



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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 and Fiona Johnson

~~ MINUTES ~~

Tuesday, August 6, 2024

New Business

Community Room, 4 Fairgrounds Road & Remote Participation Via Zoom

1. Called to order at 4:02PM and announcements made by Chair Welch.

2. Approval of Agenda:

Motion/Vote: Pohl made a motion to **APPROVE** the agenda and the motion was carried unanimously. (Pohl, Chair Welch, Oliver, MacLeod and Paul)

I. COMMISSIONER DISCUSSION

- "Value of Written Submissions & Submission Deadlines"

Discussion: Chair Welch suggested postponing this discussion until the following week unless someone had an urgent need to address it. The Commissioners agreed to defer the discussion to next week's meeting.

Chair Welch announced the rotation between new business and old business for meetings with exceptions for applications scheduled on specific dates if previously voted on and submitted by the deadlines. This week's focus was primarily on new business.

II. CONSENT

1.	John Buttrick	34 Warrens Landing	Rev addition	38/11	LFW	SW
• Commissioners: Pohl, Camp, Oliver, MacLeod and Patten- Last heard June 25, 2024						
2.	Jane & Phillip Corwin	32 Flintlock Rd	Guest House Move	75/77	Emeritus LTD	SW
3.	Jane & Phillip Corwin	32 Flintlock Rd	rotate Main House addition	75/77	Emeritus LTD	SW
4.	Holding Christopher & Megan	25A Clifton St	new porch New Garage	73.4.1/3.1	Emeritus LTD	SW
5.	John Manera	15 Morey Ln	Rev Add Door	73.3.1/38	LFW	SW
6.	Hristo Rashkov	8 Lewis Ct	Color Change door	67/37	Hristo Rashkov	SW
7.	Terry Anne Vigil Trust	26 Somerset Ln	Move Off Demo MH	66/10	LINK	SW
8.	Mary Semjen	39 Pilgrim Rd	Hardscape fence	30/74.3	Self	SW
9.	Romano, Michael& Ann	55 Easton	Change deck stairs-east elev	42.4.1/86	Shelter 7 LLC	RP
10.	Stephen & Kim Schaefer	86 Cliff Rd	Shed rev	30/74.2	Sandcastle Const	RP
11.	Michelle Honey	71 Baxter	Shed	49/26.1	Self	RP
12.	19 ALW Nominee Trust	19 Austin Locke Way	Rev cabana	82/57	Shelter 7	RP
13.	Steven Cohen Tr 39	39 Monomoy	Rev cabana	54/79	WAPD	SW
	Monomoy Tr					
14.	Lindsay Torpey Cross	7 Green Ln	Fenestration alt	42.3.3/86	Emeritus LTD	SW

15. Dean & Melissa Long	11 Pippins Wy	New dwelling	43/94.2	Topham Design SW	
16. Janice Ellsworth	3 Dennis Dr	Fence	67/369	Drew Arent SW	
17. 156 Cliff Rd Nom Trust	156 Cliff Rd	Siting change	41/836	S Metz JP	
18. Harford, Suni & William B Jr	60 Wanoma Way	pergola	92/13	Ahern LLC VO	
19. Lazowski Alan Tr	20 Waquoit Rd	Relocate MH	90/5	CWA VO	
20. Lazowski Alan Tr	20 Waquoit Rd	Relocate GH	90/5	CWA VO	
21. Ianetta Laura Fisher Douglas Tr	7 Paul Jones	Rev COA 2023-04-8308	30/68.1	Emeritus LTD CT	
22. 63 Hulbert LLC	63 Hulburt Ave	Rev COA 2023-9214 MH	29/9	Emeritus LTD CT	
23. Eleven Lincoln Ave Trust	32 Jefferson Ave	Garg rev to 12-9630	30/132	Botticelli & Pohl CT	
24. Hacket (1997) Inv Lim Part	8 Juniper Hill	Pool house addition	43/304	Botticelli & Pohl AC	
25.					

DISCUSSION: MacLeod requested to pull items 1-5 from the consent agenda for further discussion. Before voting on consent, it was clarified that agenda item #25 was blank due to an error and was not intended to exist.

MOTION/VOTE: MacLeod made a motion to **APPROVE** the consent items numbered 6-24. The motion duly seconded and approved unanimously with Pohl recused. (Sitting – MacLeod, Oliver, Chair Welch, Paul, Thornewill and Patten.)

• III. CONSENT WITH CONDITIONS

1. John Hendricks	1 Jefferson	Fenestration alterations	55.4.1/74.1	Emeritus LTD	
<i>Commissioners: Pohl, Welch, Camp and Coombs- Last heard November 28, 2023</i> - Due to lack of visibility; evergreen screening to remain and be maintained, in perpetuity. SW					
2. 88 Pocomo Trust	88 Pocomo	Main House Revs	15/42	Emeritus LTD	
<i>Commissioners: Welch, Pohl, Oliver, Camp and Paul- Last heard July 16, 2024</i> - Approval <u>is not</u> an approval for removal of the existing building/structure, which is a separate matter. SW					
3. Smiley 15 N water LLC	15 N Water	Demo rebuild Chimney	42.4.2/50	Normand	
Contingent upon submission of documentary images to, and review by, Preservation Planner (as to necessity for the proposed work). SW					
4. Elbow Lane Group	7 Elbow Ln	Window replacement	73.2.4/41	Jared Rodgers	
DH TLD, no casements. SW					
5. NiSHA	1 Evergreen Lot 2	New dwelling	68/727	Emeritus LTD	
Main gables, add gable vents or appropriately proportioned 4-lite fixed windows; SW					
6. NiSHA	1 Evergreen Lot 3	New dwelling	68/727	Emeritus LTD	
Main gables, add gable vents or appropriately proportioned 4-lite fixed windows; Est & west elevations, align 2nd floor windows (over fenestration below.) SW					
7. Mark Horan & Jinx Howe	74 Vestal St	Addition Porch	56/257	Thornewill RP	
Approve due to lack of visibility.					
8. 19 ALW Nominee Trust	19 Austin Locke Way	Shed demo	82/57	Shelter 7 RP	
Approve as a move off /demo; provide date of construction on COA.					
9. Five Peaks Nantucket LLC	5 Deacons way	Demo roof walk	40/87	JB Studio SW	
Add date of construction of dwelling to COA (c.2001.)					
10. Dan Landry	11 Eel Point	Pool spa	40/74	Jesse Dutra SW	

- Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.

