



# HISTORIC DISTRICT COMMISSION

## REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Raymond Pohl (Chair), Abigail Camp (Vice-chair), John McLaughlin, Diane Coombs, OliverVallorie Oliver,  
**Associate Commissioners:** Stephen Welch, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

**Tuesday, January 4, 2022**

*This meeting was held via remote participation using ZOOM and YouTube.*

Called to order at 5:00 pm. and announcements by Ms. Camp

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez; PLUS Administrative Specialist; Adrian Rodriguez, PLUS Administrative Specialist; Terry Norton, Town Minutes Taker

Attending Members: Camp, Coombs, Oliver, Thornewill

Absent Members: Pohl, McLaughlin, Welch, Dutra

Late Arrivals: None

Early Departures: None

Adoption of Agenda.

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

Roll-call vote Carried 4-0//Oliver, Thornewill, Coombs, and Camp-aye

### I. PUBLIC COMMENT

None

### II. DISCUSSION OF PRE-STAINED WHITE CEDAR SHINGLES

Voting Camp, Coombs, Oliver, Thornewill

Concerns **Oliver** – Asked to hold this for the full board.

### III. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Andrew & Brooke Reger 12-5356	7 East Lincoln Avenue	Porch stair revisions	42.4.1/8	Emeritus
2. Pip & Anchor 12-5452	14 Amelia Drive	Minor revision	67/442	Gryphon Architects
3. William Davis 10-4872	5 Quince Street	Roof replacement	42.3.4/62	Richard Prunier
4. Richmond Properties 10-4900	16 Beach Grass Road	Rev 06-4028: color change	68/384	Phil Pastan
5. Richmond Properties 10-4899	18 Beach Grass Road	Rev 06-4028: color change	68/384	Phil Pastan
6. 6 N Beach, LLC 12-5469	6 North Beach Street	Revised window color	42.4.1/65	Linda Williams
7. 8 N Beach, LLC 12-5468	8 North Beach Street	Revised window color	42.4.1/65.1	Linda Williams
8. 11 U. Tawpawshaw, LLC 12-5361	11 Upper Tawpawshaw	Rev. 03-3103: reloc cabana	53/43	MCA
9. Richard Larrabee 12-5420	9 Millbrook Road	Change siding	56/324	Isaiah Stover
10. Cheryl Gilbert Et al 12-5437	16 D Street	Guest house revision	60.2.1/2	EMDA
11. Cheryl Gilbert Et al 12-5438	16 D Street	Front door chng revision	60.2.1/2	EMDA
12. Diane Catino Et al 12-5441	11 D Street	Door change rev	60.2.1/17	EMDA
13. Sankaty Head Golf Club 12-5366	100 Sankaty Road	Roof Change	49/2	Jesse Smith
14. 42/44 ARB Way, LLC 12-5379	9 Arbour Way	New shed	29/137	Botticelli + Pohl
15. Alexsiev Svetlomis 12-5387	7 Weetamo Road	Move off shed to Nanina	15/48	Alexsiev Svetlomis
16. Alexsiev Svetlomis 12-5386	21 Nanina Drive	Move on shed	67/513.8	Alexsiev Svetlomis
17. Adriana Davidson 12-5390	25a Clifton Street	Move off garage	73.4.1/31	Adriana Davidson
18. Adriana Davidson 12-5389	55 Burnell Street	Move on garage	49.3.2/14	Adriana Davidson
19. Victoria Rakov 12-5395	12 Lowell Place	Replace garage door	41/165	Jeff Morash
20. Back 41, LLC 12-5412	105 Tom Nevers Road	Rev. 4381: fenst & hardscape	91/25	CWA
21. Phillip & Denese Allen 12-5450	6 Deer Run Road	Portion move on house	57/14.5	Denese Allen
22. John & Carolyn Ezrin 09-4620	243 Hummock Pn Road	Rev. 3423: chng roof pitch	83/43	Studio Ppark
23. John Ehinger 12-5406	12 Orange Street	Roof change	42.3.1/47	T & T Roofing

