



HDC Minutes for January 21, 2025; Adopted May 6, 2025

HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES

Tuesday, January 21, 2025

**4 Fairgrounds Road and Remote Participation via Zoom
Nantucket, Massachusetts 02554**

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-chair), Abby Camp, Vallorie Oliver, Angus McLeod
Associate Commissioners: Connie Patten, Carrie Thornewill, Joe Paul

CALL TO ORDER

Chair Welch called the meeting to order at 4:03 pm

Staff in Attendance:	Fiona Johnson , Administrative Specialist, Sara Johnson , Administrative Specialist, Holly Backus , Preservation Planner
Attending Members:	Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abbey Camp, Angus MacLeod, Connie Patten
Remote Participants:	Joe Paul
Absent Members:	Val Oliver, Carrie Thornewill
Late Arrivals:	-None
Early Departures:	-Abby Camp 8:00pm

ADOPTION OF AGENDA

Motion:	Motion to approve the agenda. (Made by: MacLeod)
Vote	5-0 // Stephen Welch, Ray Pohl, Abbey Camp, Angus MacLeod, Connie Patten (Aye)

I. CONSENT

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Tilroe	75 Main St	Converting historic shed to dwelling & brick wall repair	42.3.1/56	Thornewill SW
2. Josiah Newman	16 Friendship Ln	Addition & window/doors	56/357	JN Design SW
3. 100 Wauwinet Trust	100 Wauwinet Rd	MH Revs 10937	11/24.1	B&P VO
4. 100 Wauwinet Trust	100 Wauwinet Rd	Garage Revs 10938	11/24.1	B&P VO
5. Dunn	16 Federal St	Fenestration changes	42.3.1/71	Thornewill RP
6. DXD Capital	10-12 DavKim Ln	Rooftop solar	68/62	Ack Smart JP
7. McCollum, Susan	35 Eel Point Rd	Rev shed 11478	41/285.1	B&P JP
8. 43 Fairgrounds LLC	43 Fairgrounds Rd	Rev 9545	67/288	Val Oliver JP
9. 23 Sankaty Head Trust	23 Sankaty Head Rd	Rev 10840 Fenestration changes	48.4.1	BPC AM
10. TomAck LLC	38 Chuck Hollow	New shed	75/66.1	JB Studio AM
11. Elizabeth Goulet Trust	51 Miacomet Ave	Main House Mods	67/196	Brook Meerbergen SW
12. Elizabeth Goulet Trust	51 Miacomet Ave	New Zoning Shed	67/196	Brook Meerbergen SW
13. Elizabeth Goulet Trust	51 Miacomet Ave	Rev Pavilion	67/196	Brook Meerbergen SW
14. Harvey Young	21 High Brush	Deck alteration	56/377	LFW CP
15. Roberta Brown	9 Beach St	New pergola	73.1.3/24	LINK CP
Voting:	Welch, Camp, MacLeod, Patten			
Recused:	Pohl, Paul			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Motion:	Motion to approve consents. (Made by: Patten)			
Vote:	Carried 4-0 // Welch, Camp, MacLeod, Patten (Aye)			

II. CONSENT WITH CONDITIONS

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Norton, Richard & Valerie	44 Milestone Rd	New Pool	54/112	Valerie Norton 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.				
2. Carolyn Thayer	13 Kittiwake Ln	Revise windows	68/646	LINK SW
Add date of construction to the COA (NHL Data = c.2000)				