11. Macfarlane, Dudley 27 Bosworth Rd apron 92.4/95 Atlantic SW

- Apron to be a granite type that represents colors of native gravel/pea stone; see example at interior, gated entry to The Creeks Preserve (Land Bank Park)

12. Robert Lecours 46 Fair St Roof 42.3.2/154 J Lydon SW

- Consider Pewter Gray or Colonial Slate; each approvable in OHD. Add date of construction to the COA (HDC Survey – NAN.3150 c.1797)

13. William Klein 48 Fair St. Roof 42.3.2/100 J Lydon SW

- Consider Pewter Gray or Colonial Slate; each approvable in OHD. Add date of construction to the COA (HDC Survey – NAN.3150 c.1797)

14. Richmond Great Point Partners 5 Sandplain Dr Demo Dwelling 68/349 Dave Armanetti JP

- Approve due to condemned state of structure, with a copy of the Board of Health letter.

15. Forrest Ave LLC 6 Forrest Ave Rooftop solar 68/12.1 AckSmart JP

- Approve due to limited visibility.

16. McQuade, Margaret 7 Plainfield Rd Rev COA 49/171 SMRD JP

- Previously approved plans.

17. Lippincott, Job 2 Wanoma Way Window replacement 92.4/165-166 SMRD JP

- Date of construction added to the COA (c.1985); sash same color as existing; NTW trim TME)

18. Tamara Wing 52 West Chester Color Trim change 41/381 Emeritus LTD VO

- Due to lack of visibility

19. Teasdale Arnie 24 India St Shed relocate 42.3.4/66 Thornewill VO

- Provide photo of property from street to see context.

20. ACK MWG LLC 8 Silver St Move shed off 55.4.1/187 EMDA AM

- Add updated HDC Survey (Draft) of 8 Silver St and date of shed between c.1949-1969 to COA.

21. Mack LLC 38 Chuck Hollow Rd Move Building 75/66.1 EMDA AM

- Add updated HDC Survey (Draft) of 8 Silver St and date of shed between c.1949-1969 to COA.

22. Nagys Deividas 16 Somerset Rd Pool 56/302 Atlantic CT

- Pool not to be seen at the time of inspection and in perpetuity. Not grade change from existing or as noted on the application.

26. Big Batch LLC 69 Hummock Pond cabana 56/320 Emeritus LTD CT

- Pull cabana off setback

27. John & Jill Patterson 5 Wigwam Rd Shed Shed 77/5.3 SELF AC

- Due to lack of visibility

28. Terry Anne Vigil Trst 26 Somerset Ln Move off demo shed 66/10 JB Studio CP

- Provide date of construction and dimensions of shed.

Discussion: Thornewill recused. MacLeod pulled items 1, 3, 4, 5 and 6 for further discussion. After some clarification and discussion a motion was made.

Motion/Vote: Paul made a motion to **APPROVE** “Consent with conditions” with the omissions of items 1, 4, 5 and 6 for discussion. (Sitting – Paul, Chair Welch, Oliver, Pohl, MacLeod, Camp and Patten)

Discussion for items that was pulled from the “II. Consent”:

- **1. John Buttrick 34 Warrens Landing, Rev addition 38/11 LFW SW**

Voting: Chair Pohl, MacLeod, Camp, Oliver and Patten

Alternates: Paul

Recused: Stephen Welch

Documentation:

Representing: Linda Williams.

Discussion:

Ms. Williams -Explained the changes made to address previous concerns, including fixing a side and adjusting interior floor space, stating minimal visibility from the road due to screening and distance from the road. Concerns Commissioners had been about the roof pitch and trim placement were addressed with some design compromises accepted to maintain harmony with the main house.

Chair Welch - Clarified the purpose of the consent process, emphasizing efficiency and focusing on broader policies rather than perfecting minor details for each application.

Motion/Vote: Oliver made a motion to **APPROVE** the application as submitted and the motion was voted 4-1 with Camp opposed.

- **5. John Manera 15 Morey Ln Rev Add Door 73.3.1/38 LFW SW**

Voting: Chair Welch, Pohl, MacLeod, Camp, and Oliver

Alternates: Paul and Patten

Recused: None

Documentation:

Representing: Linda Williams.

Discussion: Ms. Williams - Addressed a revision to a previously approved structure regarding adding a “human door” for egress from a one-bedroom apartment on the second floor. Ms. Williams clarified that the door was necessary to meet code requirements for a second means of egress, as confirmed with the Building Commissioner. Concerns were raised about the structure’s height and the door’s visibility from Morey Lane. Ms. Williams stated that the building is set back approximately 70-80 feet with landscaping providing screening. The garage doors face away from the street and the door in question complements the structure’s existing design.

Motion/Vote: Pohl made a motion to **APPROVE** the application as submitted and the motion was voted 5-0 unanimously.

- **2. Jane & Phillip Corwin 32 Flintlock Rd Guest House Move rotate 75/77 Emeritus LTD SW**

Voting: Chair Welch, Pohl, MacLeod, Camp, and Oliver

Alternates: Paul and Patten

Recused: None

Documentation:

Representing: Matt MacEachern of Emeritus LTD

Discussion: Mr. MacEachern - The existing guest house dates back from the late 1980s. The project included replacing windows, updating exterior trim to match the primary dwelling, expanding the rear porch, and adding a farmer’s porch to the front. There was minimal interior work. A concern was raised about an earlier proposal to rotate the structure to align it with the main house. Clarified that the rotation was removed from the final plan and the structure would remain in its current position.

Motion/Vote: Oliver made a motion to approve the application as submitted and the motion was voted 5-0 unanimously.

- **3. Jane & Phillip Corwin 32 Flintlock Rd Main House addition new porch 75/77 Emeritus LTD SW**

Voting: Chair Welch, Pohl, MacLeod, Camp, and Oliver

Alternates: Paul and Patten

Recused: None

Documentation:

Representing: Matt MacEachern of Emeritus LTD

Discussion: Mr. MacEachern -Existing house dates back from the late 1980s. The project included addition of square footage and wraparound porches. Retention of the existing structure's framework, with most windows and doors unchanged. Few concerns were raised such as the second-floor deck, proposed deck is 12 feet deep, exceedingly the typical 8-foot guideline. There were concerns about its visibility and potential dominance from the driveway entry. There were concerns with the roof pitch and integration of the deck into the structure. Some of the Commissioners accepted the 12-foot deck and some preferred reducing its depth to align with the 8-foot guideline.

