



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

Commissioners: Stephen Welch (Chair), Raymond Pohl (Vice-Chair), Angus MacLeod Abby Camp, Vallorie Oliver,
Associate Commissioners: Carrie Thornewill, Connie Patten, Joe Paul.

~~ MINUTES ~~

Tuesday, November 12, 2024

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

Called to order at 4:01 pm. and announcements by Stephen Welch, Chair

Staff in attendance: Holly Backus, Preservation Planner; Fiona Johnson, Administrative Specialist, Sara Johnson, Administrative Specialist.

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

Remote Participants:

Absent Members:

Late Arrivals:

Early Departures:

Town Representative:

Adoption of Agenda.

Motion Motion to Approve as drafted. (Pohl)

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

I. COMMENTS BY THE CHAIR

- Organizational meeting scheduled for November 14, 2024. Urged members to attend in person as zoom in the room on second floor of the police station is difficult.

II. COMMISSION DISCUSSION AND VOTE

1. 29 Fair Street – Determination of Minimum Maintenance (Chp. 124-13A/B) Violation Notice

Sitting: SW, VO, AC, AM, CP

Welch detailed the protocol, standards and code in order to make the determination that there is an issue of MM. Oliver, stated that there were some portions of the property that needs some maintenance. There are worse buildings. There has been a lot of public notice on this structure. Ask the owners to address the issues. Camp stated it was in “bad” shape. Looks forward to the owners coming back to the HDC to work towards rehabilitating the building, issues with roof and foundation in particular. If they are fined would that force them to fix it? Can we get an outside engineer? MacLeod does feel that the envelop is compromised, windows broken, not tight to weather, exposed sheathing, trim, roof issues. Owners need to address them. Patten stated that there are some areas that need to be addressed. Would like to restore this building before much more damage. Welch stated the building envelop is compromised, rises to the level of addressing the need to maintain it, but does not rise to the level of issuance of a violation notice. The owners need to respond and develop a plan to address the issues. Minimum amount of maintenance. Now that is has been brought up, the owners need to address it before it rose to a violation. Fining is a punitive measure that may not be necessary at this point. Owners are aware of the issue and would need to address maintenance. If time went on and nothing was being done then they would be subject to a violation. HDC needed to give them an opportunity to do the work. Pohl mentioned that the structure has always been compromised whether simply due to age of the building. An engineer is never going to say that is sound. Welch stated that the HDC cannot compel hiring an engineer. What is obvious is visible from the exterior and is not necessarily due to neglect. Next step is remediation. Needs to be a follow up. The owners need to respond by December 10 2024 to get an update. The HDC is looking for roof hatch to be secured, shingling repaired, temp fixes to some windows, etc., need to give time to do the work. Members needed to view before that meeting. Immediately address water intrusion by December 9, 2024 to make weather tight.

***Oliver made the motion to not issue violation notice and steps needed to be made to make the building weather tight, shingling, roof hatch to meet on December 10, 2024.**

***Motion was approved by a unanimous vote.**

2. Skyline Road LLC – 6 Woodland Drive – Cabana – 79/209 – Stowe Mountain Builders

Sitting: Welch, Pohl, Oliver, Camp, MacLeod

John Shafer represented that the work to remove the unapproved cabana roof structure and use the original approved COA with a gable roof rather than a flat roof was originally supposed to be done by September and updated to the HDC by Oct 15. Work was delayed due to the owners not leaving the property until later in the season. Work was started last week and the new roof package was ordered and should be on site next week. The neighbor had been noticed to tell them what was happening and when. Work should be completed within a few weeks. The HDC agreed that there was no need to revisit the matter on Dec 10th if proof was presented to the staff that the work had been completed.

***Motion to revisit at Dec. 10th for completion review, unless the proof was submitted prior to that (Oliver)**

***Motion was approved by a unanimous vote.**

3. Barbara Henderson – 6A Silver Street – New Shed – 55.4.1/187.1 – JB Studio

Sitting: Welch, Camp, MacLeod, Thornwill, Patten

The application was approved subject to Exhibit A to simplify the shed. There was confusion about the approval. Members were asked to take a view. If not visible then perhaps the atypical roof system might be approval without changing the structure. Owner of the property stated that the information was not adequately presented by the representative and asked that this be reconsidered. He stated that it was not visible and the elements that were to be changed may not be necessary. MacLeod did view. From West Dover Street the vegetation may thin and it may become visible. Thornwill agreed with Angus. Anything new there may be visible but in the summer will not be. Camp was not sure whether could be seen. Patten agreed winter vegetation it may be seen. Oliver, not sitting, spoke as someone who had worked on the property, and agreed at times that it may be seen. Ask for year-round vegetation. Welch asked with the visibility of the atypical aspects acceptable or need more vegetation or change it to Exhibit A. Discussion about the options. Could say not visible at time of inspection as it was done for the spa. Concerns about the visibility. Welch stated that natural vegetation could be used to screen it. Henderson was on zoom and clarified the situation. Her shed blocks the view from the town parking lot and the shed is too far to the west to be seen from West Dover. Can plant more vegetation. Designer Bencat agreed with his client. Members agreed that a wall of cypress vegetation would not be appropriate as opposed to natural vegetation.