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3.	DeCosta Robert	22 Sesapana Rd	Roof Replacement	68/96	Self SW
	Add date of construction to the COA (NHL Data = c.1989)				
4.	Town Line LLC	4 Field Ave	Cedar Fence	80/171	Sean Larson SW
	6' board fence with cap; posts not to extend to cap-height; alternating sections; plant climbing hydrangea (screen) at base; in a 12" square cut-out to provide vegetation screening on both sides of the fence.				
5.	Elizabeth Goulet Trust	51 Miacomet Ave	Rev Pool	67/196	Brook Meerbergen SW
	Pool not visible at the time of inspection and in perpetuity. No change in grade in MapGeo topo or as per application at time of its submission; wire-mesh fence system to be screened from view from all public ways.				
6.	Erin Donohue	26 Gosnold Rd	Pool Hardscape	30/89	Jardins Intl SW
	Pool must not be visible at the time of inspection or thereafter; no change in grade from grade in MapGeo topo or as per application at time of its submission; wire-mesh system to be screened from view of all public ways.				
7.	Valerie Norton	44 Milestone Rd	Barn roof change	54/112	T & T Roofing VO
	Add date of construction to the COA (NHL Data =c.2007)				
8.	Valerie Norton	44 Mlestone Rd	Workshop roof change	54/112	T & T Roofing VO
	Add date of construction to the COA (NHL Data =c.1988)				
9.	Rosenthal	7 Wrights Landing	Window wells	91/123	P+ RP
	Add date of construction to the COA (NHL Data =c.2008)				
10.	Salt Marsh Center	81 Washington St	Door removal add window	42.2.3/25	J Stover RP
	Change parcel ide/address to 83 Washington St; Add date of construction to the COA (NHL Data =c.1984)				
11.	Hegenbart Josesph	6 Walsh St	Roof Replacement	42.4.1/84	We Buil It RP
	Add date of construction to the COA (NAN.369 "Fair Wind" c.1915)				
12.	5 Luff Rd LLC	5 Luff Rd	Window change	66/351	DTA RP
	Add date of construction to the COA (NHL Data =c.1994)				
13.	Dobyns Peter	1 Boynton Ln	Basement Egress Windows	67/664	Peter Dobyns RP
	Add date of construction to the COA (NHL Data =c.2003)				
14.	Dobyns Peter	3 Boynton Ln	Basement Egress Windows	67/664	Peter Dobyns RP
	Add date of construction to the COA (NHL Data =c.2003)				
15.	Clay St Development	44 Skyline Dr	Move on from 46 Easton	79/990	Structures Unltd JP
	Add date of construction of moved-on shed to the COA (NAN.368 =c.1947)				
16.	Teasdale	24 India St	Door window rev 11638	42.3.4/66	Thornewill JP
	Applicant to provide window color to be approved by staff.				
17.	3 Rosemary LLC	3 Rosemary Way	Move off /Demo shed	69/275	Brook Meerbergen JP
	Add approximate date of construction to the COA				
18.	3 Rosemary LLC	3 Rosemary Way	New Garage apt	69/275	Brook Meerbergen JP
	Roof solar is not included with approval and requires separate COA application				
19.	Away Game Nom Trust	26 Naushon Way	Spa, Patio	80/190	Atlantic JP
	Spa not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.				
20.	RH 20 N Pasture Ack LLC	20 N Pasture Ln	Rev COA pool	44/86	Atlantic JP
	Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.				
21.	Elegance LLC	75 Pocomo Rd	Tennis court	15/7	Ahern LLC AM
	Court not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.				
22.	Elegance LLC	75 Pocomo Rd	Pool hardscape	15/7	Ahern LLC AM
	Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.				
23.	Blue Sunday LLC	3 Nobadeer Rd	Move off / Demo shed	80/46	GBDA AM
	Approval for a move-off or demo.				
24.	Blue Sunday LLC	3 Nobadeer Rd	Move off / Demo house	80/46	GBDA AM
	Approval for a move-off or demo.				
25.	Dream North LLC	28 Shimmo Pond	Studio window door change	43/167	BPC AM
	Add date of construction of the guest house to the COA (NHL Data =c.1997)				
26.	Afanasiera Galyna	65 Miacomet Ave	Addition	67/84	JB Studio AM

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- Add date of construction to the COA (NHL Data =c.1974); and on the South – increase porch roof pitch such that it intersects below dormer window to match existing dormers and lower dormer soffit to window head casing.

27. Martinian Sara 14 Green Meadows Fenestration 67/384 JB Studio AM

- Add date of construction to the COA (NHL Data =c.1989); correct the locus map for application.

28. 2 Mayflower Cir LLC 2 Mayflower Cir Fenestration change 68/728 LFW CP

- Add correct date of construction to the COA (HDC Survey NAN.3091 =c.1967 Archer des Cognets House)

Voting:	Welch, Camp, MacLeod, Patten
Recused:	Pohl
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Motion:	Motion to approve consents with conditions. (Made by: Camp)
Vote:	Carried 4-0 // Welch, Camp, MacLeod, Patten (Aye

III. SIGNS

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. 11 Washington LLC	11 Washington Street	Projecting Sign	42.3.1/144	Nina Liddle
2. 11 Washington LLC	11 Washington Street	Wall Sign	42.3.1/144	Nina Liddle
Voting:	Welch, Camp, MacLeod, Patten			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Motion:	Motion to approve signs. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Patten (Aye)			