Motion/Vote: Oliver made a motion to **APPROVE** the application as submitted and the motion was voted 4-1 with MacLeod opposed.

- **4. Holding Christopher & Megar 25A Clifton St New Garage 73.4.1/3.1 Emeritus LTD SW**

Voting: Chair Welch, Pohl, MacLeod, Camp, and Oliver

Alternates: Paul and Patten

Recused: None

Documentation:

Representing: Matt MacEachern of Emeritus LTD

Discussion:

Mr. MacEachern - The lot at 25A Clifton Street is currently empty, with a previously approved adjacent house nearby. The proposed garage is a one-story structure, placed near the road to frame the house behind it. The garage is modest in scale and intended to complement the main house's mass. Paul expressed concerns about the trend of placing garages in front of houses, creating a visible parking lot effect and blocking views of the main house.

Comments and concerns discussed:

- Configurations not consistent with HDC guidelines
- Prefer garages beside or behind the house.
- Driveway placement leading to visible parking in front of the house.

Motion/Vote: Pohl made a motion to **APPROVE** the application as submitted and the motion was voted 3-2 with Camp and MacLeod opposed.

Discussion for items that was pulled from the "III. Consent with conditions":

- **1. John Hendricks 1 Jefferson Fenestration alterations 55.4.1/74.1 Emeritus LTD**

Voting: Chair Welch, Pohl and Camp

Alternates: Paul and Patten

Recused: None

Documentation:

Representing: Matt MacEachern of Emeritus LTD

Discussion: The house was approved 5-6 years ago, undergoing updates to its front door and door trim. The proposed changes include alterations the east elevation fenestration. The site has dense evergreen screening which was a Condition for approving a previously added spa. The screening required to remain in perpetuity, making sure that the Changes are not visible from the public ways.

Comments and concerns discussed:

- The Advisory Board and the Preservation Planner previously expressed concerns about the proposed changes.
- Splitting the units
- Evergreen screening
- Lowering the evergreen hedge by about 1.5 feet, aligning with the eve of the garage for better visibility

Preservation Planner, Holly Backus - Supported the proposal provided the vegetation condition is upheld.

Motion/Vote: Welch made a motion to **APPROVE** the application as submitted subject to the request of the applicant to lower the top of the Evergreen hedge to the level with the rake of the garage or eve of the garage with the condition that evergreen screening remains maintained in perpetuity 2-1 with **Camp opposed**. (Sitting – Pohl, Camp and Welch)

- **4. Elbow Lane Group 7 Elbow Ln Window replacement 73.2.4/41 Jared Rodgers**

Voting: Chair Welch, Pohl, Oliver, MacLeod and Camp

Alternates: Paul and Patten, Thornewill

Recused: None

Documentation:

Representing: None

Discussion: The application is replacing windows in a historic structure originally built in the late 1800s and moved multiple times, now located in Codfish Park.

Comments and concerns discussed:

- Application included limited information, with unclear photos and insufficient documentation of existing and proposed windows.
- Lack of detailed drawings or specifications, including proportions, dimensions and types of windows
- Some windows were plywood-covered, making it challenging to identify their original configurations.
- Need more clarity on window type and accurate representations of historical features.
- Agreement that true divided light (TDL) windows should be required
- Adding conditions for further clarification on window placement and sizes.
- Proper documentation of its history and original features was deemed important for informed decision making.

Motion/Vote: Pohl made a motion to **APPROVE THROUGH STAFF** with the following conditions, that a clear documentation must include clear images showing the location of each window before replacement, replacement window must match the original size and type without altering rough openings, all windows will be True Divided Light (TDL) regardless of whether some originals were Simulated Divided Light (SDL), triple track storm windows to be included and although the application does not specify color the existing photos indicate white windows and the motion carried 3-2 with **Camp and MacLeod opposed**. (Sitting – Chair Welch, Pohl, Oliver, Camp and MacLeod)

- **5. NiSHA 1 Evergreen Lot 2 New Dwelling 68/727 Emeritus LTD**
- **6. NiSHA 1 Evergreen Lot 3 New Dwelling 68/727 Emeritus LTD**

Voting: Chair Welch, Pohl, Oliver, MacLeod and Camp

Alternates: Paul and Patten

Recused: None

Documentation:

Representing: Matt MacEachern of Emeritus LTD

Discussion: Note: 1 Evergreen Lot 2 and 1 Evergreen Lot 3 discussed and voted at the same time.

The application is a recently subdivided lot near the NISHA facility, featuring a duplex design aimed at minimizing curb cuts on Evergreen. The adjacent property, also a duplex, shares a driveway to maintain simplicity. The building features a one and half story design with a shared landscape plan to be submitted separately.

Comments and concerns discussed:

- Concerns of dormer size, suggest it be shortened by approximately three feet on each side to avoid a two-story appearance.
- Lower eave to align with typical designs for a one and half story structure.

MacEachern -Large landscape plans will be submitted separately.

Oliver - The lots were rezoned from residential to commercial neighborhood (CN).

Motion/Vote: **Oliver** made a motion to **APPROVE** both applications as submitted with conditions, align second floor windows with those below and add appropriate gable vents or features for balance and the motion was 4-1 with **MacLeod opposed**. (Sitting- Chair Welch, Pohl, Oliver, MacLeod and Camp)

IV. OLD BUSINESS

1. Ack Mid Island LLC 18-26 Sparks Ave Rev Building A 55/231.1 LFW

- *Commissioners: Welch, Chair Pohl, Camp, Paul and Patten- Last heard July 30, 2024*

Voting: Chair Pohl, Welch, Oliver, Camp, Paul and Patten

Alternates: None

Recused: None

Documentation:

Representing: George Berg

Discussion: **Berg** - Revisions to the front elevation – gables extended 6.5 inches outward to create shadow lines for added definition. Side elevations – gables above windows extended 2.5 inches to create a shadow gap. Additional trim was added to the gable ends on the east and west elevations, however not on the Sparks Avenue due to window constraints.

Preservation Planner Holly Backus - Did a great job and have no further concerns.

