



HISTORIC DISTRICT COMMISSION

Minutes July 23, 2024

2 Fairgrounds Road
Nantucket, Massachusetts 02554

HISTORIC DISTRICT COMMISSION

Stephen Welch, Chairman called the meeting at 4:04 pm

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod

Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul

Staff: Holly Backus, Nicky Sheriff, Fiona Johnson, Sara Johnson

Val Oliver: motion to approve agenda. Approved Stephen Welch, Ray Pohl, Abby Camp, Val Oliver, Carry Thornewill and Connie Patten. All in person. Angus MacLeod and Joe Paul is on Zoom
Angus MacLeod arrived in person at 6:00 PM in person.

I. COMMISSIONER DISCUSSION

- 2 Birdsong Lane – Extension to address Violation Notice; application’s resolution; potential involvement of 8 N Mill St
Stephen Welch Starts a discussion: **2 Bird Song Lane Extension:**
Violation Notice: The property received a violation related to grading requirements in Exhibit A.
Collaboration with Neighbor: Resolving the issue requires cooperation with 8 North Mill Street.
Extension Request: The applicant requests an extension with conditions to protect the HDC’s interests.
60-Day Window: The applicant has 60 days to create a memorandum of understanding (MOU) with 8 North Mill St
Re-evaluation: If no MOU is reached, the extension will be re-evaluated.
Collaboration Benefits: Both properties benefit from resolving the grading issues, which involves reducing the grade by 2 feet
Goal: Ensure compliance with Exhibit A and benefit all parties involved.
Site Visits: Ray has visited the site twice with the owner and their representative.
Essential Cooperation: The grade change at 2 Bird Song Lane requires the neighbor’s cooperation.
Mutual Benefit: The adjustment benefits both properties by reducing the need for extensive retainage.
Support for Extension: Ray supports granting the extension if both parties agree to cooperate.
Cooperation Critical: Proceeding without collaboration is unlikely to succeed.
Stephen Welch: Will move forward with sending an official letter on behalf of the HDC to the applicant’s agent and the applicant.
The letter is scheduled to be sent tomorrow.
- Minutes – Interim solution to backlog: Discussion to send a letter to the Town Administration to prioritize more recent minutes and backfill the rest. Informal vote was taken; Carried unanimously Welch, Oliver, Pohl, Camp and Thornewill
- CLG MOU – Review & vote. Discussion of draft of CLG-MOU and vote to on the draft: Motion to vote on the current wording.
Welch, Pohl, Oliver all in favor Camp and MacLeod are a No. Motion move forward.

II. CONSENT

1.	Gail and Robert Butler	22 Waydale Rd	Roof top solar	67/28	Ack Smart	RP
2.	Gault, Mike & Darya	52 Miacomet Ave	Reno Shed	67/83.9	Thornewill	RP
3.	21 Pilgrim Rd Trust	4 Sophie's Way/21 Pilgrim	New GH	41/213-213.2	S Metz	SW
4.	McDonough	5 Moby Wy	Rev cottage	65/59	Gryphon	SW
5.	Airport Gas Station	10 Airport Rd	Rev 2024-02-9907	68/310	Val Oliver	SW
6.	Breen George	19 Broadway	Historic Determination	73.1.3/111	NAG	HB/JP
7.	Howard Holt	10 Bayberry Ln	Rev 2021-07-4152	67/71	JN Design	JP
8.	Ryan Molly	110 Baxter Rd	Renew 56298 Garage	48/37	Thornewill	JP
9.	32 Hulbert Trust	32 Hulbert Ave	Rev 10000 Add ODS	29/72	Botticelli and Pohl	AC
10.	Mike and Meg Connolly	150 Surfside	Re-Roof & sidewall	80/33	Val Oliver	AC
11.	Dale Hamson	59 B Polpis Rd	Gazebo	54/26.1	NAG	AM
12.	Chris & Ashley Austin	10 Maple Ln Lot 7	Fence	67/303.5	Emeritus LTD	AM
13.	Kathrine Seholm	4B Pinkham Cir	2 nd floor addition	56/161.1	Anton Dimov	AM
14.	NPC Inc	9 Nobadeer Farm Rd	Addition	69/88	BPC	VO
15.	21 Sankaty Head Trust	21 Sankaty Head Rd	Garage fen changes	48/4	BPC	VO
16.	David & Avery Keller	6 Plainfield Rd	New Dwelling	49/173	Kris Megna	VO
17.	Crib LLC	12 Nobska Way	Shed 1	67/103	Emeritus LTD	VO
18.	Crib LLC	12 Nobska Way	Shed 2	67/103	Emeritus LTD	VO
19.	Allan McKelvie	6 Candle House Ln	Rev 9147 remove door	55.4.4/52.1	LFW	CP
20.	Nan Historical Assoc.	15 Broad St	Siding change	42.4.2/61	LFW	CP