IV. NEW BUSINESS 12/10/2024

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. 12 Pond View LLC	12 Pond view Dr	Pool hardscape	81/9	Atlantic JP
• Hold for next Old Business meeting per applicant.				
Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
2. 12 Pond View LLC	12 Pond View Dr	Bocce Court	81/9	Atlantic JP
• Hold for next Old Business meeting per applicant.				
Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
3. 12 Pond View LLC	12 Pond View Dr	Pickleball Court	81/9	Atlantic JP
• Hold for next Old Business meeting per applicant.				
Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
4. 7 Stone Post Way LLC	7 Stone Post Way	Hardscape	74/79	Atlantic JP
• Hold per applicant.				
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Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
5. Town of Nantucket	1 43 Sherburne Commons	New Nursing Home Facility	80/1	SMRT VO
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	Craig Piper, Mark Rogers			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	Linda Williams - Concerns about the roof color, preferring it not to be entirely black. - Preference for trim to be natural to weather or a subdued gray rather than blending into the structure. - Emphasis on down-lighting and minimizing exterior lighting to prevent excessive light scatter. - Concern about large windows in the courtyard contributing to light pollution; suggests using non-reflective glass. - Fully supports the project but wants to ensure it integrates well with the surroundings.			
Commissioner Comments:	- Concerns about window placement and size, suggesting raising windows higher or lowering			

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	the eave to improve proportions. - Suggestion to unify roof pitches, as the steeper gables feel incongruous with the overall design. - Concern over the long continuous ridge, recommending breaking it up with steeper gables or dropping sections. - Recommendation to incorporate clipped or hipped gables to soften the overall massing. - Preference for a lighter, more natural roof color over black to blend better with surroundings. - Emphasis on passive house elements, potentially adding solar shading elements like pent roofs to reduce heat gain. - Suggestion to introduce latticework and climbing vegetation for a softer, more Nantucket-appropriate aesthetic. - Encouragement to use turtle glass or other non-reflective glazing to minimize light scatter. - Concerns about the entrance needing more prominence, potentially through a hip roof or an adjusted entry design. - Overall support for the project but with strong recommendations for scale, detailing, and material adjustments to better integrate with the area. - Concern about excessive shingle space in dormers, suggesting adherence to guidelines that minimize shingle area.
Motion:	Motion to hold for revisions. (Made by: Pohl)
Vote:	Carried 5-0 // Pohl, MacLeod, Camp, Paul, Welch (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
6. Town of Nantucket	1 43 Sherburne Commons	New Staff Housing	80/1	SMRT VO
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	Craig Piper, Mark Rogers			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	Linda Williams - Concern that the design lacks architectural connection to surrounding buildings, including Sherburn Commons and the Island Home. - Criticism of the monolithic, unbroken rooflines, which are too long and out of character. - Windows are inappropriate in both style and proportion, with six-over-one windows not fitting the context. - Overall design is seen as institutional and out of place, failing to reflect traditional Nantucket architecture. - Strong recommendation to redesign the triplexes to better integrate with the area's character.			
Commissioner Comments:	- Concern that the structures appear too boxy and institutional, lacking architectural connection to the surrounding area, including Sherburn Commons and the Island Home. - Recommendation to break up the long, unbroken rooflines to make them feel more in line with traditional Nantucket architecture. - Suggestion to extrude the gables outward to provide articulation and avoid the flush, monolithic appearance. - Concern that the windows appear too standardized and do not reflect Nantucket's typical fenestration patterns. Recommendations to vary the window groupings and styles. - Discussion on lowering eave heights or increasing window height to improve proportions. - Recommendation to add a porch or pent roof rather than recessed entries to soften the building's massing. - Suggestion to integrate more traditional Nantucket elements such as shingled detailing, possibly lattice work, and variations in roof design. - Support for using a natural weathered or subtle gray roof color rather than black to blend with the surroundings. - Question about potential solar panel installations on the flat roof and whether they would be integrated into the design. - General agreement that the concept is strong but needs refinement to avoid an overly commercial or institutional look.			
Motion:	Motion to hold for revisions and have the hardscape track. (Made by: Pohl)			

