



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, May 21, 2024

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, Preservation Planner; Fiona Johnson, and Sara Johnson, Administrative Specialists.
Nicky Sheriff, Land Use Specialist

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

Remote Participants: Coombs

Absent Members: None

Late Arrivals:

Early Departures:

Town Representative: Leslie Snell

Adoption of Agenda.

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

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

Public Comment Tobias Glidden, asked about the items that were on Consent Agenda on 5/14/2024, be heard now. He had been on the list for three weeks and has not been heard. It was very frustrating waiting. He thanked Diane Coombs for her service to the HDC as a former member of the Select Board as well. Coombs thanked him.

I. COMMISSIONER DISCUSSION WITH VOTE

- **Ratification of the discussion** on the HDC policy for the Consent and Consent with Conditions policy that took place at the 5/14/2024 meeting, that was held with less than 48 hours anticipation by the chairman to be included on the agenda. (Welch), was passed by a unanimous vote.
- **Consent and Consent with Conditions policy discussion** then took place, included on this agenda as not anticipated by the chairman prior to 48 hours' notice of the meeting.

Leslie Snell, director of Planning. There had been confusion regarding the process for Consent and Consent with Condition review in the office. She had discussed this matter with Ray Pohl prior to the last meeting as to how the staff can assist the HDC in the review process. Will not get involved with a discussion about administrative matters. She wants the HDC to be comfortable with the decisions that the staff makes. She has been looking at trying to streamline the HDC process in the office, particularly with staff turnover. Want to improve things and move the staff approvals along. Backus is not necessarily dedicated to HDC. She is the preservation planner and there are other people in the office that are more dedicated to the HDC as support. Have to work on the improvements together.

Pohl - explained the concept, as was the practice prior to Covid, members of staff produced the consent agenda which was a long-standing process. Covid changed the process and increased the backlog. The HDC was behind. It was decided that individual Commission Members would undertake the task of review since then and their initials applied to those items. This was done to take the stress from the staff. The Commission needed to be comfortable and trust who is doing the review for consent items. The current process should remain in place. There needs to be checks and balances in place. Not like other boards. People who are not familiar with the HDC may not be able to adequately review the applications. The existing process should remain in place and members review the applications. All agreed to continue to split the applications up among the members to review for consent agendas. Backus would continue to review the OHD applications. See how it works out going forward. The burden needs to be taken off the Commission.

Oliver – It cannot be just a box that is checked on a form. Someone who is not familiar with the HDC would not be knowledgeable. It was a nice gesture but the person making the decision should know what is required by the HDC. She had concerns about some of the decisions made on 5/14/2024. The HDC needed to spend their time wisely. HDC members and applicants need to be prepared.

Coombs – Prior to the current process no initials were included on the agendas. There were some significant errors made. The responsibility rests with the HDC itself. It is important to have respect and understand the HDC process. Commissioners are responsible for making the final approval. Historic buildings are of utmost importance to get right. It did not reduce the work of the Commissioners. Things are going to slip by. Education of the person doing the review has to be considered.

Camp – If things were going to change that radically the HDC needed to be notified ahead of time. It should not suddenly be put into practice.

Paul – The goal is to offer administrative assistance for the process. It should not be on consents. There are other things that needed to be addressed to speed things up including production of minutes. Consents should always be reviewed by more than one person, such as Backus who has experience. It maybe more time, but the hour spent by each member saves time at a meeting and no questions about why something is not on consent. That leaves time for the HDC to concentrate on applications that important. Professional training for someone to support the HDC to expedite things.

Thornewill – Agrees with Oliver and Paul. Two people looking at an application would be helpful. It would be helpful to come into the office to go over the consents with the staff person.

Welch – All in agreement, improving efficiency is important. Higher priority and easily to fix, triage the applications, if not complete then not put on the agenda. If not complete makes it hard to review and wastes time trying to fix it at the meeting. Backus involvement in the OHD is critical. The amount of time to do the review is impacted by the knowledge of the person reviewing the applications big investment of time. Distributing the load is beneficial but only by those that are well-versed. Go back to best practices. Train staff and develop criteria for simple things like fences. Historical knowledge about certain applications is not known necessarily by the person reviewing the consent items. Model needs to change so staff can do more with experience and trust. It is a team effort. The HDC makes the decision as to how they get the information. He reviewed the 2020 and 2021 agendas, staff reached out to members to get advice on consentible applications. Fabric of trust and experience. The staff members and the HDC should interact more. Prefers members to review the applications. In the end everyone must be comfortable with the process. The HDC needs to be involved.

Backus – Asked if a vote needed to be taken.

It was agreed that the current process remain in place for the time being without taking a vote to do so.

- **Memorializing the Commissions positions on Long-Standing practices and policies** - Extensive discussion of the policy took place.

Welch - Put this discussion on the agenda to memorialize best practices. Split rail fences outside of the OHD did not require HDC approval. There could be an addendum to include in BWNIM things that are normally approved and what is expected. Long standing practices could be listed. Wanted a sense of the Commissioners to see if including an addendum was helpful. It was agreed it was a good idea.

Backus – Stated that Nikky Sheriff in the office has been working to support the HDC by learning the process and doing HDC inspections. Concept of codifying the sections of BWNIM was suggested by the independent report. The guidelines need to be looked at.

Oliver – Initials on the consent agendas are important and they can support why it was on the consent agendas.

Pohl – Comforting to see that a member has reviewed an application. Codification is a good thing to do.

Thornewill – Members needed to compile the list.

Sense of the meeting Vote – Sense of the Commission that a list be compiled as to expectations and items that should be approvable. (Welch), sense of the meeting was by a unanimous consensus.

- **Chair's authorization of De Minimus Modifications -Not anticipated by the chair prior to 48 hours of the meeting.**

Welch – Authorization of de minimus modifications, such modification would ordinarily be consentible. He was in favor of the example given by Pohl; the chair or vice-chair has to be responsible and trusted that they were going to follow the vote.

Pohl – Example of trim changes and he would approve the as-built condition. Have a new business application and held for revisions that satisfied the required of the HDC. Rather than review again on the regular agenda, it would go on another list to be voted on. It would speed it up.

Backus – Explained the process, when something has changed, it is memorialized, and the chair contacted. It is all documented so there is a paper trail.