- Camp made the Motion to approve Consents. Welch, MacLeod, Camp and Patten approved unanimously
- Oliver, Thornewill, Pohl and Paul recused

III. CONSENT WITH CONDITIONS

1.	Gault, Mike & Darya	52 Miacomet Ave	New Pool	67/83.9	Thornewill	RP
• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.						
2.	Nelson More than Enough	30 Russells Way	Move off /Demo	77/81	Chip Webster	RP
• Approve as a Move off/Demo; date of construction (c.1982) added to the COA						
3.	42 Chuck Hollow Rd	42 Chuck Hollow	Rev Pool house	75/65.1	EMDA	RP
• Approve due to lack of visibility.						
4.	Steward Reed	3 Low Beach Rd	Roof change	73.3.2/29	Vasil Marinon	SW
• Date of construction added to the COA (HDC Survey NAN.2821 "Cross Rip" c.1923)						
5.	21 Pilgrim Rd Trust	4 Sophie's Way/21 Pilgrim	New Garage	41/213-213.2	S Metz	SW
• Decrease overall height by 1' 3" without modifying i) main roof pitch or 2 nd flr top plate and ii) dormer assembly relationships. Revise CoA application i) to include new height (23') under "Height of ridge above final finish grade", and ii) to strike 24' 3" from "Diff. Between existing grade and proposed finish grade."						
6.	Ryan Molly	110 Baxter Rd	Renew 55589 Pool	48/37	Thornewill	JP
• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.						
7.	Bristow, Shawn	31 Exeter St	Move off / Demo of garage	76.4.2/285	self	JP
• Approve as Move off / Demo; provide height of garage to ridge						
8.	Chris Oberg	35 Gloucester St	Rev 8327 Pool	76.4.2/97	Jesse Dutra	JP
• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.						
9.	Douglas A Shenkel	2 Old Tom Nevers Rd	New Garage	75/140	Jacob Lilley Arch	JP
• Approve due to limited visibility.						
10.	Douglas A Shenkel	2 Old Tom Nevers	MH Addition	75/140	Jacob Lilley Arch	JP
• Approve due to limited visibility.						
11.	Brandon & Carol Smith	3 Lyons Ln	New Roof	76/31	Richard Prunier	VO
• Date of construction added to the COA (c.1965)						

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| 12. | Liliana & Dalibor Kovacevic | 3 Aster Ct | Spa Hardscape | 68/373 | Ahern LLC | CT |
| | <ul style="list-style-type: none"> Revise the site plan to show 5' off the 5'setback for a total of 10' from the property line. Note required zoning setbacks on plan. | | | | | |
| 13. | Liliana & Dalibor Kovacevic | 3 Aster Ct | New Shed | 68/373 | Ahern LLC | CT |
| | <ul style="list-style-type: none"> The site plan must show required zoning setbacks for placement off the property line. | | | | | |
| 14. | 111 Cliff Rd Trust | 111 Cliff Rd | Rev 10029 material change chimney | 41/10 | Emeritus LTD | CT |
| | <ul style="list-style-type: none"> Approve due to limited visibility. Linda Williams ask to pull 15 Pleasant off consents with conditions, she did not feel the conditions were acceptable and wanted a discussion with the board. They will discuss after signs. Pohl made the Motion to approve Consents with Conditions with removal of 15 Pleasant St to be heard after Signs. Welch, Pohl, Oliver, Camp and MacLeod voted to approve unanimously | | | | | |