Voting Camp, Coombs, Oliver, Thornewill

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Oliver)**

Roll-call Vote Carried 4-0//Thornewill, Coombs, Oliver, and Camp-aye

Certificate # **HDC2021-(as noted)**

**IV. CONSENT WITH CONDITIONS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Quidnet Development <b>12-5373</b>	34 Quidnet Path	Pool	21/53	Andrew Falkenstein
• Not to be visible at time of inspection or thereafter.				
2. Brook Meerbergen <b>12-5375</b>	9 Lewis Court	Renew 71817: new 2 <sup>nd</sup> dwell	67/35	Meerbergen Designs
• Approved as it was for COA 71817				
3. Thomas Keegan <b>12-5470</b>	9 Cathcart Way	Pool revisions	54/11	Linda Williams
• Not to be visible at time of inspection or thereafter.				
4. Dave Fredericks <b>12-5404</b>	4 White Street	Pool	80/215.1	Val Oliver
• Not to be visible at time of inspection or thereafter.				
Voting	Camp, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve through staff per noted conditions. (Thornewill)</b>			
Roll-call Vote	Carried 3-0//Coombs, Thornewill, and Camp-aye		Certificate #	<b>HDC2021-12-(as noted)</b>

**V. NEW BUSINESS 12/07/2021**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Rose R.T. <b>11-5107 (OB)</b>	28 India Street	Spa	42.3.4/8	Jardins Int.
Voting	Camp, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Elisabeth O'Rourke, Jardins International			
Public	None			
Concerns (5:07)	<b>O'Rourke</b> – Concerned the client will lose the ability to have the spa once the warrant is published. <b>Backus</b> – It could be held for Thursday for Mr. Welch or Mr. McLaughlin. Not opened at this time.			
Motion	<b>Motion to Hold for Thursday, January 6, 2022. (Coombs)</b>			
Roll-call Vote	Carried 3-0//Coombs, Thornewill, and Camp-aye		Certificate #	
2. Jim & Karen Poole <b>11-5232</b>	43 Main Street	Fence	73/18	Brent Young
Voting	Camp, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:07)	<b>Martinez</b> – Doesn't see Mr. Young in the queue. Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Roll-call Vote	Carried 3-0//Thornewill, Camp, and Coombs-aye		Certificate #	
3. Anthony Noto <b>11-5270</b>	10 Lincoln Avenue	Addition & renovation	30/184	Emeritus
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:10)	Backus – Mr. MacEachern has asked to hold his items as well due to the short board. Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Oliver-aye		Certificate #	

4.	450 Green Park LLC 11-5272	2 Stone Alley	Adtn/Alter/foundation	42.3.1/102	Emeritus
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Voting Camp, Coombs, Oliver, Thornewill

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns (5:10) **Backus** – Mr. MacEachern has asked to hold his items as well due to the short board.  
Not opened at this time.

Motion **Motion to Hold for representation. (Oliver)**

Roll-call Vote Carried 4-0//Thornewill, Coombs, Camp, and Oliver-aye Certificate #

**VI. OLD BUSINESS 12/14/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Rich Gillis	38 Prospect Street Lot 29	Hardscape		Linda Williams

Voting Camp, Coombs, Thornewill

Alternates None

Recused None

Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments

Representing Linda Williams

Public None

Concerns (5:11) **Williams** – Asked this be held for a full board.  
Not opened at this time.

Motion **Motion to Hold for a full board. (Thornewill)**

Roll-call Vote Carried 5-0//Camp, Thornewill, and Coombs-aye Certificate #

2.	23 Broad St, LLC	23 Broad Street	Fenestration & addition	42.4.2/77	Emeritus
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Voting Camp, Coombs, Oliver, Thornewill

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns (5:10) **Backus** – Mr. MacEachern has asked to hold his items as well due to the short board.  
Not opened at this time.

Motion **Motion to Hold for representation. (Oliver)**

Roll-call Vote Carried 4-0//Thornewill, Coombs, Camp, and Oliver-aye Certificate #

**VII. NEW BUSINESS 12/21/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Andrew Sievers 12-5305	12 Codfish Park	New shed	73.2.4/9	Salt Spray Sheds

Voting Camp, Coombs, Oliver, Thornewill

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns (5:15) Not opened at this time.

Motion **Motion to Hold for representation. (Oliver)**

Roll-call Vote Carried 4-0//Coombs, Camp, Thornewill, and Oliver-aye Certificate #

2.	Wayne & Janet Berman 12-5310	98 Tom Nevers Road	Addition	91/40	NAG
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Voting Camp, Coombs, Oliver, Thornewill

Alternates None

Recused None

Documentation Architectural elevation plans, site plan, and photos.