Comments and concerns discussed:

- Proposed revisions to Building A, massing of the building remains inconsistent with the identity and context of the area.
- Applicant ignoring repeated requests to adapt the design to better reflect the scale and character of the neighborhood.
- Lack of variation in eave and roof lines fails to achieve the traditional additive massing look.
- Suggest modifying the flare at the pediment like areas of the gable to better suit the structure's scale.
- Recommend framing the gable areas closer to the rakes.
- Differentiate design elements between large and small gables, using a shingle flare for smaller gables
- Suggested burying headers into top plates and recessing rafters to remove fascia and head casing
- Adjustments to dormer roof planes to lower them by 4-5 inches
- Improving the visual impact from side views and creating a more cohesive roofline.
- South and North elevations should be refining third-floor shingle flares and shadow lines to reduce visual mass and adjusting gable designs for better integration with the structure's overall scale
- Refine storefront details, lattice work, and shed roofs
- Reduce head casings and fascia
- Refine gable details to subtly break up the building's height.
- Building A's boxy design remained unchanged through three revisions

- Improve the shingle flare design by pulling it outward for better shadow lines and refining dormer details to address alignment and structural consideration
- Improve the upper gable detail and dormer design.
- Modify the gable to extend the white space as described rather than relying on the shingle walls flare

Public Comment:

Dalton Frazier - Applicant has complied with Commissioner's requests and that the project aligns with the intended purpose of CMI zoning. Expressed being a full advocate for the project and its potential.

Motion/Vote: Paul made a motion to **APPROVE** the design changes as outlined in "Exhibit A", the changes include adjustments to the upper gable detail, the relationship between the shed dormers and fascia /window trim and address the inclusion of the landscape plan as depicted in the renderings. The motion was duly seconded, and the motion was 3-2 with **Camp and Welch opposed.** (Sitting - Chair Pohl, Welch, Oliver, Camp, Paul and Patten)

2. Ack Mid Island LLC 18-26 Sparks Ave Rev Building B 55/231.1 LFW

- *Commissioners: Welch, Pohl, Camp, Paul and Patten- Last heard July 30, 2024*

Voting: Chair Pohl, Welch, Camp, Paul and Patten

Alternates: None

Recused: None

Documentation:

Representing: George Berg

Discussion:

Comments and concerns discussed:

- Three-story height, at 36 feet is concerning.
- Lack of chimneys
- Suggest adding a few chimneys
- Suggest raising the bird mouth on the dormer rafters, refining the top plates and incorporating a shingle style with flares for the clipped gables.
- Concern about the proportions of the north elevation, finding it slightly off with the dormers and clipped gables.
- Suggested using solid boards instead of shingles on the north dormers to create a focal point.
- Clipped gables felt unnecessary.
- Reducing the height of eaves and simplifying the trim details.
- Add faux chimney for aesthetic purposes.
- Concern about chimney placement and integration with the roof design especially with the flat roof section.

Motion/Vote: Paul made a motion to retain the existing gable design, no clipped gables, reducing the eave height on dormers and simplifying the trim details as specified, landscape plans to be updated to reflect submitted visuals and chimneys excluded from this approval however could be revisited later. The motion was carried with a vote of **3-2** with **Camp and Welch opposed.**

RECESS AT 6:07PM AND MEETING RECONVENED BACK AT 6:15PM.

V. OLD BUSINESS VIEW

1. Patrick Planche 3 Kite Hill Lane As built fence 42.4.4/64 self

- *Commissioners: Welch, Pohl, Camp, Paul and Patten- Last heard July 30, 2024*

Voting: Chair Welch, Pohl, Camp, Paul and Patten

Alternates: None

Recused: None

Documentation:

Representing: Linda Williams

Discussion: Williams presented project.

Comments and concerns discussed:

- Move fence away from the property line
- Fence color suggest natural to weather
- Regarding the road ownership, GIS maps show it as a Town-owned Road
- Limit fence height to six feet
- Replace unfinished and gapped utility fence with refined five-and-one cedar fence
- Any new fence should maintain proper setbacks approximately 2 feet from the property line to allow space for planting privet or other vegetation for screening.
- Proposed fence should not extend 6 feet in height all the way to the front of the property line.
- Suggest using a cedar "5-in-1" fence
- Existing foliage along the property line should be preserved and additional planting space on the neighbor's side of the fence should be preserved
- Both applications are "as-built" conditions

Public comments:

Donna at 1 Kite Hill (an abutter)

- Concern about relocating an existing 7-foot pressured treated pine plank fence.

James Bishop at 5 Kite Hill (an abutter)

- Criticized the fence's plain appearance
- Move fence off road and onto the property

Motion/Vote: Mr. Pohl made a motion that the fence design should match the cedar "5-1" style, fence's height differentiate should be consistent with a shorter section matching existing elements, fence will be set 2 feet inside the property line to allow for privet planting along the property boundary and the retaining wall will remain within the property line along Kite Hill Lane with an as built survey as "Exhibit A" and the motion was carried unanimously.

1.	Patrick Planche	3 Kite Hill Lane	Deck	42.4.4/64	self
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Voting: Chair Welch, Pohl, Camp, Paul and Patten

Alternates: None

Recused: None

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

Representing: Linda Williams

Discussion: Williams presented project

Comments and concerns discussed:

- Fence to be outside the setback area with survey to confirm
- Remove back railing
- Visibility should be minimal due to the existing hedge.
- Natural weather deck and painted white trim matching the current style.

Motion/Vote: Welch made a motion to approve the project as submitted, subject to confirmation of property line compliance through an as-built survey before the final inspection as an Exhibit and the motion was 4-1 with Paul opposed.

NOTE: HDC briefly pausing their regular agenda to address a non-regular applicant, George Ellis, regarding the replacement of windows at 14 New Mill Street. The Commissioners agreed to review his application out of sequence since it was a straightforward request and Mr. Ellis had limited availability.

VIII. NEW BUSINESS 08/06/2024

1. George Ellis 14 New Mill St Replace Window 55.4.4/72 Vincent Cannella SW

Voting: Chair Welch, Pohl, Camp, Paul and Patten

Alternates: None

Recused: None

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

Representing: George Ellis

Discussion: Ellis presented project.

Comments and concerns discussed:

- Proposed replacement windows, may not be historically
- Complete a window survey, available on website
- Include photos and an inventory of existing windows.
- Consult with Holly Backus to review which SDL window that have been previously approved in the historic district.

No public comments or concerns.

Motion/Vote: Pohl made a motion to hold for further information and the motion was carried unanimously.

VI. NEW BUSINESS 07/09/2024

1. 14 Hussey St LLC 14 Hussey St Front door color change 42.3.4/132 Olson Twombly

Voting: Chair Welch, Pohl, Oliver, Camp and MacLeod

Alternates: Patten and Paul

Recused: None

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

Representing: Joe Olson

Discussion: Olson presented project.