IV. SIGNS

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|----|--|-----------------------|------------------------|-----------|----------------|
| 1. | Nantucket Land Bank | 204 Cliff Rd (1 of 2) | Public Info Sign (Rev) | 40/57 | Elijah Holland |
| | Recommended for approval with a height restriction of 48" | | | | |
| 2. | Nantucket Land Bank | 204 Cliff Rd (2 of 2) | Public Info Sign (Rev) | 40/57 | Elijah Holland |
| | Recommended for approval with a height restriction of 48" | | | | |
| 3. | Nantucket Land Bank | Hummock Pond Rd | Public Info Sign (Rev) | 63/35 | Elijah Holland |
| | Recommended for approval with a height restriction of 48" | | | | |
| 4. | Nantucket Land Bank | Madaket Rd | Public Info Sign (Rev) | 38/8.1 | Elijah Holland |
| | Recommended for approval with a height restriction of 48" | | | | |
| 5. | Nantucket Land Bank | 76 Millbrook Rd | Public Info Sign (Rev) | 57/24 | Elijah Holland |
| | Recommended for approval with a height restriction of 48" | | | | |
| 6. | Nantucket Land Bank | 28 W Miacomet Rd | Public Info Sign (Rev) | 81/70 | Elijah Holland |
| | Recommended for approval with a height restriction of 48" | | | | |
| 7. | 29 Center Street LLC | 16.5 Federal Street | Temporary Sign (JCREW) | 42.3.1/70 | Anna Riffle |
| | Recommended for denial | | | | |

- Nicky Sheriff presented Sign information:
- Oliver: Motion to approve to uphold the sign committee's recommendations:
- Welch, Pohl, MacLeod, Oliver and Camp: voted to approve unanimously
- Discussing the pulled consents with condition;

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|-----|--|----------------|---------------------|------------|-----|----|
| 15. | Berry Pleasant LLC | 15 Pleasant St | Replace & add fence | 42.3.3/123 | LFW | CT |
| | <ul style="list-style-type: none"> Approve as 5 & 1 fence NTW and front Type II Picket White to match front existing fence; add date of dwellings construction to the COA. Linda Williams Spoke and explained the confusion of her application: Carrie made the Motion to amend her condition to approved as submitted: with date of constructions to the COA Welch, Pohl, Oliver, Camp and Thornewill approved unanimously. | | | | | |

VI. NEW BUSINESS 06/11/2024

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|----|--|-------------|---------------|----------|-----|
| 1. | Cheese & Crackers LLC | 39 Cliff Rd | Demo Dwelling | 42.4.4/3 | MCA |
| | <ul style="list-style-type: none"> Commissioners: Welch, Pohl, Thornewill, Camp and Macleod- Last heard July 16, 2024 Ray Pohl Recused and Joe Paul was added, Connie Patten to Mullen in. Voting board: Welch Camp, Paul, MacLeod, and Thornewill Joe Paul made the Motion to approve a move off demo and Abby Camp amended the language to include a move off demo and Consideration will be given to the historical significance of the building that was originally on the site. Vote was unanimous | | | | |
| 2. | Cheese & Crackers LLC | 39 Cliff Rd | New Dwelling | 42.4.4/3 | MCA |
| | <ul style="list-style-type: none"> Voting board: Welch Camp, Paul, MacLeod, and Thornewill Discussion Summary: The design was critiqued for its rigid symmetry and lack of hierarchy, with suggestions to lower the first floor to reduce a bottom-heavy look, introduce asymmetry, and lengthen the first-floor windows. The Gambrell roof style was considered a potential fit, and concerns were raised about contemporary horizontal boards, with recommendations for screening. Overall, the design was urged to loosen up and incorporate more flexibility, drawing from historical shapes and styles. Mark Cutone; needed clarification on what the board wants; | | | | |