Representing Bill McGuire, Nantucket Architectural Group

Public None

Concerns (5:16) **McGuire** – This was held for updated drawings with the revised garage doors; the doors are not visible.

**Oliver** – She wouldn't support white garage doors since they'll take away from the house; they should be natural to weather.

**Coombs** – Agrees with Ms. Oliver; they shouldn't be white.

**Thornewill** – Agrees.

Motion **Motion to Approve through staff with the garage doors to be natural to weather. (Oliver)**Roll-call Vote Carried 3-1//Thornewill, Coombs, and Oliver-aye; Camp-nay Certificate # **HDC2021-12-5310**

3.	3 Beaver St LLC 12-5316	3A Beaver Street	Dormers, raise foundation	55.1.4/97	Polly Walldorf
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:22)	<b>Backus</b> – It was requested this be held for Thursday. Not opened at this time.				
Motion	<b>Motion to Hold for Thursday, Jan 6. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Oliver-aye			Certificate #	
4.	Colby Crenshaw 12-5325	24 Almanack Pond Road	Addition	25/37	Thornewill Designs
Voting	Camp, Coombs, Oliver				
Alternates	None				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Luke Thornewill, Thornewill Design				
Public	None				
Concerns (5:22)	<b>Thornewill</b> – Presented project. <b>Oliver</b> – Asked where the addition when looking from the road (right). It's darn unusual but reflects what's there. <b>Coombs</b> – Thinks this is well done for a difficult but worthy building. <b>Camp</b> – There is no other way to add onto this without taking away from the existing structure.				
Motion	<b>Motion to Approve as submitted. (Coombs)</b>				
Roll-call Vote	Carried 3-0//Oliver, Camp, and Oliver-aye			Certificate #	<b>HDC2021-12-5325</b>
5.	NIR/Andy Maltby 12-5394	Straight Wharf	Transformer surround	42.3.2/15	Robert Newman
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Robert Newman, Sandcastle Construction Inc.				
Public	None				
Concerns (5:28)	<b>Newman</b> – Presented project; this is the first of 13 transformers, and they need to access them, which is easier using vertical board; there would be a removable panel for access. The transformers have an issue with corroding. <b>Backus</b> – HSAB didn't review this. It's unique in the old historic district (OHD); suggested instead of vertical board to use shingles so it blends in with other structures on the wharf. <b>Oliver</b> – If it were shingled, wonders if it would still work because parts have to be accessible. She wants to see the others before they are similarly screened. Natural-to-weather vertical board is better than what we see now. <b>Thornewill</b> – She thinks vertical board is appropriate; it's not a structure you go into. <b>Coombs</b> – We are stuck with them. Suggested that if they go with shingles, there be a proper door. <b>Camp</b> – Simple is best; thinks shingles might end up too busy.				
Motion	<b>Motion to Approve this one only. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Oliver-aye			Certificate #	<b>HDC2021-12-5394</b>
6.	6 Village Way RT. 12-5352	6 Village Way	Shift back and reduce wart	14/42	WAPD
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (5:37)	<b>Kotchen</b> – Presented project. No concerns.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Oliver-aye			Certificate #	<b>HDC2021-12-5352</b>

7.	Jim & Cindy Henrich 12-5354	37 Fair Street	Roof & fenest. changes	42.3.2/212	Emeritus
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:39)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Olive-aye			Certificate #	
8.	John Manera	4 Larrabee Lane	New dwelling	55/102.7	Linda Williams
9.	Koyote Realty Trust	4 Hickory Meadow Lane	Roof walk	41/900	Linda Williams
10.	8 North Star NT	8 North Star	Roof walk	30/212	Linda Williams
11.	Sam Shamoun	9 Field Avenue	New dwelling	80/162.1	Linda Williams
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:40)	Not opened at this time.				
Motion	<b>Motion to Hold Ms. Williams' projects for representation. (Coombs)</b>				
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Camp, and Coombs-aye			Certificate #	