***Motion: (Thornwill) No round windows, put in square, not visible at time of inspection and natural vegetation, prior approved fenestration changes are part of the approval.**

***Motion was approved by a 4-1 (Camp) vote.**

III. VIEW ONLY – NO DISCUSSION

- 1. 10 New Whale Street – Citizen complaint regarding Minimum Maintenance (Chp. 124-13A/B) violation notice**
- 2. 5 Candle Street – Citizen complaint regarding Minimum Maintenance (Chp. 124-13A/B) violation notice**

Members were asked to view prior to the December 19, 2024, meeting with no comments made at this meeting. The same format will be followed as in 20 Fair Street above.

IV. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Reitman	8 Jackson St	Shed	73.1.3 61.1	Structures Unltd	SW
2. Bell, Leanne	34 Chuck Hollow Rd	Addition	75/67	Topham	SW
3. Mary Charbonneau	10 Curlew Ct	Window replacement	68/522	Robert Pike	SW
4. DXD SS Fund II Nantucket Propco LLC	10/12 DavKim Ln Duplex	Window sash color change and Roof change	68/61 & 62	Emeritus LTD	SW
5. Pickard	9 Grove Ln	Shed/Addition	41/273	Thornewill	SW
6. Longfin, LLC	1 Barnard Valley Rd	New dwelling	53/25	K Megna	SW
7. Christy White	2 Ipswich St	Deck addition stairs	71.3.2/293	Jacob Martinson	SW
8. Restieri, Tara & Larry	74A Madaket Rd	Addition "Outdoor" roof	41/811	Val Oliver	RP
9. Bergman, Mary	15 Nanina Dr	New shed	67/513.2	Normand	RP
10. Furton, Angela	11 Roberts Ln	Rev COA Garage	56/36	Normand	RP
11. Seldom Inn LLC	5 New Sias St	New patio	73.4.2/15	Normand	RP
12. Wombat Point LLC	2 Prospect St	Add ext- basement stair	55.4.4/3	EMDA	RF
13. Miller, Bruce & Jeanne	4 Henderson's Dr	Add 3 season room	66/205	Thornewill	RF
14. Fee, Matthew	50 Cliff Rd	Veg garden fence	41/28	Island Harvest	RP
15. Orenstein Ted & Amy	5 Crow's Nest	Door window revs	12/22.2	R Newman	RP
16. Cassaza Chris	6 Old Westmoor Farm	Door window rev	41/821	R Newman	RP
17. Karen Baird	50 Appleton Rd	Remove Hoop Tent	66/5	Doug Baird	JP
18. Bemer	31 Wigwam Rd	New Shed	77/7.6	Structures	JP
19. Michele Currie Southy	7 Anna Dr	Re 2963	55/245.2	JN Design	AM
20. Carlos Aguilar Tejada	11 Bluet Ct	New Dwelling	68/342	Val Oliver	AM
21. Hayford, Susan	41 Madaket Rd	Roof Replacement	41/413	Self	AM
22. XXII Years LLC	3 Maxey Pond Rd	Pool cabana	40/106	Chip Webster	AM
23. Cheney Realty Trust	28 Equator Dr	Rev fenestration	56/342	BPC	VO
24. Sea Hero LLC	1 Pinkham Circle	New deck	56/159	George Berg	VO
25. Jeffrey & Colleen Duran	14 Ellen's Wy	Open cabana	81/176	Sanne Payne	VO
26. Patrick & Carolyn Depaln	3 Westerwick Dr	Open cabana	73/37	Sanne Payne	VO
27. Stephen Cohen	2 Wannacommet Rd	Shed	41/573	NAG	CT
28. Stephen Cohen	2 Wannacommet Rd	Hardscape	41/573	NAG	CT
29. McCollum, Susan B	35 Eel Point Rd	New shed	32/63	Botticelli & Pohl	CP
30. M Krishnamurti	17 Milk St	Roof Replacement	42.3.3/86.1	LFW	AC

Voting Welch, Camp, MacLeod, Patten
Alternates None
Recused Pohl, Oliver, Thornewill, Paul
Motion Motion to approve as submitted (MacLeod)
Vote Motion was approved by a unanimous vote