- Abby Camp clarified that she is not requesting a traditional Gambrell roof but is suggesting additive massing and incorporating some characteristics from the streetscape. She emphasized that the design doesn't need to be restricted to a Gambrell style, as no symmetrical buildings are present in the area.
- Joe Paul agrees with Abby Camp
- Carrie Thornewill: expressed hope that a Gambrell roof could be used, referencing the proportion and width of the existing and historic Gambrell roofs. She acknowledged the height difference (three-story vs. two and a half stories) but felt the roof's width and proportion are similar. If a Gambrell roof isn't feasible, she suggested focusing on the massing, differentiation, and lack of symmetry to create a stronger conceptual image.
- Angus MacLeod: noted the previous HDC's advocacy for preserving character-defining elements, specifically the Gambrell roof, but acknowledged that the modern Gambrell design doesn't read as historic. It has a more modern feel and resembles an added third floor. The suggestion was to still incorporate a Gambrell, but one that blends elements of both traditional and modern styles, rather than strictly following either version.
- Stephen Welsh: expressed interest in replicating the Gambrell roof, including the Garrison overhang, but only on the side visible from the street. They noted that if placed on the other side, it wouldn't be visible, making symmetry concerns irrelevant. While acknowledging the Gambrell's historical disproportion and potential intrusiveness, they viewed it as a signature detail that could add visual interest. However, they were not insisting on it for the application's approval.
- Abby Camp made the motion to hold for revisions. Paul, Thornewill, MacLeod and Welch vote unanimously to approve Abby's motion.

- | 3. | FP Martin House LLC | 61 Center | Rev stairs accessible lift | 42.4.3/67 | Emeritus |
|----|--|-----------|----------------------------|-----------|----------|
| • | Board: Welch, Pohl, Oliver, Camp and MacLeod; Alternates Paul, Patten, Thornewill | | | | |
| • | Holly Backus: Martin House Inn : Holly discussed the history of the Martin House Inn, originally a 2.5-story, 3-bay structure that was later altered to five bays. She noted modern additions, including dormers and the front porch, while emphasizing the central access as a key characteristic. Concerns were raised about the relationship between the stoop, sidewalk, picket fence, and the commercial nature of the property. While they appreciated the ADA-related changes, Holly recommended the board consider how the changes would integrate with the hardscaping and landscaping, especially in light of the building's historic central entrance. | | | | |
| • | Oliver: The speaker approved the design, noting that adding a fence and landscaping to indicate the path to the front door would be a suitable solution. | | | | |
| • | Pohl: Ray expressed agreement Val Oliver's comments, noting that the strong axuality of the design could be compromised by moving the stairs. He acknowledged the steepness of the proposed stairs (10-inch rise, 9-inch tread) and understood the need for the change. He suggested that the stairs and landscaping should work together and emphasized the importance of seeing the landscape plan to address the issue. | | | | |
| • | MacLeod: emphasized the importance of honoring the strong axis leading into the front of the Gable porch. They expressed interest in seeing alternatives to just turning the stair sideways and noted the need for the stair design to align with the landscape plan, particularly considering the proximity of the fence and how the layering will work. | | | | |
| • | Camp: living at the end of the street, expressed that they've never observed an issue with the current stairs and opposed altering them. They suggested creating a side entrance for wheelchair access instead. Emphasizing the importance of the grand, centered entrance, they argued that maintaining the original stairs would preserve the welcoming feel, as seen in historical buildings like the Jared Coffin House. | | | | |
| • | Welch: explained that a landing and turn would not work practically due to the limited space between the landing and sidewalk, which would encroach on the sidewalk. They emphasized that altering the porch depth to accommodate this solution wouldn't be feasible. The speaker suggested relocating the stairs to the left side, contingent upon reviewing a hardscape plan that reflects changes to the fence and respects the transition between the public and private spaces. He expressed concerns that the proposed stair relocation would negatively impact the open, elegant feel of the entrance and recommended considering alternatives before proceeding. | | | | |
| • | Abby Camp Made the motion to hold for revisions: Welch, MacLeod, Camp, Pohl and Oliver approve unanimously. | | | | |