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Vote:	Carried 5-0 // Pohl, MacLeod, Camp, Paul, Welch (Aye)
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Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
7. Town of Nantucket	1 43 Sherburne Commons	Hardscape	80/1	SMRT VO
• Track with the other applications.				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
8. John Wise	36 Tennessee Ave	Partial Move Off Demo to 34	59.4/79	Emeritus LTD AM
Voting:	Welch, Pohl, Camp, MacLeod, Patten			
Alternates:	-			
Recused:	-			
Representative:	Matthew MacEachern			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - Concern about dismantling a contributing structure, particularly given its historical significance. - Acknowledgment that the structure has undergone multiple additions over time, which may indicate that sections predating the 1938 Colonial Revival core exist. - Inquiry about the framing of the flanking sections to verify their age and historical integrity. - Appreciation for retaining the structure within Madaket but concern over the extent of alterations. - Question about the overall site plan and future development, as no new dwelling application has been reviewed yet. - Concerns about access to the lot and how it was historically subdivided. - Acknowledgment that the structure is a contributing resource and appreciation for its retention. - Desire for clarity on the future development plans for the site to ensure the retained structure maintains its historical stature.			
Public Comments:	-			
Commissioner Comments:	- General agreement with the move and appreciation for efforts to retain the structure. - Concern about how the three sections of the building will be handled and ensuring appropriate treatment for stripped portions. - Acknowledgment of the challenges in regulating future development on the lot, especially if ownership changes. - Desire to maintain the historic character of Madaket in any redevelopment.			
Motion:	Motion to approve as submitted. (Made by: Pohl)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Patten (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
9. John Wise	34 Tennessee Ave	Move On from 36	59.4/75	Emeritus LTD AM
Voting:	Welch, Pohl, Camp, MacLeod, Patten			
Alternates:	-			
Recused:	-			
Representative:	Matthew MacEachern			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - Appreciation for retaining character-defining features. - Concern about garage doors needing to better reflect a Madaket-style design. - Suggestion to reduce window openings slightly to enhance a more utilitarian aesthetic. - Acknowledgment of the effort to preserve the ridge feature on the gambrel.			
Public Comments:	-			

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Commissioner Comments:	- Concern about the vent in the gambrel; suggestion to match the other side or eliminate it. - Garage doors appear more like French doors due to their height off the ground; recommendation to address this with a mud sill or another adjustment. - Strong preference for retaining the blue trim as a defining and whimsical Madaket feature. - Suggestion to make garage doors more in line with Madaket style since they are visible from a public way. - Discussion on adding a wooden ramp for garage access, particularly if used for boat storage. - Recommendation to replace the four-light picture window with a six-over-six double-hung window for better proportion and historical appropriateness.
Motion:	Motion to approve through an Exhibit A. (Made by: Pohl)
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Patten (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
10. Golden Pond LLC	64 & 66 Baxter Rd	New Pool	49/51 & 188	Ahern LLC AC
Voting:	Welch, Pohl, MacLeod, Camp, Paul			
Alternates:	-			
Recused:	-			
Representative:	Mirka Ahern			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - Concern about ensuring the infill dwelling remains screened as previously approved. - Recommendation to include a note indicating prior approval for clarity. - Suggestion to apply the standard caveat regarding lack of visibility.			
Public Comments:	-			
Commissioner Comments:	- Concern about proximity of the pool to a potential future road. - Discussion on whether the town might conduct a taking in the future and how that would impact the pool's placement. - Assurance that the pool is set back with space for additional natural screening if necessary. - Clarification that the approval should include the standard "not visible at time of inspection or thereafter" condition. - Consideration that if a taking occurs, it would inherently resolve any issues with pool placement. - No proposed grade changes from the prior existing conditions.			
Motion:	Motion to approve subject to the pool not being visible at the time of inspection and in perpetuity and no grade change. (Made by: Pohl)			
Vote:	Carried 4-1 // Welch, Pohl, Paul, MacLeod (Aye) Camp (No)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
11. Cohen Steven	2 Dukes Rd	New Fence	41/187	Ahern LLC AC
Voting:	Welch, Camp, MacLeod, Paul, Patten			
Alternates:	-			
Recused:	Pohl			
Representative:	Mirka Ahern			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- No concerns were raised regarding the fence.			
Motion:	Motion to approve as submitted. (Made by: MacLeod)			
Vote:	Carried 5-0 // Welch, Camp, MacLeod, Paul, Patten (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
12. The Peterson Trust	8 Jefferson Ave	Demo garage	29/49	Botticelli & Pohl CP
Voting:	Welch, Camp, MacLeod, Paul, Patten			
Alternates:	-			
Recused:	Pohl			
Representative:	Lisa Botticelli			