V. 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.	Prichard	10 York St	White picket fence	55.4.1/142	Garden Group	SW
	• Type I or Type II picket fence following “Building with Nantucket in Mind,” page 172.					
2.	Joshua Morash	8 Bayberry Ln	Pool Hardscape	67/72	Val Oliver	RP
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
3.	Katherine Hemingway	6 Field Ave	Addition/as-built	80/170	Brook Meerbergen	SW
	• As-built fee to be assessed prior to issuance					
4.	Katherine Hemingway	6 Field Ave	As-built shed	80/170	Brook Meerbergen	SW
	• As-built fee to be assessed prior to issuance					
5.	Katherine Hemingway	6 Field Ave	As-built garden shed	80/170	Brook Meerbergen	SW
	• As-built fee to be assessed prior to issuance					
6.	Kevin & Julie Hayes	36R Cliff Rd	Addition	42.4.4/38	Tad Elliot	JP
	• Add date of construction to the COA (HDC Survey NAN.1485 =c.1976)					
7.	Don Allen Ford	24 Polpis Rd	Overhang over doors	54/177	Val Oliver	JP
	• Visually, the angled wood member feels tiny compared to the roof its supporting as viewed from the South & North; Increase dimension by 50% of the angled wood member that supports the pent roof					
8.	24A New Ln LLC	24A New Ln	Patio Hardscape	41/395.2	Atlantic	JP
	• Outdoor kitchen and firepit not to be seen at the time of inspection and in perpetuity.					
9.	Ack Ama Realty Ventures	1 Sparks Ave	HVAC exhaust hood on hut	55/180.1	D Daryoush	AM
	• Approve with Option 2 only					
10.	8 Gull Island LLC	8 Gull Island Ln	Lift new foundation	42.4.3/95	Barrett Enterprises	AM
	• Provide the date of construction and history of house; document 1 st floor height and retain with new (parged) foundation					
11.	20 Western LLC	20 Western Ave	Roof replacement	87/74	J Martinez	AM
	• Add date of construction to the COA (HDC Survey NAN.2869 =c.1938 “Escape Hatch”)					
12.	Elmer Glenn	51 Morey Ln	Roof replacement	73.3.2/54	J Martinez	AM
	• Add date of construction to the COA					
13.	Tom Donovan	104 Surfside Rd	Ground Mount Solar	67/349	Cotuit Solar Karen	AM
	• Ground Solar Array not to be visible from the time of inspection and in perpetuity.					
14.	Carlos Aguilar Tejada	11 Bluet Ct	Garage Apt	68/342	Val Oliver	AM
	• Roof pitch to match 9/12 of main house					
15.	Kurtz Hlen	177 Polpis Rd	Pool Hardscape	45/1.1	Atlantic	VO
	• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
16.	Tomasello, Stephen & Kelly	8 Maple Ln	Pool Hardscape	67/303.4	Atlantic	VO
	• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
17.	Sea Hero LLC	1 Pinkham Circle	New deck	56/159	George Berg	VO
	• Add date of construction to the COA (NHL Data =c.1980)					
18.	Stephen Cohen	2 Wannacomet Rd	Pool and hot tub	41/573	NAG	CT
	• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
31.	Fee Mathew g Trust	58 Fairgrounds Rd	Roof	67/301	Emeritus LTD	CT
	• Add date of construction to the COA					
19.	Romano, Josph	171 Polpis Rd	Pool Hardscape	45/1.3	Julie Jordin	CP
320.	• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					

Voting **Welch, Pohl, Camp, MacLeod, Paul**
Alternates
Recused **Oliver**
Motion **Motion to approve as noted above (Pohl)**
Vote **Motion was approved by unanimous vote**

VI. OLD BUSINESS 11/05/2024 HELD FOR 11/12/2024 MEETING

1. Doherty ACK LLC	4 Mariner Way	Hardscape/pool	55.1.4/72	Paul Santos
Voting	Welch, Pohl (chair), Oliver, Camp, Thornewill			
Alternates	Patten			
Recused				
Documentation				
Representing	Paul Santos – Explained the revisions and setting of the pool, elevating pool in proposed deck by about two feet above deck. Application was held from prior meeting to figure out how to word the motion. Asked owner to propose a new plan as to how the pool was going to be screened. Added hedge row, showed section and chart of plants. Indigenous year-round screening.			
Public Concerns	Mickey Rowland representing an historic advisory group of citizens expressed the opinion that a pool was not appropriate in the OHD and the linear plantings were unnatural. Neighbors Amy Culhane of 76 Union Street representing several neighbors. Expressed continuing concerns about drainage, disruption, plantings and inappropriateness of pools in the OHD.			

Holly Backus:

- Conservation Commission plantings are on that list as appropriate in the flood zone
- Revisions are appreciated, is the pool appropriate in character and setting for the OHD
- Would rather not have linear planting and make them more natural

Oliver:

- Previous concerns not addressed
- It is ridiculous application has gone on too long, should have been denied, three strikes and you are out
- Planting plan has changed a little
- Has addressed for other hardscaping items, 5/1 on property line in appropriate, where is the fence
- Pergola, showers, fences should be on this application, bluestone material, herringbone not appropriate
- Feel could not vote on this today
- Original pools approved as integrated into the deck
- Should have required Con Com approval prior to the approval
- Freezing zoning is confusing
- Deal with the fall out of things, arbitration board for all of the pools
- Cannot mask in typical way
- Natural vegetation not in a line
- In town pools are not appropriate in town

Camp:

- Agree with Oliver
- Buildings are so out of place where they are
- When on Washington St Extension very naturalistic landscape, not want line of cedars
- Pool even higher is a problem
- Pools in OHD are out of place

Thornewill:

- Are hiding what is there
- Not really seeing it, not have drawing of surround of pool
- Hard time with the plan, had them approved at grade on a deck
- Railing is 10 feet above grade, what is deck level
- Santos explained it, ground elevation is different than flood plane
- Confused about heights

Welch:

- Agree with Oliver on several points
- Need to clarify heights
- This is the most likely to approve
- Much has been made about the Con Com comments it affects the HDC decision, each board needs to be in step to some extent
- Referenced previous comments in other meetings
- Linear plantings are part of the architectural plan as they are hiding an objectionable element
- Plan before the HDC is not clear
- We can deny it as HDC has been past three meetings already
- What need is a clear plan, simplify the presentation in the future, heights as to grade, not sea level