Minutes for July 23, 2024; adopted March 4, 2025

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| 4. Krall, Kathleen | 5. 15 Masaquet | 6. Porch Revs 2022-12-7535 | 7. 80/1
41 | 8. Botticelli &
Pohl |
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Board: Welch, Oliver, MacLeod, MacLeod and Patten; Alternates: Paul, Thornewill
No concerns from board: Val Oliver made the Motion to approve as submitted
Motion carries unanimously

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| 5. Steve Cohen 39 Monomoy | 6. 39 Monomoy Rd | 7. Rev Cabana | 8. 54/7
9 | 9. WAPD |
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Board: Welch, Pohl, Oliver, MacLeod and Camp; Alternates: Paul, Thornewill, Patten
Ray Pohl made the motion to approve as submitted: Welch, Pohl, Camp and Macleod
all in favor Oliver opposes Approval Carries

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|---------------------------|---------------|----------------|-------|-----------|
| 6. Steve Cohen 39 Monomoy | 39 Monomoy Rd | Pool hardscape | 54/79 | Ahern LLC |
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HOLD for a later meeting

Commissioners: Pohl, Welch, Oliver, Coombs and Camp alternate: Paul and Patten- Last heard May 14, 2024

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| 7. NiSHA Inc | 1 Evergreen | New main facility | 68/727 | Emeritus |
|--------------|-------------|-------------------|--------|----------|
- Board: Welch, Pohl, Oliver, MacLeod and Camp; Alternates: Paul, Thornewill, Patten
Val Oliver made the motion to approve through Staff as an Exhibit A.
Val Oliver prepared the Exhibit A. Motion carries unanimously

IV. OLD BUSINESS 06/18/2024

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|-----------------------|---------------|----------|------------|----------|
| 1. 450 Green Park LLC | 2 Stone Alley | Railings | 42.3.2/211 | Emeritus |
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- *Commissioners: Welch, Thornewill, Paul, and Camp alternate: Patten- Last heard June 4, 2024*
- HOLD for a later meeting

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| 2. Smith, Geoffrey | 22 Coffin St Sias. | New Structure | 73.4.1/36 | Topham |
|--------------------|--------------------|---------------|-----------|--------|

- *Commissioners: Pohl, Welch, Camp, MacLeod and Thornewill- Last heard June 4, 2024*
- Abby Camp Made the Motion to approve as submitted. Carries unanimously

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|--------------------|---------------|------|-------------|---------------------|
| 3. Doherty Ack LLC | 4 Mariner Way | Pool | 55.1.4/72.4 | Nantucket Surveyors |
|--------------------|---------------|------|-------------|---------------------|