Motion: to Approve: The chair or vice-chair would be able to approve de minimus modifications reached in good faith on matters that would ordinarily be consentible. (Welch).

Roll Call Vote: It passed by a vote of four (Pohl, Welch, Coombs, Oliver) in favor and one (Camp) abstention.

I. SIGNS

4/30/2024

The Board voted to approve Items 1 – 3 (wall signs) for 1 Sparks Avenue, 4 Harbor Square (2). SAC recommended approval for Option A – three wall signs, or Option B – one wall sign and one flag sign. Applicants chose wall signs.

5/3/2024

Applicant emailed staff choosing Option B.

5/14/2024

SAC rescinded prior vote for three wall signs and approved one wall sign and one flag sign.

5/14/2024

HDC did not approve SAC recommendations.

5/21/2024

1. The HDC rescinded prior vote from 4/30/2024 (Oliver), passed by a unanimous roll call vote – Pohl, Coombs, Camp, Oliver, Paul
2. The HDC voted in favor of the revised recommendations (Welch)), passed by a unanimous roll call vote – Pohl, Welch, Coombs, Camp, Oliver

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	30 North Beach Street LLC <i>Approved</i>	30 North Beach Street	Wall sign (1 of 2)	29-130	Poyant Signs
2.	30 North Beach Street LLC <i>Held for further information on SAC denial</i>	30 North Beach Street	Wall sign (2 of 3)	29/130	Poyant Signs
3.	30 North Beach Street LLC <i>Held for further information on SAC denial</i>	30 North Beach Street	Wall sign (3 of 3)	29/130	Poyant Signs
4.	30 North Beach Street LLC <i>Approved</i>	30 North Beach Street	Flag sign	29/130	Poyant Signs

Voting Pohl, Welch, Camp, Coombs, Oliver

Alternates Patten, Paul, Thornewill

Motion Motion to Approve as Noted Above, passed by a unanimous vote (Welch).

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

III. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Megan Trudel	4 Aster Court	Shed	68/376	Self
2.	Glenbeigh LLC	33 Nonantum Avenue	Fence	87/49	B&P
3.	48 Hulbert LLC <i>*Approved with Exhibit A</i>	48 Hulbert Avenue	Handicap ramp	29/63	Mark Avery
4.	Nantucket Golf Club	250 Milestone Road	Pavilion	50/3	Emeritus
5.	Amelia Drive LLC	5 Amelia Drive	Hardscape	67/435	Emeritus
6.	47 Walsh Street LLC	47 Walsh Street	Handicap door	26/94	Mark Avery
7.	Susan B. McCollum Tr.	35 Eel Point Road	Entry roof/screen porch	32/63	B&P
8.	Joshua/Stephanie Goldman	16 Polliwog Pond Rd	Outdoor shower	55/422.7	Self
9.	Keegan Bartlett	41 Bartlett Farm Rd	Rooftop solar	82/500.1	AckSmart
10.	Andrew Rosen	148 Polpis Road	Roof	27/16	JMS Arch
11.	St. Mary's Rectory	6 Orange Street	Restoration	42.3.1/148.1	Hollister Consulting
12.	Adan Rodriguez	16 Bailey Rd	Window wells	55/106	LFW
13.	Sankaty Head Golf	100 Sankaty Road	New dorm	49/163	NAG
14.	Jonathan Jacoby	3 Tautemo Way	Revision	83/22	EMDA
15.	Sankaty Head Golf	18 Hoicks Hollow Rd	Demo pool	23/9	Emeritus
16.	Steven & Marjorie Lewis	124 Tom Nevers Rd	Door/window chgs	91/43.1	EMDA
17.	Sankaty Head Golf	18 Hoicks Hollow Rd	Demo/move cabana A	23/9	Emeritus
18.	Sankaty Head Golf	18 Hoicks Hollow Rd	Demo/move cabana B	23/9	Emeritus
19.	Sankaty Head Golf	18 Hoicks Hollow Rd	Demo/move cabana C	23/9	Emeritus
20.	Sankaty Head Golf	18 Hoicks Hollow Rd	Demo/move cabana D	23/9	Emeritus
21.	Sankaty Head Golf	18 Hoicks Hollow Rd	Demo pergola	23/9	Emeritus
22.	Sankaty Head Golf	18 Hoicks Hollow Rd	Demo pool B	23/9	Emeritus
23.	Jeffrey Booms	14 Woodland Drive	Move on shed	79/203	LFW
24.	XXII Years LLC	3 Maxey Pond	Guest house rev.	40/106	CWA
25.	55 S Shore Rd LLC		Revisions	80/114	EMDA

Minutes for May 21, 2024; adopted October 8, 2024

26. Julia Meade	56 S Shore Rd 8	Garage door color chg	49/921	NAG
27. Jamie McCoy	Bayberry Siasconset	Hardscape/patio	67/576	Self
28. Roland Voyages	14 Wapposett	Roof/cottage	82/33	Self
29. Joseph Marchese	14 Osprey Way	Shed door/window chg	41/51.2	EMDA
30. D & M Charbonneau	8 Winn Street	Window replacement	68/522	Robert Pyke
31. Marsh Hawk LLC	10 Curlew	Shed	56/112	Structures Unld
32. Gilbert/Linda Adams	11 Marsh Hawk	Roof	73.13/25	G. Nolosco
33. Cotto	11 Beach Street	Roofwalk	27/41	Val Oliver
34. Sandy Ack LLC	3 Shawkemo Hills	Deck railing rev.	29/76	NAG
35. RMM Lemonade LLC	6 Sandy Drive	New dwelling	80/139	EMDA
36. Todd/Kelly Broderick	23 Masaquet	Shed 2	60/111	BPC
37. SS Road LLC	17 Starbuck Rd	Door/window rev,	80/114	EMDA
38. Rabbit Run LLC	56 S Shore Rd	Rooftop solar	29/9	Sunwind
39. Once Upon a Time	26 Rabbit Run	Shed	88/65	NAG
40. Once Upon a Time	56R Madequecham Vly	Window rev.	88/65	NAG
41. Capry's Island Holding	56R Madequecham Vly	Fence	41/200.1	Val Oliver
42. 32B Hulbert NT	47 Crooked Lane	Color Change MH	29/72.1	Thornewill
43. Joanne Johnsen	32B Hulbert Avenue	Rooftop solar	79/3	Cotuit Solar
44. 19 Broad St. LLC	40 Lovers Lane	HC ramp	42.4.2/875	LFW
45. John Buttrick etal	19 Broad Street	MH rev.	38/113	LFW
46. Don Allen Ford	26 Warrens Landing	Shed	54/177	Val Oliver
47. 5 Amelia Drive LLC	24 Polpis Road	Rooftop solar	67/435	Acksmart
48. Karyn Frist	5 Amelia Drive	Addition	73.3.2/60	R. Newman
49. Kenneth/Lisa Dias	34 Morey Lane	Gym studio	67/916	Ben Normand
50. Kenneth/Lisa Dias	27 Rugged Road	Garage studio	67/916	Ben Normand
51. 55 S Shore Rd LLC	27 Rugged Road	Demo	80/114	EMDA
52. Littlefield	56 S Shore Road	Hardscape	41/267	Julie Jordin
53. Bridgett Bloise-Smith	3 Franklin Street	Fence	67/777	Self
54. Ruby Fee	10C Thirty Acres	Window/door/stair	67/300	Self
55. P&M Reis Trucking	56 Fairgrounds Rd	Fence	67/382	J. Martinez
	10 Green Meadow			