Pohl:

- Thanks for making it more condensed.
- Would like the board to make a decision
- Vegetation be adjusted
- Board is still concerned about the height of the rail against grade
- Need more complete package
- Room for more information,

- Santos responded that there are linear plantings all over the OHD and not indigenous and not invasive, line privet up line everyone else in the same area, including in this same subdivision
- Need the approved architectural elevations

Motion **Motion to hold for revisions, basic simple format presentation, and past approvals (Welch)**
Vote **5-0, Pohl, Welch, Oliver, Camp, Thornewill**

2. Doherty ACK LLC 6 Mariner Way Hardscape/pool 55.1.4/72.2 Paul Santos
Voting Welch, Pohl (chair), Oliver, Camp, Paul
Alternates Patten
Recused
Documentation
Representing Paul Santos
Public Concerns No discussion as the matter was continued after the hearing for 4 Mariner Way and was to track.
Motion **Motion to hold for revisions, basic simple format presentation, and past approvals (Welch)**
Vote **5-0, Pohl, Welch, Oliver, Camp, Paul**

VII. NEW BUSINESS 10/15/2024

1. Hightide Homes 45B Vestal Street Hardscape pool 41/591 Atlantic
Voting Welch, Pohl, Oliver, Camp, MacLeod,
Alternates Welch, Camp, Thornewill
Recused
Documentation
Representing Linda Williams, requested that the matter be opened and continued without discussion in order to submit new revised plans for old business by the deadline on Thursday.
Public
Concerns
Motion: **Motion to hold for further information (Pohl), passed by a unanimous vote.**
Vote: **5-0. Pohl, Welch, Camp, Coombs, Oliver**

VIII. NEW BUSINESS 10/29/2024 - VIEW

1. Callen Miller Inc. 1 Cherry Street Add porch/Frnch door 55/377.1 EMDA
Voting Welch, Pohl, Camp, Oliver, MacLeod
Alternates Thornewill, Paul, Patten
Recused
Documentation
Representing Ethan McMorro, building was previously known as Fast Forward, going to change the use to a micro-brewery, and add French doors and a walk-in cooler behind the structure and hidden by a fence
Public Mickey Rowland representing an historic advisory group of citizens agreed with Backus and questioned the metal
Concerns visibility of the cooler. McMorro offered to screen both sides with a fence.

Holly Backus

- In the OHD, noncontributing from the 1970s
- Is visible from three roads
- Extended deck is an issue
- Needed more screening

Welch

- Was going to put the application on Consent Agenda but felt that given that it was in the OHD it should be reviewed by the Commission
- Parking lot is as is
- French doors maybe odd, changes the perception of the space, may be better if they changed to 9-lt or Dutch doors

Pohl

- Similar to other building on the site
- Small deck not an issue where people sit

Oliver

- Is it necessary to have two decks? One is for entrance, and one is for customer sitting area
- Reflects the building in front of it
- Plantings may be helpful
- No concerns with the plan

Camp

- Questioned the drawings on the site plan
- Concern about side of cooler being metal, needs to be screened

MacLeod

- Agree with Rowland

Motion

Motion to approve with Dutch doors (Camp)

Vote

Motion was passed by four in favor (Welch, Pohl, Oliver, Camp) and one opposed (MacLeod).

IX. NEW BUSINESS 10/29/2024

1. Capaldo/Carracciola	19 Union Street	As-built move arbor	42.3.2/136	Topham
Voting	Welch, Pohl, Oliver, Camp. MacLeod			
Alternates	Thornewill, Paul, Patten			
Recused				
Documentation				
Representing	Joe Topham represented the project and stated that the HDC approved the arbor but it moved 14 feet further back from the front of the lot.			
Public Concerns	Mickey Rowland representing an historic advisory group of citizens said it should be closer to the street			

Holly Backus

- 4-bay typical structure, as-built arbor was approved 4 years ago
- It was appropriate, but the historic photo showed it closer to the street, approval was based on the photo
- White was a problem and stood out compared to the house if stays gray

Pohl

- Felt it was appropriate and incongruous with the house and needs to be toned down
- Did not have a concern with the location or color

Oliver

- No concern about location
- Preferred it to be painted gray and not remain as white

Camp

- Agree should not be white

MacLeod

- Agree should not be white

Welch

- Should be gray to match the trim

Motion

Motion to approve with the arbor being painted winter solace gray to match the house trim (Camp)

Vote

Motion was approved by a unanimous vote.

2. Capaldo/Carracciola 19 Union Street Color change 42.3.2/136 Topham clapboard

Voting Welch, Pohl, Oliver, Camp, MacLeod
 Alternates Thornewill, Paul, Patten
 Recused
 Documentation

Representing Joe Topham stated that the owner wanted to change the yellow clapboard to white
 Public Concerns Mickey Rowland representing an historic advisory group of citizens preferred a softer whit than bright white.

Holly Backus

- Typical 4-bay, recommend
- Would be too much bright white, perhaps egg shell

Welch, Pohl, Oliver, Camp, MacLeod agreed to scrimshaw/bone white

Motion: Motion to approve with scrimshaw/bone white (Pohl).