Motion/Vote: Pohl made a motion to approve, and the motion was carried unanimously.

2. Family Ties Ack LLC 11 Alliance Ln Rev 8521 cottage 39/24.1 Studio Park

Voting: Camp, MacLeod, Thornewill, Patten and Chair Welch

Alternates: Patten and Paul

Recused: None

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

Representing: James Krapp, Studio Park

Discussion: Mr. Krapp presented project.

Comments and concerns discussed:

- Minor adjustments to the massing and penetration of the structure.
- First floor changes, a small 90 square foot addition on the south side of the structure.
- A wraparound porch added.
- Second floor, addition of a triple door and a balcony on the north side
- Minor window changes.
- Exterior remains gray on gray, Quaker gray windows and natural to weather finishes for all other materials.

No public comments or concerns.

Motion/Vote: Thornewill made a motion to approve as submitted and the motion was carried unanimously.

3. 450 Green Park LLC 2 Stone Alley Hardscaping revs. 43.3.1/102 Ahern LLC

Voting: Camp, MacLeod, Paul, Pohl and Chair Welch

Alternates: Patten

Recused: None

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

Representing: Miroslava Ahern

Discussion: Ahern presented project.

Comments and concerns discussed:

- Removal of a previously approved patio and the extension of the deck.
- Extend deck by four feet forward.
- Deck wrap around closer to basement walkout
- Restored with existing landscape and hedges, reducing visibility from Stone Alley.
- extension will include a safety railing.
- previously approved structure remained unchanged.
- suggested adding more vegetation between the two areas on the south side for privacy.
- appreciate the intervention into the landscape was pushed back toward the house and the area is now lawn.
- confirm on grade changes from the front yard to the back and confirm that modifications were approved.
- the patio was not pre-existing however approved as part of the original project
- **Backus**
 - a patio was previously approved and may have historical precedence.
 - Visibility of the revised deck extension was questioned from the side view.
 - A need for elevations to better understand the visual impact of the extension.
 - Recommend requiring elevations to properly assess the visual impact of the changes.
 - Believed patio was more historically appropriate.
- **Mickey Rowland (Historic Structure Advisory Group)**
 - Agreed with Backus stating that the patio was preferred although changes might not be highly visible.

Motion/Vote: Pohl made a motion to approve the hardscaping revisions as submitted and the motion was carried unanimously.

NOTE: Pohl announced for the record that Paul has left the meeting at 8:19PM. Paul will not be returning due to a personal commitment.

4.Holding Christopher & Megan 25A Clifton St New Dwelling 73.4.1/3.1 Emeritus LTD

Voting: Camp, MacLeod, Thornewill, Pohl and Chair Welch

Alternates: Patten and Paul

Recused: None

Absent: Oliver

Documentation: Application

Representing: Matt MacEachern

Discussion: MacEachern – Presented project.

Comments and concerns discussed:

- Applicant confirmed the house could be moved further back on the lot.
- A garage positioned to obstruct views of certain areas of the house.
- Simple trim details to remain compatible with neighborhood aesthetics.
- dislike for the small pent roof over the front door, that it disrupts the simplicity and beauty of the otherwise wraparound porch.
- concern about the extra gable in front of the door and porch.
- Suggested removing the extra gable for a better proportioned design
- concern about the additive massing on the side of the house extended too far forward
- Recommended adjusting massing to be set back from the street instead of extending forward
- suggested pushing the structure away from the garage would alleviate the cramped feeling.
- deleting the front gable and pushing the house back 3 to 5 feet

- Secondary gable could be pushed back to align with the front gable.
- Suggested eliminating a small two footsteps in the design
- **Backus**
 - Appreciate the neighborhood context and found the structure compatible.
 - Concerned about the extended covered area on the West side, questioning its compliance with Building regulations.
 - Suggested reducing the depth of the covered area.
 - reiterated concerns from Rob Bentley’s group about the trend of placing garage in the front.
 - Recommend pushing the garage back to make it more subordinate to the main house.

Motion/Vote: Pohl made a motion to move the house back 5 feet parallel to the street, align the right-side addition flush with the main gable, and remove the pediment over the front door and be as an Exhibit A and the motion was carried unanimously.

5. 29 Jefferson LLC 29 Jefferson Ave Driveway, hardscape, gate 30/125 [LINK](#)

Voting: Camp, MacLeod, Thornewill, Pohl and Chair Welch

Alternates: Patten and Paul

Recused: None

Absent: Oliver

Documentation: Application

Representing: Victoria Ewing

Discussion: Ewing – Presented project. Proposing due to a severe rodent infestation that was discovered beneath the existing driveway, affecting the area 18 inches below the surface and extending to the studio behind the property. Work began without prior HDC approval due to the contractor’s unawareness of the requirement. The existing driveway is to be replaced with a new design as outlined in the submitted drawings. In the application it was mislabeled as cobblestone however the proposed material will be Belgian block. The small hill leading to the studio will be graded down 18 inches to match road level. A cement retaining wall faced with river stone will be installed. Privet hedges will be planted at the top and north side of the driveway for screening. Flagstone steps will lead from the driveway to a pathway with steppingstones matching the existing ones on the property.

Comments and concerns discussed:

- Concerned about potential narrowing due to the proposed stone-facing on the concrete retaining walls, which could reduce driveway width by 3 to 4 inches on each side.
- impact vehicle access
- Questioned the necessity of lowering the grade
- suggested using natural stone walls or reducing the height of the retaining wall
- Suggest filling halfway with gravel to reduce the visible height of the wall
- Concerned about the formality of Belgian block in this setting
- suggesting more of a backfill solution
- Raise the grade to match the first step rather than the grass level, reduce the height of the retaining wall.
- Suggested using more a natural material like a stone that blends with the surrounding environment, instead of Belgian block.
- **Backus** - The property was redeveloped in 2010 replacing a 1929 cottage. The existing concrete driveway edges were deemed aesthetically inappropriate and non-compliant with resilient design guidelines, which recommended porous materials for flood prone areas. The site is within a FEMA designated flood zone. There have been community concerns, the abutters, code enforcement officials, and even the local police had been involved in addressing issues related to the property. Happy to know that they are resolving the owner’s issue however has major concerns about the current state of the project, its final appearance, and whether the proposed changes might create more issues than they resolve.
- **Rowland (Historic Structure Advisory Group)** – Jefferson Avenue has a historically informal beach cottage character which the existing driveway previously complemented. Expressed concern that the proposed stone retaining walls would alter this character and questioned the necessity of lowering the grade, suggesting the driveway could be replaced at its existing elevation without the retaining wall.
- **Welch** – Proposed a motion that the grade of the driveway will be raised to the first step, rather than the grass level, the existing concrete will be cut back by a couple of feet from the privet. The area will be filled and wrapped with natural stone, the veneer will be applied over the existing concrete with the cap matching the material used and the final design and implementation will be subject to staff approval. Images and samples must be provided to confirm that the materials and design align with the discussion and meet the aesthetic requirements. The gate, which is part of the application will be incorporated at the top of the stairs.