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Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	Holly Backus , Preservation Planner - The structure is non-contributing, with an HDC survey on file from 1983. - Although not historic, the garage has a residential element, making it preferable for a move-off rather than a demolition.
Public Comments:	Mickey Rowland , Representative for Historic Structures Advisory Group - No concerns.
Commissioner Comments:	- No concerns were raised regarding the demolition. - Moving the structure would be ideal, though it may be challenging due to its slab foundation. - Demolitions are automatically considered for move-off if feasible.
Motion:	Motion to approve as submitted. (Made by: Camp)
Vote:	Carried 5-0 // Welch, Camp, MacLeod, Paul, Patten (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
13. The Peterson Trust	8 Jefferson Ave	New garage	29/49	Botticelli & Pohl CP
Voting:	Welch, Camp, MacLeod, Paul, Patten			
Alternates:	-			
Recused:	Pohl			
Representative:	Lisa Botticelli			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - Proposed garage is generally acceptable with minor adjustments. - The connector is not appropriate for the historic district as it is a non-typical element.			
Public Comments:	Mickey Rowland , Representative for Historic Structures Advisory Group - No concerns if not visible.			
Commissioner Comments:	- Garage scale is appropriate, especially compared to the previous one. - Connector could be acceptable even if visible, as it follows the property's additive massing. - Visibility is limited due to neighboring structures and vegetation. - Minor concern about window spacing on the north elevation of the garage, but it aligns with the back. - Approval with the condition that existing vegetation is maintained to ensure limited visibility.			
Motion:	Motion to approve as submitted subject due to lack of visibility of the connector. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Camp, MacLeod, Paul, Patten (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
14. The Peterson Trust	8 Jefferson Ave	MH add fens	29/49	Botticelli & Pohl CP
Voting:	Welch, Camp, MacLeod, Paul, Patten			
Alternates:	-			
Recused:	Pohl			
Representative:	Lisa Botticelli			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - Existing dwelling has characteristic infill qualities. - Concerns about fenestration, particularly pane sizes and sidelights at the front door, which seem inappropriate. - Roof extension appears larger than what is recommended in Building with Nantucket in Mind. - Crossbucks are an appropriate detail but may not fit the scale of this structure.			
Public Comments:	Mickey Rowland , Representative for Historic Structures Advisory Group - Enlarged roof walk is too big. - Central upstairs window does not fit well with existing fenestration in either proposed option. - Eliminating the central open railing section disrupts the balance and makes the second-floor rail appear overly long and monotonous.			

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Commissioner Comments:	- Roof walk should be balanced on both sides, centered on the chimney, and slightly reduced in size. - Preference for a picture window with 26 light muntins rather than the open-top version. - Keep the second-floor railing fully shingled rather than introducing crossbucks. - Wrap the front porch walls with a balustrade for continuity. - Maintain the simplified approach to the railing and fenestration changes.
Motion:	Motion to approve through an Exhibit A. (Made by: Welch)
Vote:	Carried 5-0 // Paul, Patten, MacLeod, Camp, Welch (Aye)

V. NEW BUSINESS 01/07/2025 - VIEW

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Heller Mary W Trust	37 Ocean Ave	Solar Roof	73.3.2/49	Ack Smart SW
Voting:	Pohl (Chair), Paul, Camp, MacLeod, Patten			
Alternates:	-			
Recused:	-			
Representative:	Tobias Glidden			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - Concerns about the visibility of the proposed rooftop solar panels, as the structure is on a corner lot. - The panels do not blend with the roof plane, as the roof color is gray rather than black. - Prior HDC approval in 2020 allowed eight panels on the back building, which had a black roof, aligning better with guidelines. - Past request for solar on this main structure was not approved when proposed on a black roof. - Given visibility and color mismatch, the proposal may not meet guidelines.			
Public Comments:	Rob Benchley , Representative for Sconset Advisory Group - Concerns about prior review of a similar proposal. - Site visit revealed the shed roof pitch is steeper than depicted, which may reduce visibility. - Questioning the visibility of solar panels on other roof planes, as it's difficult to determine from available materials.			
Commissioner Comments:	- Concerns about visibility, especially the six panels on Karu Street. - Roof is dark gray but not black, which raises compatibility issues with guidelines. - Question about roof plan accuracy—large gable not shown may screen some panels. - Acknowledgment that Sconset Old Historic District requires extra scrutiny. - Request for more photos to clarify visibility concerns before proceeding.			
Motion:	Motion to hold for a view and photographic information. (Made by: Camp)			
Vote:	Carried 5-0 // Pohl, Paul, Camp, MacLeod, Patten			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
2. Ack MWG LLC	10 Silver St	Color change guest house	55.4.1/187.1	EMDA SW
Voting:	Pohl (Chair), Paul, MacLeod, Camp, Patten			
Alternates:	-			
Recused:	-			
Representative:	Ethan McMorro			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	-			
Motion:	Motion to approve with white trim. (Made by: Paul)			
Vote:	Carried 5-0 // Pohl, Paul, MacLeod, Camp, Patten (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
3. Ack MWG LLC	10 Silver St	Color change Main house	55.4.1/187.1	EMDA SW
Voting:	Pohl (Chair), Paul, MacLeod, Camp, Patten			
Alternates:	-			