Vote: Motion was approved by a unanimous vote.

5:50 PM Break

3. Holly Hock LLC 42 Chuck Hollow Color Change 75/65.1 EMDA

Voting Welch, Pohl, Oliver, Camp, MacLeod
 Alternates Thornewill, Paul, Patten
 Recused
 Documentation

Representing Ethan McMorow represented that the color change currently is red, green and yellow an want to change to white and cobblestone gray

Public Concerns None

Holly Backus

- No comment

Pohl, Oliver, Camp, MacLeod, Welch – No concerns

Motion Motion to approve as submitted (Oliver).

Vote Motion was approved by a unanimous vote.

4. Henry Spitzer 1 Sconset Avenue Hardscape 73.4.1/8 Greyson Keller

Voting Pohl, Welch, Oliver, Camp, MacLeod
 Alternates Thornewill, Paul, Patten
 Recused
 Documentation

Representing Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Greyson Keller represented the project and stated that the owner would like to have a patio and maintain the trees, proposing a bocce court and a small stone wall to level the area. The black fence/fence is being withdrawn at this time.

Public Concerns Sconset historic advisory group of citizens were questioning the black privacy fence and retaining wall, otherwise no concerns as the trees are remaining.

Holly Backus

- Third different plan from third different representative
- Confusing as to plan details, owner needs to address what is moving forward

Pohl

- No comment

Oliver

- Only concern is standing on street it is wide open

Camp

- Raised stone patio,? Grade change and patio will be 14” above grade, 1 step up from grade, blue stone patio
- So visible corner, a more rustic patio would be more appropriate, represented as rustic stone wall
- Add plantings around raised patio to break it up

MacLeod

- Confirm black fence? Fence will not be installed and will be withdrawn and will reapply

- What is planting on either side of patio? Boxwood.

Welch

- No issue with stone wall
- Clarification on neighbor's side no retainage required? No.

Motion **Motion to approve without any fence and with planting around patio on south side and this approval is for this application and not to be mixed with previous approvals (Camp).**

Vote **Motion was approved by a unanimous vote.**

5. Konstantin Gillis	25B Clifton St.	Hardscape curb cut	73.4.1/3	Natalie Cowger
Voting	Welch, Pohl, Oliver, Camp, MacLeod			
Alternates	Thornewill, Paul, Patten			
Recused				
Documentation				
Representing	The representative was not present at the meeting and the HDC felt that the matter was simple enough To take up without the representative.			
Public Concerns	Sconset group of citizens expressed support for the design, main house is 2015, does benefit from two curb cuts as they existed since before 1998			

Holly Backus

- Agree should not be wider or deeper
- Move over to the side line as much as possible

MacLeod

- Reviewed the application and made the presentation, improvement to move back from corner for safety's sake
- Concerned about having parking in front at all
- Prefer a front to back rather than double side by side

Camp

- Why two driveways, explained again
- Moving it and should be as small as possible

Pohl

- Same width as before, but slightly deeper
- No concern

Welch

- Okay as proposed
- Have screening

Oliver

- Okay as it is same width
- Going back a few feet

Motion **Motion to approve as submitted (Oliver)**

Vote **Motion was approved by a vote of four in favor (Welch, Pohl, Oliver, Camp) and one opposed (MacLeod).**

6. Thirty-Nine Hulbert LLC	39 Hulbert Ave.	Fenestration revisions	29/19	Botticelli & Pohl
Voting	Welch, Oliver, Camp, MacLeod, Patten			
Alternates	Thornewill, Paul			
Recused	Pohl			
Documentation				
Representing	Lisa Botticelli represented the application, is a simple request to change the windows to ganged, move the window over.			
Public Concerns	Mickey Rowland representing an historic advisory group of citizens stated there were no concerns.			

Holly Backus

- Windows exceed glazing? No, not adding anymore glazing

Welch, Oliver, Camp, MacLeod, Patten – Had no concerns.

Motion **Motion to approve as submitted (Oliver).**

Vote **Motion was approved by a unanimous vote.**

7. Eleven Lincoln Ave Trust	32 Jefferson Avenue	Revisions garage	30/132	Botticelli & Pohl
Voting	Welch, Oliver, Camp, MacLeod, Paul			
Alternates	Thornewill, Patten			
Recused				
Documentation				
Representing	Lisa Botticelli represented the application, existing garage and revising some fenestration changes and roof to wood			
Public Concerns	Mickey Rowland representing an historic advisory group of citizens stated there were no concerns.			

Holly Backus

- Contributing garage about 1920 with survey on file
- Fenestration is out of character on sides, particularly C window

MacLeod

- Concern about change from 12-lt

Welch, Oliver, Camp, Paul had not concerns

Motion **Motion to approve as submitted (Oliver).**

Vote **Motion was approved by a unanimous vote.**

8. **Alexander Woodley** **3 Newtown Court** **Rev 2022-03-6065** **55/210.2** **Val Oliver**
Voting **Held without opening**

9. **Jeff & Nicole Barden** **1 Hedgebury Lane** **Addition** **41/594** **MCA**
Voting Welch, Pohl, Oliver, Camp, MacLeod
Alternates Thornewill, Paul, Patten

No representative, was held without opening

Jared & Kim Mitchell **50 Hummock Pond Rd** **Window well** **65/286** **Chacon Homes**
Voting Welch, Pohl, Oliver, Camp, MacLeod
Alternates Thornewill, Paul, Patten

Recused

Documentation

Representing No representative present.