Voting Welch, Coombs, Camp, Patten

Alternates None

Recused Pohl, Oliver, Paul, Thornewill

Motion Motion to approve as noted above, other than #3 (Coombs)

Roll Call Vote Passed unanimously (Welch, Coombs, Camp, Patten)

IV. CONSENT WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Carolyn Higgins RT	6 Fair Street	Rev. 2023-08-8907	43.3.1/151	Botticelli & Pohl
	• Consent subject to 2 nd floor railing being shingled as previously approved.				
2.	Conway Family	11 Western Avenue	Driveway	87/117	Val Oliver
	• Driveway to meet Zoning Bylaw 139-20.1 and shown on the site plan.				
3.	Paul Abbott	6 Bailey Road	Hardscape/pool	55/106.6	LFW
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing/or as noted on application.				
4.	Richmond Great Point	30A Evergreen Way	Revisions A/C	98/711.2	KOH
	• NTW fence surround with vegetative screening in perpetuity.				
5.	Lydia Palmer	110 Wauwinet Road	Roof	11/29	LFW
	• Architectural "Colonial Slate: CertainTeed or "Pewter Gray" GAF.				
6.	Kurtland Scott	334 Madaket Road	Relocate MH on site	60/141	JB Studio
	• Corrected site plan that shows the proper footprint of the front stoop.				
7.	XXII Years LLC	3 Maxey Pond	Hardscape/pool	40/106	Ahern LLC
	• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing/or as noted on application.				
8.	Cristler	11 Bayberry Lane	Garage	67/63	Val Oliver
	• Vertical panes in the garage door glass.				
9.	61 Fairgrounds LLC	61 Fairgrounds Road	Fence	67/173.1	LFW
	• Lot C AC units must be screened from public view in perpetuity.				
10.	NHA Properties	75B Old South Road	Fence	68/999.1	LFW
	• Subject to vine-type plant installed at alternating panels (not required, suggestion of manageable vining plant, climbing hydrangea)				
11.	Housing Nantucket Inc.	73A Old South road	Fence	68/248	LFW

- Subject to vine-type plant installed at alternating panels (not required, suggestion of manageable vining plant, climbing hydrangea)
- 12. Skyline Drive LLC*** 6 Woodland Drive Cabana 79/209 Stowe Mtn Builders
 - The cabana must not be visible at the time of inspection and in perpetuity.
 - ***PULLED FOR DISCUSSION PRIOR TO VOTE AND HELD FOR REPRESENTATION TO LATER DATE**
- 13. Robet Sarkasian 8 N Mill Street Driveway/curb cut 55.4.4/78.2 KMLD
 - Apron depth must extend to 10' for zoning compliance and shown on the site plan.
- 14. 61 Fairgrounds LLC 15 Parker Lane Lot B Fencing/pool 67/173 LFW
 - Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing/or as noted on application. Hedge along driveway, adjacent to neighboring lot, and screening of main house per prior approved landscape plan/plant materials.
- 15. Koyote Realty LLC 4 Hickory Meadows Guest house 41/900 WAPD
 - Eliminate the door on the north elevation (facing West Chester St) and replace with a small window.
- 16. Kenneth and Lisa Dias 27 Rugged Road Hardscape/pool 67/916 Ben Normand
 - Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing/or as noted on application.
- 17. EMRE 7 South Water Street Outside stairway 42.3.1/131 R. Newman
 - To extent possible, add minimum 3" x 3" on center – maximum 4" x 4" on center lattice.
- 18. James Gribell 2 Mulberry Street Shed 55.4.1/20 Structures Unld
 - Subject to required zoning setbacks from property line.
- 19. Pour La Table 54 Skyline Drive New garage 79/46 LINK
 - Requires a site plan, to include location of garage dimensioned from two lot lines.
- 20. David Freysinger Tr. 8 Shimmo Pond Hardscape/pool 54/258 Ahern LLC
 - Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing/or as noted on application.
- 21. Tim Reinemo 85 Bartlett Road Rooftop solar 66/408 Cotuit Solar
 - Due to limited visibility including distance from street; existing (or comparable) streetside screening to remain in perpetuity.
- 22. MMS Investments 14 Orange Stree Roof change 42.3.1/46 T&T
 - Dare of construction add to the COA (NAN.3174 – c.1838 Levi Starbuck House).

Voting Welch, Coombs, Camp, Patten, Paul

Alternates

Recused Pohl, Oliver, Thornewill

Motion Motion to approve as noted above (Camp)

Roll Call Vote Passed unanimously (Welch, Coombs, Camp, Patten, Paul)

V. CONSENT SUBJECT TO COMMISSION REVIEW

1. Fair City LLC 117 Old South Rd Hoop tent 68/111&112 EMDA

Voting Pohl, Welch, Camp, Coombs, Oliver

Alternates Patten, Paul, Thornewill

Recused

Documentation

Representing **Ethan McMorro** – Stated the hoop tent was behind a larger building and not visible from Old South Road

Public

Concerns **None**

Motion: Motion to approve as submitted (Oliver), passed by a unanimous vote.