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Recused:	-
Representative:	Ethan McMorro
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	Holly Backus , Preservation Planner - Concern about the proposed white trim and color change. - Adjacent contributing dwelling at 8 Silver Street is gray, which contributes to the streetscape. - Preference for maintaining a more muted tone rather than stark white. - Platinum gray and Essex green were previously appropriate choices. - If clabber is being introduced, recommendation to avoid painting it white—prefer natural to weather or a gray tone.
Public Comments:	Mickey Rowland , Representative for Historic Structures Advisory Group - Agreement with concerns about clabber and color choice. - Preference for not using clabber in this location. - If clabber is used, it should not be painted white.
Commissioner Comments:	- Strong opposition to white clapboard in this location. - White trim is generally acceptable, considering the surrounding neighborhood. - Preference to retain the previously approved gray shingle exterior. - If clabber is to be considered, a streetscape rendering showing color context would be necessary. - Consistency in materials between the house and guest house is preferred.
Motion:	Motion to approve with white trim and remove the white clapboard. (Made by: Paul)
Vote:	Carried 5-0 // Pohl, Paul, MacLeod, Camp, Patten (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
4. 2538920 Ontario Inc.	5 Coffin St (Sias)	Primary Dwelling	73.1.4/21 Emeritus	LTD SW
Voting:	Welch, Pohl, Camp, MacLeod, Patten			
Alternates:	-			
Recused:	-			
Representative:	Matthew MacEachern			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - Concern about potential visibility from Coffin Street or Kitty Road. - Adding a second pergola may make the design feel too busy. - Consideration needed for maintaining the bungalow's character and balance.			
Public Comments:	Rob Benchley , Representative for Sconset Advisory Group - No major concerns regarding visibility from public ways.			
Commissioner Comments:	- No concerns were raised regarding the proposed changes.			
Motion:	Motion to approve as submitted. (Made by: Patten)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Patten (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
5. 67 Vestal LLC	67 Vestal St	New Dwelling	41/59	Emeritus LTD SW
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	-			
Recused:	-			
Representative:	Matthew MacEachern			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - The proposal replaces a non-contributing 1983 structure. - The design aligns with a rural aesthetic and features additive massing. - Consideration should be given to how the structure fits within the surrounding neighborhood. - Additional context regarding adjacent properties would be beneficial for review.			
Public Comments:	-			
Commissioner Comments:	- The design is appropriate for the neighborhood, with well-executed additive massing. - The property slopes down from the street, making visibility a consideration. - Concern was raised about potentially moving the structure further down the hill; current			

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	placement is preferred. - No major concerns were noted regarding the design itself.
Motion:	Motion to approve as submitted. (Made by: MacLeod)
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)

VI. NEW BUSINESS 01/07/2025

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. 6A Marble Way LLC	Marble Way (lot 5)	New Dwelling	66/103	K. Megna SW
• Hold per the applicant.				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
2. Howard/ Mark	13A Willard St	Add window	42.4.1/15.1	Sam Herrick SW

Voting:	Welch, Pohl, MacLeod, Patten, Paul
Alternates:	-
Recused:	-
Representative:	Sam Herrick
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	Holly Backus , Preservation Planner - This is an infill project previously approved, designed as an elevated structure due to its location in a flood zone. - Visibility is expected to be limited, especially with its proximity to the foundation property, which remains in perpetuity. - Concern was raised about the lack of a clear rendering, making it difficult to fully assess the final appearance.
Public Comments:	Mickey Rowland , Representative for Historic Structures Advisory Group - Concern raised about the unusual transom window configuration, which appears to connect a window and a door with a space in between. - This design is not typical for the area and could be simplified. - Suggestion made to replace it with a small four-light window in the gable end instead of complicating the design.
Commissioner Comments:	- General agreement that the transom window is inappropriate for the design. - Suggestion to replace it with a four-light window, with consideration for size and proportion. - Some support for a six-light option, depending on how it fits within the available space. - Request for revised drawings to show the alternative options for further review.
Motion:	Motion to hold for revisions and drawings that show appropriately sized sash with muttons in place. (Made by: MacLeod)
Vote:	Carried 5-0 // MacLeod, Pohl, Patten, Paul, Welch (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
3. Matarazzo Frank	6 Hampshire Rd	Roof walk	92.4/288	Paul Dreher SW

Voting:	Welch, Pohl, MacLeod, Paul, Patten
Alternates:	-
Recused:	-
Representative:	Paul Dreher
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-
Commissioner Comments:	- General agreement that the roof walk in its current form is inappropriate. - Concerns about its width, particularly when viewed from the north and south elevations, where it appears too dominant. - Suggestion to make the roof walk skirtless to better integrate it with the building. - Recommendation to reduce the width to approximately one-third of the total ridge line. - Some members open to reviewing revised drawings if adjustments are made to improve scale and integration with the structure. - Motion to hold for revisions based on these recommendations.
Motion:	Motion to hold for revisions. (Made by: MacLeod)