**VIII. OLD BUSINESS 12/28/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	13 Commercial Wf., LLC 09-4749	13 Commercial Wharf	Revise changes on addition	42.2.4/10	NAG
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	Bill McGuire, Nantucket Architectural Group				
Public	None				
Concerns (5:22)	<b>McGuire</b> – Asked this be held. Not opened at this time.				
Motion	<b>Motion to Hold 15 for Thursday, January 6 at applicant's request. (Coombs)</b>				
Roll-call Vote	Carried 4-0// Oliver, Thornewill, Coombs, and Camp-aye			Certificate #	
2.	Matt O'Connor 12-5371	16 Tashama Lane	Rev. 5429: as-built turn shed	55/481	KM Designs
Voting	Camp, Coombs, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Katy Mitchell, KM Designs Linda Williams				
Public	Gregg Tivnan, 13 MacLean Lane				
Concerns (5:41)	<b>Mitchell</b> – Presented project; the shed is approved and built; the rotation is an as-built condition. Only the spa, retaining wall, and turning the shed have not been approved. <b>Tivnan</b> – Nothing to add about the shed; it would have been nicer at the other end of their property, which abuts everyone's back yard. Concerned the noise from the equipment will bounce off the shed into his yard. <b>Coombs</b> – Asked if the shed could be moved up to the spa end of the pool.				
Motion	<b>Motion to Approve as submitted. (Coombs)</b>				
Roll-call Vote	Carried 2-1//Thornewill and Coombs-aye; Camp-nay			Certificate #	<b>HDC2021-12-5371</b>



3.	Matt O'Connor	16 Tashama Lane	Add spa & retaining wall	55/481	KM Designs
Voting	Camp, Coombs, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Katy Mitchell, KM Designs Linda Williams				
Public	Gregg Tivnan, 13 MacLean Lane				
Concerns (5:47)	<p><b>Mitchell</b> – The fence was previously approved. Presented the project.</p> <p><b>Williams</b> – The fence is inside the property line along the west; there is existing vegetation. There is a massive drop in grade between this lot and 13 MacLean and 18 Tashama; the grade is level with to 14 Tashama. The wall dies out going toward 14 Tashama.</p> <p><b>Tivnan</b> – The highest point of the wall is right on our patio. It's a very unneighborly design and disingenuous to say it's the only high point and then blends in.</p> <p><b>Thornewill</b> – She was concerned about the fence along the north and south sides not having plantings; the entire perimeter fence needs to come in 4 feet so there is room for plantings on the outside. She has no concerns with the spa; the retaining wall is an as-built, which is egregious set on the property line. To mitigate that, pull the fence in 4' from the wall to create a space for plantings along the property line. She's driven slowly by this; the fence is on top of the retaining wall with no vegetation; 3' in would soften it.</p> <p><b>Coombs</b> – She'd like to see a site a plan showing the fence and 13 MacLean and 18 Tashama so we can understand where everything in relation to the neighbors' structures. The fence is important because it's a large structure along Tashama.</p> <p><b>Camp</b> – The problem started with putting the retaining wall on the property line.</p>				
Motion	<b>Motion to Hold for Tuesday, January 11<sup>th</sup> for a site visit and further description of the west wall. (Coombs)</b>				
Roll-call Vote	Carried 3-0//Thornewill, Camp, and Coombs-aye			Certificate #	
4.	Robert Meyer	10-4866 307 Polpis Road	New Dwelling	25/39	CWA
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (6:16)	<p><b>Webster</b> – Asked to hold this for a full board.</p> <p>Not opened at this time.</p>				
Motion	<b>Motion to Hold at applicant's request. (Coombs)</b>				
Roll-call Vote	Carried 4-0//Coombs, Oliver, Thornewill, and Camp-aye			Certificate #	
5.	Rufio Ack Holdings	09-4567 93 Main Street	New Gate	42.3.3/17	JB Studio
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Juraj Bencat, JB Studio				
Public	None				
Concerns (6:18)	<p><b>Bencat</b> – Reviewed updated information requested per previous comments.</p> <p><b>Backus</b> – The “East Brick” is individually significant circa 1837-1839; the historic photo is from 1870s and shows a solid gate similar to the proposed. It would be great for the new gate to match the existing. Questions the proposed natural-to-weather wood fence going to 6'; recommends it remain natural to weather.</p> <p><b>Oliver</b> – Appreciates the historic photo. Her concern is how the 6' fence would translate to the posts with gate.</p> <p><b>Coombs</b> – The fence should remain the height it is and natural to weather. Doesn't like the solid gate; it's heavy and harsh.</p> <p><b>Thornewill</b> – Agrees with Ms. Backus that consistency between the Bricks would be nice; the natural-to-weather fence should not rise above the new gate. Likes the existing design but solid is historic.</p> <p><b>Camp</b> – Wants the fence no more than 5' tall and natural to weather. As far as the gate, agrees the more detailed fence goes with the style of the structures.</p>				
Motion	<b>Motion to Approve through staff with the side yard fence to be natural to weather at no more than 5' and transition to the gate post, and the 5'2" gate to have 1' of balusters at the top. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Oliver-aye			Certificate # <b>HDC2021-09-4567</b>	