Roll Call Vote: 5-0. Pohl, Welch, Camp, Coombs, Oliver

2. George Metri 12 Angola Driveway/Curb cut 55.4.4/78 KMLD

Voting Welch, Camp, Coombs, Patten, Paul

Alternates Pohl, Thornewill, Oliver

Recused

Documentation

Representing **Katy Mitchell** – Just the driveway for the new house, looked at other driveways in the area, brick and cobble is a better fit, no gravel running into the street. Showed pictures, very few gravel in the area. Retaining walls were on the approved hardscape plan along with grading.

Public Micky Rowland stated that the driveway should be one-car width, should be moved away from the property line and move information should be presented on the retaining walls.

Concerns

Holly Backus

- Materials are appropriate for the OHD and the surrounding area

Thornewill

- Materials are appropriate

- Makes more sense to have one-car width when there is a garage

- Questioned retaining walls

Paul

- Materials are appropriate

- Reduce the width of the driveway
- Move driveway away from the property line
- Site section would be helpful

Coombs

- Materials are appropriate
- Width of the driveway is a concern

Patten

- Material is appropriate
- Concerned about the width

Welch

- Materials are appropriate
- Similar concerns about the retaining walls
- The previous hardscape approval should be merged with the driveway
- Top of wall indicated on the plan, plant material, grading, narrowed

Motion **Hold for revisions, the previous site plan with the driveway on it, grading, planting, relocating the driveway narrowing the driveway (Paul).**

Roll Call Vote **5-0, Welch, Camp, Coombs, Patten, Paul**

3. Squam Holdings **31 Squam Rd** **Reno/addition** **21/3** **Botticelli/Pohl**

Voting Welch, Camp, Coombs, Oliver, Thornewill

Alternates Patten, Paul

Recused Pohl

Documentation

Representing **Ray Pohl** - Represented that it was a 1-story structure. Sizable addition to dwelling. Distance visibility from the water and the road. Substantially in same location as existing. Will provide a section as to where the due is located

Public **Linda Williams** – Representing the abutter to the west. Applicants have worked with that abutter since December. How much of the original structure is remaining is a question. They moved the location, and it is better.

Holly Backus

Stated the building was older than represented, maybe over 100 years old Hutton Family Estate

Same application as December 2023 and withdrawn.

Retain defining features, chimney, walls, simple forms, west faces towards road

Dwelling did have large windows in the 1930 photo facing the east/water.

Retain the scale. Too many French doors and windows, glazing maximums exceeded.

Identify the existing structure in the new footprint.

Should have a front door, no windows flanking French doors. Previous fenestration was simple.

This overwhelms the existing structure.

Only the main center block is retained. Decking remaining?

Demo plan needed to be submitted.

Camp

- Fenestration is too much, would work better if it was reduced
- Missed original simplicity
- Additive massing is good

Coombs

- East elevation with all of the windows, the percentage is exceeded, you may be able to see it from the water
- Destroys the simplicity

Oliver

- Applaud the scale
- Reduction in the fenestration especially on the east, overscaled
- One wind labeled as entry, windows are a concern

Thornewill

- Concerned about where the beach/water is compared to the dune
- Too much fenestration on the east, windows now and replacing with doors
- Ask for the delineation where the dune is

Welch

- Appreciate scape, one story, elongation is atypical however
- Fenestration concerns, older picture windows may be better.

Motion: **Motion to hold for revisions, demo plan, fenestration changes (Welch), passed by a unanimous vote.**

Roll Call Vote: **5-0. Pohl, Welch, Camp, Coombs, Oliver**

4. NIR	19 N Water (Lot 9) Hardscape	42.4.2/3	Ahern LLC
Voting	Pohl, Camp, Coombs, Oliver, Paul		
Alternates	Patten, Thornewill		
Recused			
Documentation			
Representing	Mirka Ahern – Explained hardscape, Belgian block apron, similar over all five properties and area materials, Goshen stone for patios, irregular pavers, pea stone parking area, 6-foot fence around A/C, street scape presented, extensive discussion of pea stone areas. Will eliminate if necessary in favor of brick. Will check with owner if they will consider brick. Looking at all Belg		
Public	Mickey Rowland had no concerns		
Concerns			

Holly Backus

- A different door had been approved through staff at a precious meeting which has not been put through yet
- The structure is individually significant
- The French door slider was put in before she bought the house
- The pane size needs to be more representative of the windows

Camp

- Will be more visible
- Opening Lily Pond is being opened up
- First approval with kick panel is most appropriate

Coombs

- Should be as approved
- Very visible

Oliver

- The door that was approved had better relationship to the windows as a 15 light.
- It is visible

Welch

- Add muttons to the sliders
- Fantastic restoration.

Pohl

- Appreciate the recycle
- Pane size is so different from the windows
- If approved at all would have to be triple with 12 light and kick panel

Motion: Motion to hold for revisions (Camp), passed by unanimous vote.

Roll Call Vote: 5-0. Pohl, Welch, Camp, Coombs, Oliver

7. NIR

19 N Water (Lot 8)

Hardscape

42.4.2/3

Ahern LLC

Voting

Pohl, Camp, Coombs, Oliver, Paul

Alternates

Patten, Thornewill

Recused

Documentation

Representing

Mirka Ahern – Align the arbor/gate/fence, regular cut bluestone patio and pea stone walkway

Public

Concerns

Motion

Motion to approve – make access road pea stone, driveway pea stone, Belgian block border, irregular Goshen stone patio, align arbor/gate/fence, per Exhibit A (Paul)

Roll Call Vote

Motion was passed by a vote of three (Pohl, Camp, Paul) in favor and two (Coombs, Oliver) opposed.

6:14 PM Break

8. Derek Taff

16 Paul Jones Rd

Deck/hardscape

41/97.1

R. Newman

Voting

Pohl, Welch, Camp, Coombs, Oliver

Alternates

Recused

Documentation

Representing

Rob Newman

Public

****HELD FOR REPRESENTATION****

9. NIR LLC

19 N Water (Lot 9)

Rev. windows/doors

42.4.3

Emeritus LLC

Voting

Pohl, Camp, Coombs, Oliver, Patten

Alternates

Paul, Thornewill

Recused

Documentation

Representing

Matt MacEachern – When the house was approved there was discussion about the front door. He said he would come back to discuss it further. He submitted pictures in the area. Proposes a 2-panel and 2-light. Reduced the number of French doors, changed other fenestration.