Public Concerns None

Motion **Motion to approve as submitted (Oliver).**

Vote **Motion was approved by a unanimous vote.**

10. **18 Bishops Rise LLC** **18 Bishops Rise** **New gate** **40/126** **Atlantic**
Voting Welch, Pohl, Oliver, Camp, MacLeod
Alternates Thornewill, Paul, Patten

Recused

Documentation

Representing Lindsay Congelton represented the application and stated the owners wanted a gate at the beginning of the driveway, granite posts, country style gate, others in the area

Public Concerns None

Oliver

- On Bishops Rise itself there were no other gates, only concern

MacLeod

- No precedent on Bishops Rise
- Should be natural to weather and no panels

Pohl

- Agree with MacLeod
- Atypical design

Camp

- Agree see something natural to weather
- Place it farther back not right on the road

Welch

- Agree further back, simpler, natural to weather

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

Vote **Motion was approved by a unanimous vote.**

11. **Nick & Kristine Voulgaris** **7 Farmer Street** **Driveway change** **42.3.2/108** **Atlantic**
Voting Welch, Oliver, Camp, MacLeod, Thornewill
Alternates Paul, Patten
Recused Pohl

Documentation

Representing Lindsay Congelton represented the application, take out the existing cobblestone driveway and change to brick, most driveways in area are brick, herringbone common on the street. Will add linear drains to keep water out of the garage. Driveway is not larger.

Public Concerns Mickey Rowland representing an historic advisory group of citizens, prefer cobblestones, no herringbone, drains odd pattern.

Holly Backus

- Pre-1768 dwelling
- Has existing cobblestone driveway
- Concerned about dimensions, larger than allowed
- Do not increase driveway with change in material
- Brick is appropriate and not herringbone,

Camp

- Where is the apron? Goes all the way to the street.
- Too much for old house
- If have to have brick do combination of cobble and brick

Thornewill

- A lot of brick
- Too much brick with walkway and driveway
- Retain the cobblestone and redo it and have brick walkway

MacLeod

- Agree with what has been said
- The gray tone of cobblestone are blending in with house
- Change to red brick would detract from dwelling
- Felt too modern

Oliver

- Wall between next to the neighbor is remaining? Yes
- Combination of materials better

Welch

- Too much brick
- Edit with amount
- Keep path separate
- Gentle slope to street will have a bend in the brick

Motion

Motion to hold for revisions (Camp).

Vote

Motion was approved by a unanimous vote.

12. 20 N Pasture Ln NT	20 N Pasture Lane	Rev. main house	44/86	JB Studio
Voting	Welch, Pohl, Oliver, Camp, MacLeod			
Alternates	Thornewill, Paul, Patten			
Recused				
Documentation				
Representing	Juraj Bencat represented the application, main house fenestration changes, railings, house is set back. No visibility from North Pasture Lane. North elevation windows and doors changing. South elevation cable railing, door. Various other changes. The topography is so great there is a question about how much fill			
Public Concerns	Attorney Sarah Alger representing the abutters. The HOA has approved the plans with conditions.			

Oliver

- Did not put on consent as there is confusion with the drawings and elevations and which the application applied to.
- No topography on the site plan. Pool in the deck is intermingled with this application.
- There is a dramatic topography change not indicated

Pohl

- The two applications are co-mingled
- If solely consider the architectural issues there is no concern

Camp

- There are odd elements in the front
- Clarify the drawings

MacLeod

- There was a shingled rail before which hid the glazing
- Cable railing allows visibility of a modern element

Welch

- Would like to take a view
- Need to clean up drawings
- Need to deal with the grade
- Do not continue to scan and print instead, continuing issue

Motion

Motion to hold for revisions, a view, clarification of the applications, clean set of drawings and notations, topography, driveway detail (Camp).

Vote

Motion was approved by a unanimous vote.

13. 20 N Pasture Ln NT	20 N Pasture Lane	Hardscape pool	44/86	JB Studio
Voting	Welch, Pohl, Camp, Oliver, MacLeod			
Alternates	Thornewill, Paul, Patten			
Recused				
Documentation				
Representing				
Public Concerns	See #12			
Motion	Motion to hold for a view and cleaning up drawings and topography map (Pohl) without discussion based on the discussion of the first application in #13.			
Vote	Motion was approved by a unanimous vote.			