6.	Nice to Be Back, LLC <b>11-5037</b>	43 Kendrick Street	New pool	76.4.3/31	CWA
Voting	Camp, Coombs, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	David Bartsch				
Public	None				
Concerns (6:32)	<b>Bartsch</b> – Asked to hold for Thursday. Not opened at this time.				
Motion	<b>Motion to Hold for Thursday, January 6, 2022. (Coombs)</b>				
Roll-call Vote	Carried 4-0//Thornewill, Camp, and Coombs-aye			Certificate #	
7.	Kim Wentworth <b>11-5168</b>	14 Lincoln Avenue	Move & increase pool	30/182	Mark Cutone
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:34)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Oliver-aye			Certificate #	
8.	NIR Retail LLC <b>11-5041</b>	4 Harbor Square	Renovate building	42.2.4/1	Workshop APD
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:36)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Coombs)</b>				
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Camp, and Coombs-aye			Certificate #	
9.	22 Easton LLC <b>05-3644</b>	22 Easton Street	Pool & hardscape	42.1.1/12	Ahern Design
Voting	Camp, Coombs, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:36)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Coombs)</b>				
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Camp, and Coombs-aye			Certificate #	
10.	Okay Okay House <b>10-4821</b>	10 Union Street	Parking & patio	42.3.1/43	BPC Architecture
Voting	Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Joe Paul, BPC Architecture				
Public	None				
Concerns (6:36)	<b>Paul</b> – Wants to hold for a full board. Not opened at this time.				
Motion	<b>Motion to Hold for Tuesday, January 11<sup>th</sup>. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Camp, and Coombs-aye			Certificate #	

11. Family Ties Ack, LLC 11-5125	11 Alliance Lane	Pool, court, hardscape	39/24.1	Atlantic Landscaping
12. Family Ties Ack, LLC 11-5159	11 Alliance Lane	New dwelling	39/24.1	Studio Ppark
13. 33 North Mill St., LLC 11-5126	7 North Mill Street	Hardscape	55.4.4/77	Atlantic Landscaping
14. Brett Fodiman 10-4969	27 Cato Lane	Main House	55/118	CWA
Voting	Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:39)	Not opened at this time.			
Motion	<b>Motion to Hold Items 11-14 for representation. (Thornewill)</b>			
Roll-call Vote	Carried 4-0//Oliver, Coombs, Camp, and Thornewill-aye			Certificate #

**IX. NEW BUSINESS 01/04/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Barry Ang 12-5463	11 Jonathan Way	Rev. 05-3824: hardscape	75/42	Ben Champoux
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Ben Champoux, Champoux Landscaping			
Public	None			
Concerns (6:40)	<b>Champoux</b> – Presented project. <b>Thornewill</b> – Grading up to the wall would be more natural looking. <b>Oliver</b> – Likes Ms. Thornewill's idea. Mr. Champoux will screen it properly so no concerns. <b>Coombs</b> – Agrees with Ms. Thornewill.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Oliver-aye			Certificate # <b>HDC2021-12-5463</b>
2. Faith Breen 11-5147	19 Broadway Sias	Roof change	73.1.3/111	Steven Stockigt
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:48)	Application incomplete, not opened at this time.			
Motion	<b>Motion to Hold for representation. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Oliver-aye			Certificate #
3. Duane Jones 12-5360	21 Meader Street	Fence	42.2.3/44	Val Oliver
Voting	Camp, Thornewill			
Alternates	None			
Recused	Oliver and Coombs			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (6:50)	No quorum.			
Motion	<b>No action</b>			
Roll-call Vote	N/A			Certificate #