Public

Concerns

Holly Backus

- Infill structure, changes are appropriate
- Shingle west railing second floor

Camp

- Height of the front door at 7'6" very tall, reading vertical
- Shorten door
- Shingled rail

Coombs

- Shingled wall is good
- Front door is not too tall

Oliver

- Okay, prefer previous door
- Like the shingled wall

Patten

- No concerns
- Like the shingled rail second floor

Pohl

- Agree with door too tall
- Shingled rail is good

Motion: Motion to keep the original door and shingle the second-floor railing, west elevation, Exhibit A, and passed by unanimous vote

Roll Call Vote: 5-0. Pohl, Camp, Coombs, Oliver, Patten

VI. CONSENT WITH CONDITIONS SUBJECT TO COMMISSION REVIEW

1. Henry Spitzer	1 Sconset Avenue	Gate/patio/bocce	73.4.1/8	KMLD
Voting	Welch, Camp, Coombs, Oliver, Patten			
Alternates	Paul			
Recused				
Documentation				
Representing	Katy Mitchell – Patio is enclosed in existing privet, bocce court is hidden and showed pictures of the Gates. They did start grading and putting in the perimeter of the patio and was told to stop. Decided not to go with the pool and pulled it. Irregular existing grade around the house was not even.			
Public	Rob Benchley work does not seem to match the approval with the grade			

Concerns

Holly Backus

- Screening has to be present for bocce court
- Isky Santos property 1983
- COAs have not been issued yet
- Abutters have complained
- Abutters concerned about patio location

Coombs

- Questioned the site plan lines, grade lines
- Bocce court has vegetation around it
- Not going to be so noisy
- Very formal yard, rather see more informal

Patten

- More focused on patio than the bocce court

Oliver

- Not concerned about the bocce court
- More concerned about the patio and should be lowered to the grade it sticks up on the edge of Clifton Street

Camp

- Concerned about the raised patio, too high, has to come down on the rural corner

Welch

- Like to understand the timeline, As-built?
- Size of the patio and retainage is inappropriate
- Site plan with grading, elevation of the patio

Motion Motion to hold for revisions and information, grade changes, reduce the patio, lower the patio, show previous lot details (Camp). Passed by unanimous vote.

Roll Call Vote 5-0 – Welch, Camp, Coombs, Oliver, Patten s

2. **Carl/Karen Nelson** **21 Wigwam** **Gate** **77/5.9** **CWA**

Voting

Alternates

Recused

Documentation

Representing **Chip Webster**

Public ****HELD FOR REPRESENTATION****

3 **Steven Arst** **5 Flintlock Rd** **Fence** **75/94** **Self**

Voting Pohl, Coombs, Patten, Paul, Thornewill

Alternates Patten, Thornewill

Recused

Documentation

Representing **Steven Arst** - Height of the fence was why it was pulled off at seven feet. Gate is not on the property line. The wire fence is on the side at seven feet. Explained the site plan and location of the wood and wire fence. Moving fence is problematic for them to get too close to the pool and patio.

Public

Concerns

Holly Backus

- Fence height is of concern

Coombs

- Seven feet no necessary to stop a deer
- Move in from the property line
- Hard to read the plan lines

Patten

- Height of fence
- Location of the wire fence

Thornewill

- Agree on the property line
- No concerns with the height due to screening

Paul

- Wood fence is on the left and right of the house
- The wire is behind it and deer fence is in rear, concern on the property line, not want to cut the shrubs
- Move the fence off the property line
- 6/1 fence is too tall for the wooden fence
- May be screened enough even if tall. Wire needs to be 3 feet off property line

Pohl

- As long as fence is off the property line, he is okay
- Screening is going to help the tall wood fence

Motion: **Motion to hold for revisions to the location of the wire fence, (Coombs), passed by unanimous vote**

Roll Call Vote: **5-0. Pohl, Coombs, Patten, Paul, Thornewill**

VII. NEW BUSINESS 04/02/2024 VIEW

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Michelle & Darren Black	25 Eel Point Road	Breezeway	40/44	Emeritus LLC

Voting Welch, Camp, Coombs, Oliver, Paul

Alternates Unknown

Recused None

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

Representing **Matt MacEachern** – Presented three options for the breezeway. Cross gable, flat roof, no gable.

Public

Concerns

Holly Backus

- Commenting on all three applications
- Brick apron was approved before
- Recommends consistency that it be brick and a new material in the subdivision
- Too much pea stone and no apron between the drive and driveway with Belgian block

Camp

- How far from the road – hundreds of feet
- Option pergola a bit noisy

Coombs

- Prefers the pergola
- Asked about the relationship between the two structures

Oliver

- Connecting two structures that the HDC did not want connected
- Still should not be connected

Paul

- Took a view and from some perspectives already look like they are connected
- Cannot really tell if they are or not
- Flat roof like a pergola is the best option
- Okay in concept, substantial enough the connection feels light

Welch

- Prefer the pergola as a landscape element agrees with Paul and Coombs with screening from Swift Rock side

Motion **Approve – with the pergola option and screening from the Swift Rock Road side (Paul).**

Roll Call Vote **4-1 – four (Welch, Camp, Coombs, Paul) and one (Oliver) opposed.**