- *Commissioners: Pohl, Welch, Camp, Oliver and Thornewill- Last heard May 21, 2024*
- Holly Backus: Site photos showing visibility (or lack thereof) were appreciated. Four Mariner differs from Two Mariner, as discussed last week. The current plans may not comply with building standards, and it was suggested to add lattice and vegetation for screening, particularly from this location. The original approval included a pool caveat, but the pool's elevated position raises visibility concerns compared to more secluded pools. Screening with vegetation is necessary to address these concerns.
- Micky Rowlands: agrees with Holly Backus, Screening needs to hide deck (year-round vegetation)
- Val Oliver: Nantucket has various preservation and conservation groups focused on protecting the Island and its historic district for public enjoyment and tourism. Three boards are involved in overseeing regulations: FEMA, which requires newly built houses to be elevated, creating a visual mismatch with surrounding homes; the Planning Board, which oversees subdivision and pool regulations, beyond the HDC's jurisdiction; and the Conservation Commission, which surprisingly approved pool restrictions despite zoning freezes. The HDC is responsible for the visual aspects of projects, but cannot address issues like pool nuisances. Pools, though desirable for rentals, were previously approved only if completely screened from view. The newly proposed elevated pools, however, are out of place and exacerbate the disconnect with surrounding structures. The suggestion of using railings for screening is inappropriate, and the current pool proposal is not acceptable without a redesign that integrates and screens the pools effectively.
- Carrie Thornewill: agrees with Val Oliver
- Abby Camp: Agrees with Val Oliver as well.
- Stephen Welch: agrees with comments that have been made.
- Ray Pohl: emphasizing that the HDC's mandate is to consider visibility from a publicly traveled way, not acoustics or neighbor perceptions. They argued that if a pool is not visible from a public way, it should be difficult to deny, citing an example of a pool at 20 Easton Street, approved by the same board, which is not visible from the street despite being large and elevated. The member suggested that when discussing character and setting, the language should specify visibility from a publicly traveled way, not based on neighbor's views or sound concerns. The member acknowledged being in the minority.
- Stephen Welch: agreed with the overall concept but made an important distinction: while the HDC may approve elements to block visibility, when necessary, in this case, the proposed pools will be visible from Mariner Way. Stephen emphasized that the HDC

is not obligated to create architectural elements to block visibility in this instance. He noted that in past cases where visibility-blocking elements were added, there had been regrets about those decisions. Given the raised height and visibility of the pools in this location, he argued that creating architectural elements to block the view would not be appropriate.

- Val Oliver: motion to hold for revisions. Approved unanimously

4.	Doherty Ack LLC	6 Mariner Way	Pool	55.1.4/72.4	Nantucket Surveyors
	• Commissioners: <i>Pohl, Welch, Camp, Oliver and Paul- Last heard May 21, 2024</i> • Stephen Welch: Motion to Track with 2 and 4 Mariner Way. Motion carries unanimously.				
5.	Sankaty Head Beach Club	18 Hoicks Hollow	Move Demo Structure	23/9	Emeritus
	• Commissioners: <i>Pohl, Welch, Camp MacLeod and Paul- Last heard June 11, 2024</i> • Abby Camp Made the Motion to approve as submitted. Pohl, Welch, Camp and Paul in favor MacLeod abstained.				

VII. NEW BUSINESS 06/25/2024 – VIEW

1.	Janet Eyre	18 Lindberg Ave	Solar Roof	73.4.1/9	Ack Smart	RP
	• Board: Welch, Pohl, Camp, MacLeod and Oliver • Ray Pohl Made the motion to approve as submitted subject to there being a black roof installed • Welch, Pohl and Oliver in favor Camp abstains and MacLeod is a No. Motion carries					