4.	NISDA 12-5362	55 Wauwinet Road	Move on cottage (1)	14/23	Val Oliver
Voting	Camp, Coombs, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Val Oliver Design Denese Allen, NISDA				
Public	None				
Concerns (6:50)	<b>Oliver</b> – Presented project. <b>Backus</b> – Pointed out that NISDA might have to apply for a 2 <sup>nd</sup> curbcut. <b>Allen</b> – The new proposed driveway will be the only curbcut; the upper one will be replanted. No concerns.				
Motion	<b>Motion to Approve as submitted. (Coombs)</b>				
Roll-call Vote	Carried 3-0//Thornewill, Camp, and Coombs-aye			Certificate #	<b>HDC2021-12-5362</b>
5.	NISDA 12-5363	55 Wauwinet Road	Move on cottage (2)	14/23	Val Oliver
Voting	Camp, Coombs, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Val Oliver Design Denese Allen, NISDA				
Public	None				
Concerns (6:56)	<b>Oliver</b> – Presented project. No concerns.				
Motion	<b>Motion to Approve as submitted. (Coombs)</b>				
Roll-call Vote	Carried 3-0//Thornewill, Camp, and Coombs-aye			Certificate #	<b>HDC2021-12-5363</b>
6.	Brett Fodiman 12-5374	3 Tetawkimo Drive	New dwelling	53/41	CWA
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (6:56)	<b>Webster</b> – Asked to hold this. Not opened at this time.				
Motion	<b>Motion to Hold. (Coombs)</b>				
Roll-call Vote	Carried 4-0//Coombs, Oliver, Thornewill, and Camp-aye			Certificate #	
7.	John Wolff 12-5385	32 Woodbine Road	New 2 <sup>nd</sup> dwelling	80/18	MCA
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:57)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Oliver-aye			Certificate #	
8.	Georgi Dimov 12-5383	15B Greglen Avenue	New shed	68/187.1	Georgi Dimov
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:58)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Oliver-aye			Certificate #	

Proposed HDC Minutes for January 4, 2022

9. Grace Hull <b>12-5397</b>	27 Beach Grass Road	New dwelling	68/380	Topham Design
10. Terrence Carden <b>12-5378</b>	7 Mayhew Drive	Alterations	92.4/209	Permit Plus
11. Christian Brunet <b>12-5377</b>	4 Quidnet Road	M.H. alterations	20/709	Permit Plus
12. Christian Brunet <b>12-5376</b>	4 Quidnet Road	Cottage alterations	20/709	Permit Plus

Voting Camp, Coombs, Oliver, Thornewill  
 Alternates None  
 Recused None  
 Documentation None  
 Representing None  
 Public None  
 Concerns (time) Not opened at this time.

Motion **Motion to Hold Items 9-12 for representation. (Oliver)**

Roll-call Vote Carried 4-0//Thornewill, Coombs, Camp, and Oliver-aye Certificate #

13. Michael Kopfler **12-5381** 7 Village Way Change doors 14/44 Thornewill Designs

Voting Camp, Coombs, Oliver  
 Alternates None  
 Recused Thornewill  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Carrie Thornewill, Thornewill Design  
 Public None  
 Concerns (7:00) **Thornewill** – Presented project.  
 No concerns.

Motion **Motion to Approve. (Oliver)**

Roll-call Vote Carried 3-0//Coombs, Camp, and Oliver-aye Certificate # **HDC2021-12-5381**

14. Galley West LLC **12-5396** 1 Mothball Avenue Move on studio 83/424 SMRD

Voting Camp, Coombs, Oliver, Thornewill  
 Alternates None  
 Recused None  
 Documentation None  
 Representing None  
 Public None  
 Concerns (7:02) Not opened at this time.

Motion **Motion to Hold for representation. (Coombs)**

Roll-call Vote Carried 4-0//Oliver, Thornewill, Camp, and Coombs-aye Certificate #

15. Paul Darrah **12-5393** 28 N Water Street Dormer fenst chng 42.4.3/22 EMDA

Voting Camp, Coombs, Oliver, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.  
 Representing Ethan McMorrow, Ethan McMorrow Design Associates  
 Public None  
 Concerns (7:20) **McMorrow** – Presented project.

**Backus** – HSAB hasn't reviewed this. This is a 1768 typical Nantucket; asked it be held for HSAB review. The south elevation and the dormer will be visible. We should have a window survey to discern the ages; they would typically be 6-over-6 on a structure of this design and age. The name of the window manufacturer should be included on the application.  
**Thornewill** – Appreciates the shed roof; the French doors should be more historic with kick panels.