VIII. OLD BUSINESS 04/09/2024

1. Doherty ACK LLC	2 Mariner Way	Revision to pool	55.1.4/72.4	LFW
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates				
Recused				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Paul Santos – Asked to continue as Williams had to leave the meeting due to the late hour. He was not prepared to make a full presentation. Pohl said it had to go forward for the neighbors. Welch explained the punitive rules. He presented his component part of the file. He is not versed in the architectural aspects. Represented 2/4/6 Mariner Way at the same time as to why the Applicants were there. Was approved in the past last year on 4/18/2023. Pool at that time was approved that it would not be visible at time of inspection and in perpetuity. It was within the deck. This is a revision to allow raising it out of the deck due to Con Com requirements raising it up 24". Railing to a shingled wall change to screen the elevated pool. Still in the deck, sitting on piers. Plan showed the screening of the railings. Initial site plan not visible from Union Street nor Mariner Way. Reviewed the site plan again after comments made, the pool in the deck 12'2" by 7'2". Enclosing the deck is not visible from Union, Mariner Way is one say from Union Street. May not need the shingled wall.			
Public	Letter from NPT, deck railing is inappropriate, needs to blend with the OHD neighborhood. Micky Rowland stated that the shingled rail was not approvable in the OHD. Should be an open railing. Amy Koehn, of 76 Union Street, on zoom, representing nine other area property owners, the scale of the houses are immense. Houses are a done deal. Not the pools, now the HDC can reject the pools. No historical appropriateness of a pool. The pools are disruptive If they are approved they will continue to object. John Hartig abutter at 76 Union Street. HDC approved the pools and never got any notice. Pohl clarified that pools are not noticed to the public. Object to the application for all the reasons his wife stated. Brian Rolston, 3 Mariner Way, hope when continued, not being visible from Mariner Way, from his house he can see it. Whatever structure is blocking the pool it must fit into the neighborhood. He went after Williams again on being on the Con Com.			

Concerns

Holly Backus

- Result of an infill dwelling and pool in subdivision
- Shingles rail is new feature not appropriate
- Bare minimum request a landscape plan in perpetuity
- Clarify the record on the garage and the HDC said a cottage was more appropriate

Camp

- Pool is a different pool, may be same size but different configuration
- Shingled rail is inappropriate

Coombs

- It has never been recorded on this project that Williams served on the Con Com and is the representative for this project.
- Beginning of the OHD
- Grandfathered pool, did not understand how pool was allowed grandfathered or not
- Developer has no right to destroy the OHD
- Pools are not allowed in the OHD regardless of grandfathering
- Size of the houses should be in keeping with the streetscape and they are not
- Tried to get the size reduced and was told they were grandfathered
- Want pools removed, do not build up walls to be impervious to the flood zone

Welch

- Been before the HDC for a long time
- Wants prior approval and minutes

Oliver

- Agree on the previous approval and minutes

- Understand the frustration on the notice for pools
- Pools were always showing the pools

Pohl

- Zoning freeze as put in at the subdivision point
- Agree with Rowland on the shingled rail creates a heaviness in the landscape that should not be there

Motion **Motion to hold for prior approval and minutes (Welch), which passed by a unanimous vote.**

Roll Call Vote **5-0 – Pohl, Welch, Camp, Coombs, Oliver**

2. Doherty ACK LLC 4 Mariner Way Revision to pool 55.1.4/72 LFW

Voting Pohl, Welch, Camp, Coombs, Oliver

Alternates

Recused

Documentation

Representing **Paul Santos** – Will make a full presentation on this matter at the next hearing.

Public

Concerns

Motion **Motion to hold for prior approval and minutes (Welch), which passed by a unanimous vote.**

Roll Call Vote **5-0 – Pohl, Welch, Camp, Coombs, Oliver**

3. Doherty ACK LLC 6 Mariner Way Revision to pool 55.1.4/72.3 LFW

Voting Pohl, Welch, Camp, Coombs, Oliver

Alternates

Recused

Documentation

Representing **Paul Santos** – Will make a full presentation on this matter at the next hearing.

Public

Concerns

Motion **Motion to hold for prior approval and minutes (Welch), which passed by a unanimous vote.**

Roll Call Vote **5-0 – Pohl, Welch, Camp, Coombs, Oliver**

THE FOLLOWING ITEMS WERE NOT HEARD AT THIS MEETING AND WILL BE CONTINUED TO THE NEXT REGULARLY SCHEDULED MEETING ON MAY 28, 2024

• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver –*

IX. NEW BUSINESS 04/23/2024

1. #3 Back St LLC	3 Back St	Move on with addition	55.1.4/427	Thornewill
2. #1 Back St LLC	1 Back St	Move off	55.1.4/427	Thornewill
3. #1 Back St LLC	1 Back St	New dwelling	55.1.4/427	Thornewill
4. Quarter Mile Hill	2 Quarter Mile Hill	New way surface	42.3.3/4	Gryphon Arch
5. 19 Monomoy Trust	19 Monomoy Rd	Addition	54/260	Gryphon Arch
6. A Barrett	17 Pine Tree	Revs	68/31	Topham
7. Laura & Brian Millham	6 Boulevard Rd	Sports Court	80/75.1	Zoran Milorski
8. John Wise	16 Williams St	Driveway gate	55/372	Normand
9. John Wise	16 Williams St	New dwelling	55/372	Normand
10. John Wise	16 Williams St	New dwelling	55/372	Normand
11. John Wise	18 Williams St	New dwelling	55/371	Normand
12. John Wise	16.5 Williams St	driveway	55/372	Normand
13. John Wise	16.5 Williams St	New dwelling	55/372	Normand
14. John Wise	16.5 Williams St	New dwelling	55/372	Normand
15. Nantucket Yacht Club	1 S Beach St	Roof	42.4.2/12	J Lydon
16. Dennis Keller	3 Nosegay	Revision rooftop solar	73.1.4/14	AckSmart
17. Michele Kolb	27 N Liberty	Garage	41/453	self
18. Third Point Holdings LLC	39 Quaise Rd	New Dwelling	26/3	Smith Hutton
19. Third Point Holdings LLC	39 Quaise Rd	Demo MH	26/3	Smith Hutton
20. Third Point Holdings LLC	39 Quaise Rd	Demo Garage	26/3	Smith Hutton
21. Third Point Holdings LLC	39 Quaise Rd	Garage	26/3	Smith Hutton
22. Ack Mug LLC	10 Silver St	New Dwelling	55.4.1/187	EMDA
23. 88 Pocomo Trust	88 Pocomo	Rev Massing Fenestration	15/42	Emeritus
24. 1 N Swift Rock Road Trust	1 N Swift Rock Road	Alterations	40/2	Emeritus
25. Elizabeth & Shawn Bristow	31 Exeter	addition	76.4.2/285	self
26. SE Cache Trust	6 W Dover	As built studio	55.4.1/191	John Brescher
27. 308 Madaket Holdings LLC	308 Madaket Rd	New shed	60.2.1/67	JB Studio
28. Egilmez Nejat	41 Goldfinch Dr	Add Portico	68/548	JB Studio
29. Breskman	34A Grove Ln	Pool Hardscape		LINK
30. M Gault	6 Forrest Ave	New Garage		LINK
31. Wiggins	40 Vesper Ln	New Shed		LINK
32. Monomoy Acquisitions	30 N Liberty	Hardscape patio fire pit		LINK
33. Hawkes End LLC	Esthers Island	New Shed	36.2.3/97	Botticelli & Pohl
34. 10.5 Sherburne TPK LLC	10.5 Sherburne TPK	Rev Hardscape	30.1.75.1	LEW

