferson Ln	Spa & Hardscape	55.4.1/74.1	David Troast
18. NT Land Bank	54 Madaket Rd	Extend Parking Lot	41/583	Eleanor Antonetti
19. Nantucket Island Resort	19 N Water lot 7	New Dwelling	42.4.2/3	Emeritus LTD
20. NIR, LLC	19 N Water lot 7	Hardscape	42.4.2/3	Ahern, LLC
21. Nantucket Island Resort	19 N Water lot 11	New Dwelling	42.4.2/3	Emeritus LTD
22. NIR, LLC	19 N Water lot 11	Hardscape	42.4.2/3	Ahern, LLC
23. 63 Hulbert LLC	63 Hulbert St.	MH addition Rev COA	29/9	Emeritus LTD
24. Charles Goldstruck	8 Mooers Ave	Move off/ demo shed	30/248	WAPD
25. Charles Goldstruck	8 Mooers Ave	New shed	30/248	WAPD
26. NIR Retail LLC	4 Harbor SQ	Structure rev 03-8063	42.2.4/1	WAPD

VIII. INCOMPLETE APPLICATION

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Thomas Rhodes	125 Main St	Shed	42.3.3/49	Structures Unltd
(Better site plan with dimensions from property lines and clarification, it appears on the locus map and the google maps that there is already a building in this location)				
2. 2 Easton St LLC	2 & 6 Easton St	Hardscape	42.1.4/ 8&9	Coastal Engineering
Require elevation drawings of proposed; and delineate height of existing (as red, dashed line) overlaid on proposed				

Approved Minutes	September 5, 2023
Motion:	Motion to approve minutes from September 5, 2023 (Paul)
Roll-Call Vote:	Carried 5-0//Paul, Camp, Coombs, Oliver, Patten (Welch abstained)
Review Minutes:	
Other Business:	Next HDC Meeting – October 10 at 4:00pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – Hybrid
Potential Items for Discussion:	Replicate review policy of move demo hearings in relation to new/old dwellings.

Motion to adjourn at 7:44pm. (Coombs)

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

Minutes by Elaina Cano