VI. NEW BUSINESS 06/25/2024

1.	Carmine & Sheila Giurdini	7 Clifford St	Pool & Hardscape	79/19	Reid Yenor
	• Board: Welch, Pohl, Oliver, MacLeod and Patten • Val Oliver Motion to approve as submitted with the pool caveat, motion carries unanimously				
2.	NHA Properties	7 Benjamin	Solar Roof	67/506	Ack Smart
	• Board: Welch, Pohl, Oliver, MacLeod and Paul • Val Oliver Motion to approve as submitted motion carries unanimously				
3.	Callen Mill Inc	117 Orange St	Dormers	55/377	EMDA
	• Board: Welch, Pohl, Oliver, MacLeod and Thornewill; Alternates: Paul, Patten • Carrie Thornewill made the Motion to approve as an Exhibit A. Carrie to mark up the application for the exhibit A. • Welch, Pohl, Oliver and Thornewill in Favor, MacLeod Is a No. Motion Carries				
4.	Nantucket Boys & Girls Club	61 Sparks Ave	Rooftop solar	55/143	SunWind
	• Board: Welch, Pohl, Oliver, MacLeod and Patten • Discussion that this application has already been in front of the board. • Holly Backus: provided context for the project, explaining that the original application, dated March 17, 2023, was heard on April 25, 2023, with concerns over the visibility of solar panels on the southeast-facing roof. After revisions and further discussions, the application was approved on May 16, 2023, with solar panels proposed for the north side of the roof. • The project was put on hold by the Boys and Girls Club and has not been constructed. The applicant then requested to withdraw the previous application and submitted a new one, which is now under review. • Board Summary: The primary concern with the solar panel placement on the southeast side is its visibility from the main entryway and Pleasant Street, which significantly impacts the building's appearance. The board had previously considered other locations, including the northeast and northwest sides, and the possibility of a ground array along the property line. The importance of the land's use for the Boys and Girls Club was also noted, as placing panels in the middle of the fields would disrupt activities. • Val Oliver made the Motion to hold for next week providing paperwork is submitted by noon on Thursday. • Motion carries unanimously				
5.	Eight Sea Street LLC	8 Sea St	New Storage Barn	42.4.2/51	Normand Res
	• Board: Welch, Pohl, Oliver, MacLeod and Camp • Angus MacLeod made a Motion to approve as submitted: MacLeod, Oliver, Camp and Pohl in favor: Welch is a No. Motion carries				
6.	John Buttrick	26 Warrens Landing Rd	Solar Ground	38/11.3	Ack Smart
	• Board: Welch, Pohl, Oliver, MacLeod and Camp • Ray Pohl made the motion to approve as submitted. Approved unanimously				

7.	Ocean Ave NT	20 Ocean Ave	Main house addition	73.2.4/20	Normand Res	
	- Board: Welch, Camp, Oliver, MacLeod and Paul - Val Oliver: Motion to approve as submitted with addition of the date of construction - Oliver, Welch and Paul in favor. MacLeod and Camp No. Motion carries.					
8.	Ocean Ave NT	20 Ocean Ave	Cottage Addition	73.2.4/20	Normand Res	
	- Board: Welch, Camp, Oliver, MacLeod and Paul - Motion to approve as submitted. Approved unanimously					
9.	Ocean Ave NT	20 Ocean Ave	Hardscape	73.2.4/20	Normand Res	VC
	- Board: Welch, Camp, Oliver, MacLeod and Paul - Holly Backus: expressed concerns about the appropriateness of boulder walls, as they are a distinct feature within the beach landscape and unsure if they fit with the overall setting. - Joe Paul: appreciated the informative presentation, finding it clever. They felt the boulder wall would likely blend in with the plants and is a better solution than the existing timber wall, which was deemed inappropriate. Overall, they supported the proposal as a smart solution to a complicated problem. - Val Oliver: agrees with Joe - Abby Camp: expressed that the boulder wall feels too severe for a small beach cottage below the road, especially with the use of ironwork and stones. She mentioned that if the wall were needed for erosion control, it might be more understandable, but since there's no erosion in that area, she wished the design were less formal. - Angus MacLeod: Angus expressed appreciation for the serpentine stair and black ironwork, feeling that the treatments are sensitive to the rural bluff and natural planting environment. He noted that while boulder walls are rare on Nantucket, they are a better option than concrete or wood retaining walls. The natural, undulating nature of the boulders allows the wall to blend with the landscape, and he expressed his support for the submission. - Stephen Welch: expressed concern about the combination of two atypical elements in a highly visible location, believing that together they may not be ideal, but acknowledged that this is just his opinion. - Motion to hold for revisions Motion carries unanimously.					
10.	Sharp, Randy	59 Polpis	New Dwelling	54/26.1	Thornewill	
	- Board: Welch, Pohl, Oliver, MacLeod and Camp - Ray Pohl Motion to approved as Exhibit A motion carries unanimously.					
	Motion to adjourn all in favor 8:32 pm					