X. OLD BUSINESS 04/23/2024

1. Mariela Oviedo	12 Wappossett Ci	Solar	67/572	Incite LLC
• <i>Commissioners: Pohl, Welch, Coombs, Oliver, Patten</i>				
2. Brian Davis	108 Surfside Road	Roof Solar	80/5	Sunwind
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Patten</i>				
3. Nantucket Historical Assoc.	89 Bartlett Rd	Roof Solar	66/410	AckSmart
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver</i>				
4. Tomack LLC	38 Chuck Hollow Road	MH – Roof/Fen	75/66.1	JB Studio
• <i>Commissioners: Welch, Coombs, Oliver, Patten, Thornewill</i>				
5. Tomack LLC	38 Chuck Hollow Road	Garage – Roof/Fen	75/66.1	JB Studio
• <i>Commissioners: Welch, Coombs, Oliver, Patten, Thornewill</i>				
6. Josh Leffler	22 Pleasant St	Addition	42.3.2/50	Oliver
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver</i>				
7. 450 Greenpark LLC	2 Stone Alley	Railings		Emeritus
• <i>Commissioners: Welch, Camp, Coombs, Thornewill, Paul; Alternate: Patten; Recused: Pohl, Oliver</i>				
8. Cohen Steven TR. co Area 51 TR.	51 W Miacomet Road	Pool	81/52	Ahern LLC
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten</i>				
9. Turk Family LLC	15 Marsh Hawk Ln	Pool/Patio	56/113.6	LINK
• <i>Commissioners: Welch, Coombs, Oliver, Paul, Thornewill</i>				
10. Great Harbor Yacht Club Inc.	96 Washington Street	Add/alter	55.1.4/8	Emeritus
• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver</i>				
• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver</i>				

XI. NEW BUSINESS 04/30/2024

1. Durham Station LLC	76 Pocomo Rd	Move off demo dwelling	15/38	Mark Avery
-----------------------	--------------	------------------------	-------	------------

2. Durham Station LLC	76 Pocomo Rd	New dwelling	15/38	Mark Avery
3. Durham Station LLC	76 Pocomo Rd	New studio	15/38	Mark Avery
4. Barnes Curtis & Joan Trust	12 Sunset Hill	Addition	41/450	NAG
5. Smiley 15 N Water LLC	15 N Water St	House reno	42.4.2/50	Normand
6. Smiley 15 N Water LLC	15 N Water St	landscaping	42.4.2/50	Normand
7. Eloise N.T	1 Sandy Dr	Ext Stair Rev	29/73	Thornewill
8. Anthony & Jane & Tomasiallo	13 Bank St	Replace 3-4 Windows	73.1.3/68	Richard Pruniar
9. A Novissimo	14 Deer Run Rd	New Garage	57/14.1	Sandcastle
10. Geoff Smith	22 Coffin St	Demo move off	73.4.1/36	Topham
11. Geoff Smith	22 Coffin St	New dwelling	73.4.1/36	Topham
12. Courtney Gault	8 New Mill St	Add Dormers	42.3.3/33.2	Concept plan design
13. 12 Sesachacha LLC	12 Sesachacha Rd	Demo move garage	21/83	Botticelli & Pohl
14. 12 Sesachacha LLC	12 Sesachacha Rd	New garage	21/83	Botticelli & Pohl
15. Stark point LLC	16 Easton St	Studio Addition	42.4.1/11	Botticelli & Pohl
16. Dan Driscoll	15 Madaket Rd	Rooftop solar	41/299.3	Acksmart
17. Dukes Road Trust	2 Dukes Road	New Gusset	41/187	Botticelli & Pohl
18. Dukes Road Trust	2 Dukes Road	New Garage	41/187	Botticelli & Pohl
19. Ernie & Jamie Strang	7 Farmview Drive	New Dwelling	66/180	SMRD
20. Schneider Family	10 West Dover St	New Dwelling	55.4.1/192	Val Oliver
21. Patience Killen	1 Old North Wharf	Addition	42.3.1/80	Val Oliver
22. Naughty Cal LLC	26B Daffodil Ln	Rooftop solar	68/738.2	Acksmart
23. St Mary's Church	3 Federal	Railing	42.3.1/174	Hollister Consulting
24. Andy Bender	2 Braeburn Way	Rooftop solar pool house	39/41	Acksmart
25. Three North Gully Road LLC	7 N. Gully Road	New Dwelling	73.1.3/123	Botticelli & Pohl
26. Sankaty Head Golf Club Inc.	18 Hoicks Hollow Road	Demo structure	23/9	Emeritus
27. REDHORSE LLC	88 Quidnet Road	Rev 2021-06-4059	26/109	Ahern LLC