Motion/Vote: Pohl made the motion to approve the proposed changes subject to staff review and approval of the final materials and implementation and provide Exhibit A which will outline the proposed changes to the driveway and hardscape design as discussed with a 4-1 vote with Camp opposed.

6. Katie Holohan Adam Kates 12 Pilgrim New Dwelling 41/476 Emeritus LTD
Voting: Camp, MacLeod, Thornewill, Pohl
Alternates: Patten and Paul
Recused: Welch
Absent: Oliver
Documentation: Application
Representing: Matt MacEachern
Discussion: MacEachern – The lot had been previously reviewed and approved for a home. The property was sold to a new owner, who proposed a new design. The new design closely aligns with the previous approval in terms of scale, size, and story and a half. Made efforts to address neighbor's concerns and maintain consistency with the previously approved application. Referred to sheet A2.1 to discuss the details of the design, including trim, window types and massing. Hopes that the Commissioners will approve the new dwelling.

Comments and concerns discussed:

- concerns about a previous “rocket ship” design and expressing relief that the current design is not as extreme.
- height of 30 feet is too large for a neighborhood
- overall massing needs to be significantly reduced
- The door and window schedule lacks height details
- Garage being placed in front of the house gives it a dominant feature, rethink the garage placement to better fit the surroundings
- Suggested to replace the height gable with a lower eave which could reduce the building's visual impact.
- **Backus** – Referenced a past conversation about a “rocket ship” design and thanked the Agent for making sure that the design fit within the legal requirements.

Public comments and concerns:

Kristen Graham at 11 Priscilla Lane an abutter – Expressed appreciation for the improvements made to the plan over time and acknowledged the positive outcome of neighborhood collaboration. Concern about the proposed height of the structure which is listed at 297 compared to the previous that was lowered to 258. Requesting the HDC maintain consistency and pointed out the height of neighboring homes. Concern about the grade change of about a foot on the north side and questioned why the adjustment was needed. The retaining wall details were not included in the current plans for fencing and landscaping which she hopes will be addressed.

Motion/Vote: Camp made a motion to hold for revision and the motion was carried unanimously.

7. FP 4 N water 4 N Water Addition 42.4.2/90 Emeritus LTD
Voting: Camp, MacLeod, Thornewill, Pohl, Chair Welch
Alternates: Patten and Paul
Recused: None
Absent: Oliver
Documentation: Application
Representing: Matt MacEachern
Discussion: MacEachern – Renovation for an existing structure previously seen by the board. Initially, the building was attached to another proposed structure, however that has since been detached and approved. The plan is to renovate the current building, keeping rear one-story additions due to their historical value and context. Adding a new southern addition, replacing the center section's foundation, and elevating a rear portion of the structure by 12 inches to improve its low ceiling heights, making the space more habitable. The existing second-floor deck and unattractive exterior stairs will be removed after the installation of a fire suppression system. The new one-story addition will not be visible from public areas, and the only fenestration change is the addition of French doors facing the interior yard.

Comments and concerns discussed:

- need a detailed foundation plan

- revision of the French doors from a 15-light to a 12-light design with a kick panel.
- glass from wall to wall on the gable end seems inappropriate.
- Recommend using French doors with possibly flanking windows.
- Suggested shingled space between the fenestrations.
- prefer for two doors instead of four and the inclusion of a kick panel
- provide a foundation plan
- Suggested three French doors with a center operable panel
- **Applicant** agreed to revise the French doors to a 12-light design with a kick panel
- **Backus** – The Easton Joy House also known as the Obid Joy House, built circa 1846 after the Great Fire. The proposed 977-square-foot addition and foundation replacement are generally appreciated for their modest impact. However, regarding the design of the French doors, should feature a 12-light pattern with a kick panel to align with historic district standards. Retaining the scale of the 1880s rear addition is acknowledged as significant, but there is a need for clearer documentation on foundation detailing the changes. Given the structure's historical importance, a detailed foundation plan and supporting photographs are recommended for better clarity.
- **Rowland (Historic Structure Advisory Group)** - Concerned about the four-unit French door at the back of the structure. While it faces inward, there is uncertainty about its visibility from Ash Lane and the neighboring driveway. Suggested a combination of windows and doors instead. Supports the recommendation that the French doors should follow a 12-light design with a kick panel.

Motion/Vote: Pohl made a motion to **APPROVE THROUGH STAFF** with the condition of submitting a foundation plan and replacing the four French doors with three French doors in the back, designed with 12 lights and a kick panel and that all the doors follow the design, and the motion was carried 4-0 with Welch opposed.

8. Sam & Craig Cordts Pearce 76 Pleasant St Front Dwelling addition 55/367 Sanne Payne

Voting: Camp, MacLeod, Thornewill, Pohl, Chair Welch

Alternates: Patten and Paul

Recused: None

Absent: Oliver

Documentation: Application

Representing: Sanne Payne

Discussion: Payne – Addition to the historic front house. The addition measuring 18 by 15 feet, to create additional living space without altering the existing structure. Only true divided light windows from Rosco or Green Mountain would be used. The design includes basement access on the south elevation which will be screened as will the north addition.