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Vote:	Carried 5-0 // Welch, Pohl, MacLeod, Paul, Patten (Aye)
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Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
4. Wolfram Family Trust	7 Folger Ln	New Garage	42.4.4/33.3	WAPD SW
Voting:	Welch, Pohl, MacLeod, Patten, Paul			
Alternates:	-			
Recused:	-			
Representative:	Michael Luft-Weissberg			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - No objections to approval as presented.			
Public Comments:	Mickey Rowland , Representative for Historic Structures Advisory Group - No concerns with the application.			
Commissioner Comments:	- No concerns with the application.			
Motion:	Motion to approve as submitted. (Made by: Paul)			
Vote:	Carried 5-0 // Welch, Pohl, MacLeod, Patten, Paul (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
5. Wolfram Family Trust	7 Folger Ln	Rev 10479	42.4.4/33.3	WAPD SW
Voting:	Welch, Pohl, MacLeod, Patten, Paul			
Alternates:	-			
Recused:	-			
Representative:	Michael Luft-Weissberg			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - Concern raised regarding the East Elevation and the ganged double-hung windows, which appear overly large and out of character. - No other major concerns noted. - Visibility considerations may need to be reviewed.			
Public Comments:	Mickey Rowland , Representative for Historic Structures Advisory Group - No concerns with the application.			
Commissioner Comments:	No concerns with the application.			
Motion:	Motion to approve as submitted. (Made by: Paul)			
Vote:	Carried 5-0 // Welch, Pohl, MacLeod, Patten, Paul (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
6. 21 Sankaty Head Trust	21 Sankaty Head Rd	Hardscape	48/4	JDDA RP
Voting:	Welch, Pohl, Camp, MacLeod, Patten			
Alternates:	-			
Recused:	Paul			
Representative:	James Doyle			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- One concern regarding the fencing around the condensers at the driveway entrance on Sankaty Head Road. - Suggestion to add vegetation in front of the fence to soften the corner and reduce the hardscape appearance. - No other major concerns were raised.			
Motion:	Motion to approve as submitted. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Patten (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
7. 23 Sankaty Head Trust	23 Sankaty Head Rd	Hardscape	48/4	JDDA RP
Voting:	Welch, Pohl, Camp, MacLeod, Patten			

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Alternates:	-
Recused:	Paul
Representative:	James Doyle
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-
Commissioner Comments:	- Concern about the placement of trees in a rural setting, suggesting they would be more appropriate as a natural cluster or grove. - Appreciation that the trees are not conical or overly formal. - No other major concerns were raised.
Motion:	Motion to approve as submitted. (Made by: MacLeod)
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Patten (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
8. Clifford A Williams	11 Somerset Rd	Portico	56/96	Structures Unltd RP
• Agent not present.				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
9. Heike Trust	7 Pilgrim Court	Hot tub	41/856	NAG RP
Voting:	Welch, Pohl, Camp, Patten, Paul			
Alternates:	-			
Recused:	-			
Representative:	Stephen Theroux			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- No concerns with the application.			
Motion:	Motion to approve as submitted. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, Patten, Paul (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
10. Casey Kevin & Lauren	6 Wrights Landing	Pool hardscape	91/128	NAG RP
Voting:	Welch, Pohl, Paul, Patten, Camp			
Alternates:	-			
Recused:	-			
Representative:	Stephen Theroux			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- No concerns with the application.			
Motion:	Motion to approve as submitted, not to be visible at the time of inspection and in perpetuity, no grade change from existing or as noted on the application. (Made by: Pohl)			
Vote:	Carried 5-0 // Pohl, Paul, Patten, Camp, Welch (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
11. Yerzhan Jumabaev	7 Boynton Ln	New guest house	67/14.2	DTA RP
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	-			
Recused:	-			
Representative:	Anton Dimov			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- No major concerns with the addition onto the shed. - Suggestion to widen the porch columns as they appear too thin. - Recommendation to enhance the trim around the front door.			