XII. OLD BUSINESS 05/14/2024

1. Steven L. Cohen, Trustee of 72 Pocomo Trust	72 Pocomo Road	New Primary Dwelling	15/37	Workshop APD
• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver</i>				
2. Matt O'Connor	22 Tahama Lane	Fence, Pool, Driveway	55/451	KMLD
• <i>Commissioners: Welch, Coombs, Camp, Paul, Thornewill</i>				
3. Parents Cooperative of Nant.	15 Nobadeer Farm Road	Solar Roof Revisions	69/85	Ack Smart
• <i>Commissioners: Camp, Coombs, Oliver, Patten, Thornewill</i>				
4. Dukes Road Trust	2 Dukes Road	New Dwelling	41/187	Botticelli & Pohl
• <i>Commissioners: Welch, Coombs, Camp, Paul, Patten</i>				
5. Nancy Holmes	3 Eagles Wing Way	Solar	80/229	Empower Energy
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver</i>				
6. Lord Family, LLC	15 Coffin Street Sia	Hardscape, Driveway	73.4.1/34	LFW
• <i>Commissioners: Pohl, Welch, Coombs, Oliver, Paul</i>				
7. Bessie, James & Laura	9 Correia Lane	Garage	80/58.2	Brook M
• <i>Commissioners: Welch, Coombs, Camp, Patten, Thornewill</i>				
8. 3 Pleasant St. Nom. Tr.	3 Pleasant Street	Addition	42.3.3/155	Emeritus
• <i>Commissioners: Welch, Coombs, Camp, Oliver, Thornewill</i>				
9. Big Patch LLC	69 Hummock Pond Road	New Main Dwelling	56/320	Emeritus
• <i>Commissioners: Welch, Coombs, Camp, Oliver, Paul</i>				
10. Big Patch LLC	69 Hummock Pond Road	New Garage	56/320	Emeritus
• <i>Commissioners: Welch, Coombs, Camp, Oliver, Paul</i>				
11. NIR	19 N Water St, Lot 8	New Dwelling	42.4.2/3	Emeritus
• <i>Commissioners: Welch, Coombs, Camp, Oliver, Paul</i>				

XIII. NEW BUSINESS 05/14/2024

23. Olsen Family	28 Prospect St	Hardscape	55.4.4/77.1	Val Oliver
24. More Than Enough LLC	30 Russel's Way	New Dwelling	77/8.1	CWA
25. Ripley	92 Washington	New Dwelling	42.2.3/22	Marshall Harris
26. Ripley	92 Washington	Garage	42.2.3/22	Marshall Harris
27. Ripley	92 Washington	shed	42.2.3/22	Marshall Harris
28. Kenneth & Lisa Dias	27 Rugged Rd	New Main House	67/916	Normand Res
29. Center of Town LLC	35 Center	Rooftop solar	42.3.1/3	Acksmart
30. Romano	55 Easton St	Hardscape pergola	42.4.1/86	Julie Jordan
31. Jacobs Amanda Kevin	4 Rays Ct	Fence rev	43.3.2/3	Julie Jordan

32. XXII Years LLC	3 Maxey Pond	Tennis court	40/106	Ahern LLC
33. XXII Years LLC	3 Maxey Pond	New garage	40/106	CWA
34. Peaches Lou LLC	11 Green Ln	Fenestration Trim	42.3.3/87.2	Emeritus LTD
35. 111 OSR LLC	111 B Old South Rd	Mixed use structure	68/167	Emeritus LTD
36. Ted Silva	14 Harbor View Way	Rev MH 8887	42.4.1/26	LFW
37. Buttrick NT Trust	34 Warrens Landing	Relocate dwelling additions	38/11	LFW
38. North Liberty Street LLC	13 N Liberty St	Garage Move on reno	42.3.4/3	SMRD
39. Elizabeth Holby	19 Low Beach Cottage	Solar roof	74/83	Acksmart
40. Wolfram Family Trust	7 Folgers	MH Addition	42.4.4/33.3	WAPD
41. Wolfram Family Trust	7 Folgers	Accessory dwelling	42.4.4/33.3	WAPD
42. Wolfram Family Trust	7 Folgers	shed	42.4.4/33.3	WAPD
43. Thomas Rhoder	125 Main St	Rev shed	42.3.3 49	Structures Unltd

XIV. OLD BUSINESS 05/21/2024

1. Goran & Melinda Puljic	14 Almanack Pond Rd	Alteration and addition	25/12	self
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Paul. Last heard 4/4/24</i>				
2. Farhood & Cyndi Azima	20 Liberty St	Addition Revisions	42.3.4/143	SMRD
• <i>Commissioners: Welsh, Camp, Coombs, Paul, Patten</i>				
3. TACK3 LLC	3 Commercial St	Dormer rev's	42.3.4/22	CWA
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornevill.</i>				
4. 90 N Liberty Pres Trust	90 N Liberty	Relocate Shed	41/22	Botticelli & Pohl
• <i>Commissioners: Camp, Coombs, Oliver, Thornevill, Paul. Alt: Patten Recused Pohl</i>				
5. 2 Candle House LLC	2 Candle House	hardscape	55.4.1/1.1	LFW
• <i>Commissioners: Welsh, Coombs, Paul, Thornevill.</i>				
6. ACK Mid Island LLC	18-26 Sparks Ave	Mixed use bldg	55/231.1	LFW
• <i>Commissioners: Pohl, Camp, Patten, Paul, Welsh. recused Oliver, Coombs Last heard 4/30/24</i>				
7. Brian & Christina LLC	9 Salti	Revs photos	20/51.1	JB Studio
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Paul.</i>				
8. More Than Enough	30 Russells	Rev decks height and fenestration	77/8.1	Chip Webster
• <i>Commissioners: Pohl, Welsh, Camp, Coombs, Oliver Last heard 5/14/24</i>				
9. Behrend, Dean & Maryellen	12.5 Pequot St	Main house	80/20	Mike McKay
• <i>Commissioners: Pohl, Paul, Olives, Camp, Coombs</i>				

******MULTIPLE THANKS WERE GIVEN BY COMMISSION MEMBERS FOR DIANE COOMBS LONG DEDICATED SERVICE TO******

******THE HDC. THIS WAS HER LAST MEETING ON THE HDC AS A MEMBER. ******

Approved Minutes –	March 12, 2024 added to agenda not anticipated by the chairman in advance of the 48 hour notice requirment
Motion	Motion to approve minutes of March 12, 2024 (Coombs)
Roll-call Vote	Pohl, Welch, Camp. Coombs in favor with Oliver abastaining
Review Minutes -	
Other Business -	Next HDC Meeting- May 28, 2004 at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM
Potential Items for Discussion-	• Discussion on distinguishing between solid and veneer brick on chimneys and foundations. • Discussion of Previously Approved Best Practices. • Classification of street trees & vegetating mapping • Discussion of Wind Turbines • Review policy of Move/Demo hearings in relation to new dwellings • Review policy of Move/Demo hearings in relation to new Historic dwellings • Hardscaping • Nosegay Discussion of salvaging demos • Discussion of options for house moves

Adjournment:

Motion

Motion to Adjourn at 8:31 pm. (Coombs)

Vote

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

Submitted by:

Jackie O'Brien

[Nantucket Historic District Commission - May 21, 2024 \(youtube.com\)](#)

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village