Comments and concerns discussed:

- Concern about the outdoor fireplace.
- Recommended keeping any modifications internal to preserve the historic appearance, maintaining the telescoping effect on the left side.
- suggested changes, keeping one French door closer to the house, replacing the second door with two windows matching the main mass, relocating the chimney to the interior at the gable end, and providing a window survey to be consistent with the existing structure.
- Suggested to submit updates by Thursday at noon for review next week.
- **Backus** – Circa 1850 Greek Revival one and half story five bay and it was formerly in Val Oliver's family (one of the Board members). Appreciated the scale and that it was positioned off the rear L, making sure it did not detract from the main mass of the historic structure. Strongly opposed the exterior chimney, describing it as highly inappropriate in terms of size, scale and location. HDC survey not provided in the application and knows that one exists on file. Requested a window survey if any windows were to be replaced and stressed that Anderson windows would not be acceptable. Advised using true divided light (TDL) windows that goes with Nantucket's architectural profile.
- **Rowland (Historic Structure Advisory Group)** – Echoed concerns about the proposed exterior fireplace, stating that it is inappropriate and that the chimney should be kept inside. If fireplace is necessary suggested placing it at the gable end rather than along the eave line. The two French doors facing Pleasant Street excessive, recommended only one remain, with a 12-light design and a kick panel for consistency. The north elevation, the four ganged windows need to be separated. Expressed concern about zoning on the site plan regarding an areaway and an exterior stairway that is within the five-foot setback. Asked whether stairways are considered structures and if they are permitted within the setback.

Motion/Vote: Camp made a motion to **hold for revisions** and the motion was carried unanimously.

9. Sam & Craig Cordts Pearce 76 Pleasant St New Dwelling in rear 55/367 Sanne Payne

Voting: Camp, MacLeod, Thornewill, Pohl, Chair Welch

Alternates: Patten and Paul

Recused: None

Absent: Oliver

Documentation: Application

Representing: Sanne Payne

Discussion: Payne – A new four-bedroom dwelling at the rear of the property. The structure will be 26' 9" in height, which is smaller than the 30' height of the house behind it and the neighboring house to the right. Basement access will be concealed behind the house. All windows will match the smaller house in front and will feature true divided lights, using either Brosco or Green Mountain windows.

Comments and concerns discussed:

- suggested removing the roof walk
- French doors on the front of the house were inappropriate
- Suggested considering a smaller rebay presentation for the formal primary mass and additive mass
- **Backus** - The proposed guest house, at 26' 9", feels too large and tall. While there are some two-story structures nearby, believes it should better align with the main dwelling on the property. The style of the proposed guest house competes with the existing Greek Revival, and the roof walk seems excessive. Recommends reducing the scale to one and three-quarters stories instead of two full stories and provide a streetscape to demonstrate how the structure fits with the existing structures, since this is a corner lot.
- **Rowland (Historic Structure Advisory Group)** - Concerned about the new building being too tall compared to the existing front house. The ridge is too long and spans from setback to setback, filling too much of the lot and creating a crowded feel. Suggested that the building be broken into smaller pieces with traditional additive massing to better reflect the character and scale of the existing house. Agreed with Holly's suggestion to provide a street view showing both buildings together.

Motion/Vote: Camp made a motion to **hold for revisions** and the motion was carried unanimously.

10. FAE A Perlman LLC 17 Sherburne Tpk Cottage Shutters Color 30/172.1 LINK

Voting: Camp, MacLeod, Thornewill, Pohl, Chair Welch

Alternates: Patten and Paul

Recused: None

Absent: Oliver

Documentation: Application

Representing: Victoria Ewing

Discussion: Ewing - A proposed color change for cottage shutters, described as "Jamaican Azure" or "Makan Aqua". The shutters, part of a prior design for 17 Sherburn, were not noted for color approval in the original application. Clarified that the shutters would be installed on a garage facing inward, with limited visibility due to the property's sunken location.

Comments and concerns discussed:

Pohl – Commented that he would make a motion to approve the color due to lack of visibility.

Motion/Vote: Pohl made a motion to **APPROVE THE COLOR CHANGE** due to lack of visibility and the motion was 4-1 with **Camp opposed**.

11. Jeff Kaschluk 86A/88 Old South Rd New Commercial Bldg 68/400&419.1 LFW
12. Jeff Kaschluk 86A/88 Old South Rd Hardscape 68/400&419.1 LFW

Representing: Linda Williams

Discussion: The Commissioners agree to address the matter at the beginning of the next "New Business" session, scheduled for two weeks from today with Ms. Williams case given priority for both applications (items #11 and 12) located at 86A/88 Old South Road.