14. Madaket Road LLC	74 Madaket Road	New dwelling	41/810	Emeritus LTD
Voting	Welch, Pohl, Camp, MacLeod, Patten			
Alternates	Thornewill, Paul			
Recused	Oliver			
Documentation				
Representing	Matt MacEachern represented the application for a new dwelling. Study area dwellings. Keep massing simple.			
Public Concerns	None			

Welch

- Thought should come to the Commission though the design seemed approvable
- The height may be a concern
- Cross gable design is an issue
- Questioned the visibility of the east and west elevation. Easier way to deal with this is the front gable being overwhelming
- Add dormer to the front and reduce the impact and alter front porch
- Atypical design to have the heavy gable protruding from the front gable.
- Pitch of front porch roof

Pohl

- Agree with Welch
- Concerned about cross gables
- There is not front or main mass as the sides look like the front
- Change the massing
- Cross gables max out the height, second floor massing

MacLeod

- Agree
- Porches feel small and out of proportion
- Pitches need to change

Camp

- Agree
- Like the front porch and 2/2
- Large gable forward is crushing the building
- Look at changing massing

Patten

- Height is concern
- Agree with other comments

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

Vote **Motion was approved by a unanimous vote.**

15. 1 N Swift Rock Trust	1 N Swift Rock Road	Garage	40/2	Emeritus LTD
Voting	Welch, Pohl, Oliver, Camp, MacLeod			
Alternates	Thornewill, Paul, Patten			
Recused				
Documentation				
Representing	Matt MacEachern represented the application, seen property before and approved the main dwelling. Showed the master plan. This application is to move the garage that was approved before. Added an exterior stair. Dropped the height and added a deck. The plan is accurate as to where other structures are being located.			
Public Concerns and	Lisa Berger at 27 Eel Point Road. Asked the HDC to look at the entire development. Referred to the pool, house and the new location of the garage is in front of her deck. It is intrusive and blocks her view now. As to the stair being added to the garage, she is concerned.			

Oliver

- No issues with this design but was controversial so did not put on Consent Agenda
- Need to see everything together on one plan
- Second floor deck is too big

- Simplify the stairs
- Want to see where the garage was before

Welch

- Questioned the changes to be made and what is on the site plan with this application
- Asked to have the entire site plan as proposed

Pohl

- No concerns with design

Camp

- Preferred the previous design
- Simplify and reduce the deck

MacLeod

- Elements themselves are approvable
- Stairs can be made smaller and mitigate the visibility of them
- Above the garage doors the two gable dormers feel forced, maybe too large or too close together
- Scale of the roof, shed dormer may be better than two dormers. Dormers were already approved, mimic cottage.

Motion **Motion to hold for revisions, perspective, complete site plan, more information (Pohl).**

Vote **Motion was approved by a unanimous vote.**

16. 33 Cliff Road LLC	33 Cliff Road	New dwelling	42.4.4/5	Botticelli & Pohl
Voting	Welch, Oliver, Camp, MacLeod, Paul			
Alternates	Thornewill, Patten			
Recused	Pohl			
Documentation				
Representing demolished	Lisa Botticelli represented the application, new house but moved back farther from the bluff. Replaced the house. Same location but farther back from the bluff.			
Public Concerns and	Mickey Rowland representing an historic advisory group of citizens, questioned the size of some of the windows, Bay windows need brackets, what is the material on the bays windows, benches seem over-scaled, windows seem under-sized and too many French doors on the east change some to windows.			

Holly Backus

- Replacing the 1980 house
- Grand Gambrel
- Questioned the glazing percentages
- Length of the ridge was long

Paul

- Like a lot of elements, appropriate for the area
- Benches do not work as designed, use more attention
- Flanking windows seem small
- Take corner boards away from dormers as trim is all white
- A lot of dormers
- Interested to see if there were cottage corners throughout and perhaps a flare at the foundation
- Top has a lot of movement and under articulated first floor
- Overall the massing feels appropriate
- Railing detail on second floor on east seems too common
- Shutters and front door colors not called out.

Oliver

- Appreciate this design
- Does not have much to say

Camp

- Very rich gambrel
- Agree with cottage corners and flare
- Dark green would be amazing
- Benches are overwhelming and windows too small
- Enjoy looking at the design

MacLeod

- Flare and cottage corners
- Like the scale of the benches and flanking windows
- East elevation, appreciate now rows of French doors
- Second floor north set rather see French door flanked by windows
- What is the roof of the bays windows?
- Agree the east railing detail does not work with the rest of the design

- Bay windows need to be bracketed or seem heavy or reduce the windows, support them

Welch

- Great design
- Agree with cottage corners
- Benches and windows are appropriate, put some type of pattern on them or color change
- No issue with doors on the east
- Biggest issue is color, not white

Motion **Motion to hold for revisions (Paul)**

Vote **Motion was approved by a unanimous vote.**

17. Three N Gully Road	7 N Gully Road	Rev. dormer/fenestration	73.1.3/123	Botticelli & Pohl
Voting	Welch, Oliver, Camp, MacLeod, Thornewill			
Alternates	Paul, Patten			
Recused	Pohl			
Documentation				
Representing	Lisa Botticelli represented the application, had issues with groundwater. The septic system is impacting the site.			
Will	be submitting the retaining walls separately as the grading had to change. There are deed restrictions as well.			
(Inaudible).	There will be vegetation in front of the walls. The dormers had to be added to get second floor space and simplified the			
	fenestration and other minor changes. No longer doing basement.			
Public Concerns	Sconset historic advisory group of citizens were questioning the black privacy fence and retaining wall, otherwise no			
	concerns as the trees are remaining.			