Motion:	Motion to approve through an Exhibit A. (Made by: Paul)
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
12. Browne & Clark	23 Ocean Ave	Addition pergola	73.3.1/19	Angus MacLeod RP
HOLD PER APPLICANT to February 18th				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
13. McMahon	36B Sesachcha Rd	Dormer doors windows	21/76.1	Thornewill VO
Voting:	Welch, Pohl, MacLeod, Patten, Paul			
Alternates:	-			
Recused:	-			
Representative:	Luke Thornewill			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - The structure is a Circa 1880 Victorian eclectic known as the Bert Ray House. - No major concerns with the proposed changes. - The addition of another window or bay in the dormer appears somewhat odd, possibly due to the rendering.			
Public Comments:	-			
Commissioner Comments:	- General consensus that the proposed changes are sensitive and maintain the character of the building. - Concerns raised about the dormer addition, particularly how it interacts with existing roof lines. - Suggestions include: - Adjusting the positioning of doors and windows on the east and west elevations to align better with the structure's corners. - Enhancing the appearance of the south elevation by adding structural mullions between window sets to mimic the look of a porch that was enclosed over time. - Maintaining the charm and eclectic nature of the structure while refining specific elements for a more cohesive look.			
Motion:	Motion to approve through an Exhibit A. (Made by: MacLeod)			
Vote:	Carried 5-0 // Welch, Pohl, MacLeod, Patten, Paul (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
14. Truymen Isaiah	117 Orange St	Move off building	55/377	EMDA VO
Agent not present.				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
15. Truymen Isaiah	10 Polliwog Pond Ln	Move on building	55/423.4	EMDA VO
Agent not present.				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
16. Truymen Isaiah	10 Polliwog Pond Ln	Move on site garage	55/423.4	EMDA VO
Agent not present.				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
17. Lynch Helen	43 Warrens Landing Rd	Main House Addition	38/49	Normand VO
Voting:	Welch, Pohl, Patten, Paul, MacLeod			
Alternates:	-			
Recused:	-			
Representative:	Ben Normand			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	The proposed changes, including dormers and an additional angled piece, were generally			

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	accepted despite concerns about the structure not being a model Nantucket house. - Board members acknowledged that the modifications would not be highly visible. - One member suggested downsizing the connector on the left but recognized it was part of an existing structure and recommended planting a tree to soften its appearance. - Overall, no major objections were raised.
Motion:	Motion to approve as submitted due to limited visibility. (Made by: Pohl)
Vote:	Carried 5-0 // Welch, Pohl, Patten, Paul, MacLeod (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
18. Lynch Helen	43 Warrens Landing Rd	New Garage	38/49	Normand VO
Voting:	Welch, Pohl, Patten, Paul, MacLeod			
Alternates:	-			
Recused:	-			
Representative:	Ben Normand			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- Proposal includes replacing an existing garden shed with a one-story garage, designed to match the height and style of the shed. - A natural weather trellis system will be placed between the two structures. - Visibility was confirmed to be zero, leading to no major concerns from board members. - One member suggested the garage might be more appropriate as a freestanding structure but did not object given its lack of visibility.			
Motion:	Motion to approve as submitted. (Made by: MacLeod)			
Vote:	Carried 5-0 // Welch, Pohl, Patten, Paul, MacLeod (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
19. Ziesing Hunter & Marcy	6 Wesco Pl	Move and rotate shed	42.3.4/49	Brook Meerbergen VO
Voting:	Welch, Pohl, Paul, Patten, MacLeod			
Alternates:	-			
Recused:	-			
Representative:	Brook Meerbergen			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - No concerns were raised regarding the proposal.			
Public Comments:	-			
Commissioner Comments:	- No concerns with the application.			
Motion:	Motion to approve as submitted. (Made by: Paul)			
Vote:	Carried 5-0 // Welch, Pohl, Paul, Patten, MacLeod (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
20. Ziesing Hunter & Marcy	6 Wesco Pl	Hardscape fence	42.3.4/49	Brook Meerbergen VO
Voting:	Welch, Pohl, Paul, Patten, MacLeod			
Alternates:	-			
Recused:	-			
Representative:	Brook Meerbergen			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - No concerns were raised regarding the proposal.			
Public Comments:	-			
Commissioner Comments:	- No concerns with the application.			
Motion:	Motion to approve as submitted. (Made by: Paul)			
Vote:	Carried 5-0 // Welch, Pohl, Paul, Patten, MacLeod (Aye)			

MINUTES

Minutes for Approval	• October 8, 2024
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	October 15, 2024
Minutes for Review	August 20, 2024
Voting:	Welch, Pohl, Paul, Patten, MacLeod
Motion:	Motion to approve as submitted. (Made by: MacLeod)
Vote:	Carried 4-0 // Pohl, Paul, Patten, MacLeod (Aye) Welch (Abstaining)

OTHER BUSINESS

Discussion	Next HDC Meeting: January 29, 2025, OLD BUSINESS * HYBRID & IN PERSON @ 4 FAIRGROUNDS ROAD in COMMUNITY ROOM
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ADJOURNMENT

Motion:	Motion to adjourn. (Made by: Patten)
Roll-Call Vote:	Carried 5-0 // Welch, Pohl, Paul, Patten, MacLeod (Aye)