13. Sharon Fruit 14 Pond View Entrance gate 81/8 Graham & Graham

VII. NEW BUSINESS 07/23/2024					
1.	Joe Tirone	25 Honey Suckle Dr	Roof top solar	68/389	Isaksen Solar
2.	Jeffery Ackseizer	14 Moors End Ln	Garage	43/216	EMDA
3.	Ack MWG LLC	10 Silver St	New dwelling	55.4.1/187	EMDA
4.	21 Pilgrim Rd Trust	4 Sophie’s Way/21 Pilgrim	New Dwelling	41/213-213.2	S Metz
5.	Dalibor & Liliana Kovacevic	3 Aster Ct	Solar Roof	68/373	Ack Smart
6.	Garret Roberts	1 South Mill St	Rev change roof	55.4.1/61	EMDA
7.	Reinemo, Timothy	65 Lovers Ln	pool	80/214.1	Self
8.	23 Sankaty Head Trust	23 Sankaty Head Rd	Folly	48/4.1	BPC
9.	Jeffery Greenberg	30A Orange St	Lower main roof/fenestration 4940	42.3.2/200	Emeritus LTD
10.	Cohen Steven L TR/Dukes Rd Tr	2 Dukes Rd	Pool Hardscape	41/187	Ahern LLC
11.	Boulevard Property Group LLC	20 Main St	Pool Hardscape	73.3.1/50	LFW
VIII. NEW BUSINESS 08/06/2024					
1.	3 Back Street LLC	3 Back St	Demo	55/348	Thornewill RP
2.	3 Back Street LLC	3 Back St	Partial Demo option 2	55/348	Thornewill RP
3.	Brandon Eldridge	26 Arlington St	Solar	76.1.3/281	Isaksen Solar RP
4.	.George Ellis	14 New Mill St	Replace Window	55.4.4/72	Vincent Cannela SW
5.	Centrall Family LLC	25 Masaquet Ave	shed	80/138	Edward Cantrall JP
6.	Greg Coffee	1 Lowell Place	Renew 62928 MH	41/858	NAG JP
7.	Greg Coffee	1 Lowell Place	Renew 62671 Move demo	41/858	NAG JP
8.	256 Polpis LLC	256 Polpis Rd	GH Add Dormer fen rev	25/25	Botticelli & Pohl JP
9.	Harford, Suni & William B Jr	60 Wanoma Way	Pool hardscape	92/13	Ahern LLC VO
10.	Teasdale Arnie	24 India St	cottage	42.3.4/66	Thornewill VO
11.	Jamie Kane	21 Ridge Ln	Rev COA 2021-09-4627	38/76	B Meerberger VO
12.	New Street LLC	7 New Street	Window change rev 2024-06-10638	55.4.1/37	WAPD VO
13.	42/44 Arb Way LLC	9 Arbour Way	Rev to 11-9503 infill porch	29/137	Botticelli & Pohl AM
14.	Suzanne & Thomas Albani	39 Wanoma Way	Replace beach stairs	92.4/318	EMDA AM
15.	John Roberts	15 Helen Dr	Roof change add dormers	66/146	KMLD AM
16.	Roberto & Amy Finzi	26 Pocomo Rd	Addition	14/74	Smith & Hutton AM
17.	Roberto & Amy Finzi	26 Pocomo Rd	Garage	14/74	Smith & Hutton AM
18.	Elizabeth Churchill	3 Emily St	Move build and addition	49.2.3/53	self
19.	Elizabeth Churchill	3 Emily St	Patio deck	49.2.3/53	self
20.	Jose Guiterrel	4 Cartwright Pl	Addition	55/220.2	Val Oliver AM
21.	Marrett Victor	3 Baily Rd	Egress window	56/426	Self AM
22.	Big Batch LLC	69 Hummock Pond	Renovate – Rev #8733	56/320	Emeritus LTD CT
23.	Stark Point LLC	16 Easton St	Hardscape	42.1.4/11	Botticelli & Pohl CT
24.	Nantucket Electric Co	32 Bunker Rd	New Commercial Bldg	78/2.7	LFW AC
25.	Terry Anne Vigil Trst	26 Somerset Ln	New main house	66/10	JBStudio CP
26.	Terry Anne Vigil Trst	26 Somerset Ln	New pool	66/10	JBStudio CP
O	IX. OLD BUSINESS 07/02/2024				
1.	Cohen Steven L TR c/o Area 51 Tr	51 W Miacomet	Pool hardscape	81/52	Ahern LLC
	• Commissioners: Welch, Camp, Oliver, Thornewill and Patten- Last heard June 18, 2024				
O	X. OLD BUSINESS 07/16/2024				
1.	Barnes C Joan Trust	12 Sunset Hill	Lowered Roof & Setback addition	41/450	NAG
	• Commissioners: Welch, Pohl, Oliver, MacLeod and Patten- Last heard June 4, 2024				
2.	Romano	55 Easton St	Hardscape pergola	42.4.1/86	Julie Jordin
	• Commissioners: Welch, Pohl, Oliver, MacLeod and Camp- Last heard June 25, 2024				
3.	Killen, Patience	1 Old N Wharf	Addition	42.3.1/80	Val Oliver
	• Commissioners: Welch, Pohl, Camp, MacLeod and Thornewill- Last heard June 11, 2024				
4.	Holby Elizabeth	19 Low Beach Cottage	Solar Roof		Ack Smart
	• Commissioners: Pohl, MacLeod, Camp, Paul and Patten- Last heard June 25, 2024				
5.	Dan Driscoll	15 Madaket Rd	Solar Roof	41/299.3	Ack Smart
	• Commissioners: Pohl, Oliver, Welch, Macleod and Camp- Last heard June 11, 2024				
6.	Candle House 2 LLC	2 Candle House	Rev Hardscape	55.4.1/1.1	LFW
	• Commissioners: Welch, Paul, and Thornewill Alt: Patten- Last heard July 2, 2024				
	• XI. OLD BUSINESS 07/30/2024				
1.	D Behrend	12.5 Pequot St	Main House	80/20	D Behrend
	• Commissioners: Pohl, Oliver, MacLeod, Paul and Patten- Last heard July 2.2024				

2.	D Behrend	12.5 Pequot St	Demo MH	80/20	D Behrend
3.	D Behrend	12.5 Pequot St	Demo Studio	80/20	D Behrend
4.	D Behrend	12.5 Pequot St	Demo shed	80/20	D Behrend
5.	D Behrend	12.5 Pequot St	Pool	80/20	D Behrend
6.	D Behrend	12.5 Pequot St	Garage	80/20	D Behrend
7.	More than Enough	30 Russell's Way	Redice height fenestration	77/8.1	CWA

- *Commissioners: Welch, Pohl, Oliver, MacLeod and Camp- Last heard July 2, 2024*

8.	K22S LLC	126R Main St	Fenestration & dormers cottage	42.3.3/98.1	JB Studio
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- *Commissioners: Welch, Pohl, Oliver, Camp and Paul Alt: Patten- Last heard July 9, 2024*

9.	K22S LLC	126R Main St	Shed revisions	42.3.3/98.1	JB Studio
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- *Commissioners: Welch, Pohl, Oliver, Camp and Paul Alt: Patten- Last heard July 9, 2024*

10.	Thomas Ripley	92 Washington St	New Dwelling	42.2.3/22	Marshall Harris
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- *Commissioners: Welch, Pohl, Oliver, MacLeod and Thornewill- Last heard June 18, 2024*

11.	13 and 15 Nancy Ann LLC	13-15 Nancy Ann Ln	New Mixed Use Bldg	68/137-138	Emeritus LTD
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- *Commissioners: Welch, Pohl, Oliver, MacLeod and Patten- Last heard July 0 2024*

12.	Wolfram Family Trust	7 Folger Ln	New dwelling lot 3 & 4	42.4.4/33.3	WAPD
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- *Commissioners: Welch, Pohl, Oliver, MacLeod and Thornewill- Last heard May 14, 2024*

Approve Minutes –	
Review Minutes -	<i>Not anticipated by the Chair within 48 hours</i>
Other Business -	• Next HDC Meeting- August 13th @ 4pm. OLD BUSINESS *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM.
Potential Items for Discussion-	• Review prior approved Best Practices. • Discussion on distinguishing between solid and veneer brick on chimneys and foundations. • Classification of street trees & vegetating mapping • Discussion of Wind Turbines • Review policy of Move/Demo hearings in relation to new dwellings and historic dwellings • Hardscaping • Discussion of salvaging demos • Discussion of options for house moves

XII. Adjourn: MacLeod made a motion to adjourn the meeting at 8:30PM. The motion was duly seconded by Pohl and the motion was carried unanimously.

Submitted By: Catherine Ancero

- **Link to YouTube HDC 08-06-2024 meeting:**

https://www.youtube.com/watch?v=iBm3_ICud7M

- **Link to the HDC View Pack of 08-06-2024:**

<https://www.nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/08062024-14122?html=true>