Holly Backus

- Front dormer gets rid of charm from first design
- Is appropriate
- Loss of exterior chimney is unfortunate
- Dormer needs to come down from the ridge

Camp

- Like the original roof line and so simple for Cod Fish Park
- It is getting more noisy
- Chimney could be smaller and an owl, looks heavy and stout
- No objection to other changes
- Not a lot of retaining walls in Cod Fish Park
- Retaining walls are no common there, rather berm

Thornewill

- It is appropriate, no comments

MacLeod

- Original design was less busy and more appropriate
- Now there are different pitches and dormer
- Dormer is flush with front wall and is it 3 feet from end walls
- Agree about the chimney outside
- Does not see a roof pitch for the front and looks too shallow

Oliver

- "I love it"

Welch

- Agreed

Motion **Motion to approve with modification to the chimney/Exhibit A, reduced by 9" each direction with an owl (Owl). The walls are incorporated into this application and approval as they are shown on the plan.**

Vote **Motion was approved by vote of four (Welch, Oliver, Thornewill, Paul) and one opposed (Camp).**

Thornewill left the Meeting

18.	Jennie Esti	6 Goldfinch Drive	Addition/deck/patio	68/599	Emeritus Ltd
Voting	Welch, Pohl, Camp, MacLeod, Patten				
Alternates	Paul				
Recused					
Documentation					
Representing	Matt MacEachern represented the application, . one story addition, with a deck and patio, dormer set farther back on the Building, with a majority of changes are in the rear, pergola in the rear. Naushop has approved the design.				
Public Concerns	None				
Welch, Pohl, Camp, MacLeod, Patten had no concerns					
Motion	Motion to approve as submitted (Patten).				
Vote	Motion was approved by a unanimous vote.				
19.	Geoff Smith/Nant. Airport	33A Bunker Road	Quonset Hut 1	78/99.1	LFW
Voting	Welch, Pohl, Camp, MacLeod, Patten				
Alternates	Paul, Oliver				
Recused					
Documentation					
Representing	Linda Williams represented the application, two Quonset huts behind the airport in the industrial area behind the airport where there are other Quonset huts located with a asphalt plant etc.				
Public Concerns	None				
Welch, Pohl, Oliver, Camp, MacLeod had not concerns					
Motion	Motion to approve as submitted (Pohl).				
Vote	Motion was approved by a unanimous vote.				
20.	Geoff Smith/Nant. Airport	33A Bunker Road	Quonset hut 2	78/99.1	LFW
Voting	Welch, Pohl, Camp, MacLeod, Patten				
Alternates	Paul, Oliver				
Recused					
Documentation					
Representing	Linda Williams represented the application in tandem with #22.				
Public Concerns	None				
Welch, Pohl, Camp, MacLeod, Patten had no concerns.					
Motion	Motion to approve as submitted (Pohl).				
Vote	Motion was approved by a unanimous vote.				
21.	John McCarthy	16 Ridge Lane	Addition to rear	38/120	Gryphon
Voting	Welch, Pohl, Oliver, Camp, MacLeod				
Alternates	Paul, Patten				
Recused					
Documentation					
Representing	Ethan Griffin represented the application, additions to an existing dwelling in Fisher’s Landing, so expanding the groundcover and others infilling spaces. Most additions are one-story.				
Public Concerns	None				
Holly Backus					
-	Appreciated the design, no concerns				
Welch, Pohl, Oliver, Camp, MacLeod no concerns due to lack of visibility					
Motion	Motion to hold for revisions (Camp).				
Vote	Motion was approved by a unanimous vote				
22.	Stephen Jacobs	13 Walsh Street	New roof	42.4.1/52	Vasil Marinov
Voting	Welch, Pohl, Camp, MacLeod, Patten,				
Alternates					
Recused					
Documentation					
Representing	No representative held without opening				
Public Concerns					
Motion	Will be hold for revisions, the proposed color was not approvable.				
Vote					

X. NEW BUSINESS 11/12/2024 - VIEW

1. Turk **15 Marsh Hawk Lane Shed 56/113/6 Structures Unltd**
HELD WITHOUT OPENING AT APPLICANTS REQUEST

Approved Minutes	Minutes from June 4, 2024, June 18, 2024, June 25, 2024, July 9, 2024, August 27, 2024, September 3, 2024 (MacLeod) approved by vote of four (Welch, Pohl, Camp, MacLeod) and one abstention (Oliver)
Review Minutes -	August 13, 2024
Other Business -	• Next HDC Meeting- November 19, 2024, at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY TRAINING RM (UPSTAIRS)**NOTE CHANGE IN LOCATION. • Select Board will be reviewing the HDC process on Wednesday, November 13, 2025 and 2 Mariner Way appeal will be heard. • Organization Meeting: November 14, 2024 *HYBRID & IN-PERSON @ 2 FAIRGROUNDS RD. - CONFERENCE ROOM @3:30 PM • PLEASE NOTE: There will not be an HDC meeting the week of Thanksgiving.
Future Action Items-	• 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 • “Value of Written Submission & Submission Deadlines”

XI. NEW BUSINESS 11/12/2024 ADDITIONAL FUTURE ACTION ITEMS NOT TO BE ACTED ON DURING CURRENT MEETING

Adjournment:

Motion

Motion to Adjourn at 7:55 pm. (Oliver)

Vote

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

Submitted by:

Fiona Johnson

Nantucket Old Historic District

*Sconset Old Historic District

Madaket Old Village