**Oliver** – It's generally okay. Asked if the 4, ganged, south-elevation windows will be visible through the arbor from the street (no). Does want to hear what HSAB has to say.

**Coombs** – This is very old and needs to be preserved; the French doors should have kick panels to be more in keeping with this historic structure. Wants to hear what HSAB has to say about the dormer.

Motion **Motion to Hold for HSAB review. (Oliver)**

Roll-call Vote Carried 4-0//Coombs, Thornewill, Oliver, and Camp-aye Certificate #

16. Diane Catino Et al	12-5403	11 D Street	Demo or move off	60.2.1/17	EMDA
Voting	Coombs (acting chair), Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Ethan McMorro, Ethan McMorro Design Associates				
Public	None				
Concerns (7:28)	<b>McMorro</b> – Presented project. Circa 1950s with numerous modifications. <b>Backus</b> – The HDC survey has no age associated with this, but it's linked to Franklin Bartlett. We have no MAB review on this. No concerns.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 3-0//Thornewill, Oliver, and Coombs-aye			Certificate #	<b>HDC2021-12-5403</b>
17. Irakli Jibladze	12-5408	30 Devon Street	Rev. 03-3252: Guest House	76.4.2/1	JB Studio
Voting	Coombs (acting chair), Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Juraj Bencat, JB Studio				
Public	None				
Concerns (7:43)	<b>Bencat</b> – Presented project. <b>Thornewill</b> – It's not an impactful building because it isn't tall. The dormers work better here. <b>Oliver</b> – It's better than it was.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 3-0//Thornewill, Coombs, and Oliver-aye			Certificate #	<b>HDC2021-12-5408</b>
18. Peter Lisi	12-5407	2 Flintlock Road	Rev. 05-1012: drmr & wndw	75/50	Shelter 7
19. Barbara VonDerGorben	12-5388	132 Main Street	Hardscape	42.3.3/45	Grady Murtagh
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (time)	Not opened at this time.				
Motion	<b>Motion to Hold 2 Flintlock Road and 132 Main Street for representation. (Thornewill)</b>				
Roll-call Vote	Carried 4-0//Coombs, Oliver, Camp, and Thornewill-aye			Certificate #	
20. Ramos Family	12-5411	24 South Shore Road	Roof top solar	80/116	Cotuit Solar
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	None				
Public	None				
Concerns (7:04)	<b>Oliver</b> – This is on the rear of Augie's old concrete building. No concerns.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Oliver-aye			Certificate #	<b>HDC2021-12-5411</b>
21. 4.5 Cathcart, LLC	12-5405	4.5 Cathcart Road	Color change & doors	54/82	David Nagys
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	David Nagys, Cottage by the Sea Inc.				
Public	None				
Concerns (7:08)	<b>Nagys</b> – Presented project; doors and sashes to black. <b>Oliver</b> – No concerns. <b>Coombs</b> – Doesn't want to see black and white; it isn't appropriate. Grey and black would be okay. <b>Thornewill</b> – The roof walk should be the same color as the trim. <b>Camp</b> – Asked if other houses in the neighborhood are black with white (yes).				
Motion	<b>Motion to Approve. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Oliver-aye			Certificate #	<b>HDC2021-12-5405</b>

22. Brad Henke <b>12-5409</b>	14 Oak Hollow Lane	Roof top solar	56/114	Cotuit Solar
Voting	Coombs (acting chair), Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Karen Alence, Cotuit Solar			
Public	None			
Concerns (7:33)	<p><b>Alence</b> – Presented project; not visible from anywhere; there is a lot of wetland and a ground array can't go in the wetland.</p> <p><b>Thornewill</b> – If this land were subdivided, it could be the front and be visible. This lot is huge and there is plenty for space for it go on the ground.</p> <p><b>Coombs</b> – She'd like to hold this for revisions to see if it can be a ground array.</p> <p><b>Oliver</b> – It could go on the porch roof (small and hipped). Suggested a view.</p>			
Motion	<b>Motion to View. (Oliver)</b>			
Roll-call Vote	Carried 3-0//Thornewill, Coombs, and Oliver-aye		Certificate #	
23. John Barry <b>12-5398</b>	22 Eel Point Road	Demo or move off garage	40/45	Emeritus
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:39)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Oliver)</b>			
Roll-call Vote	Carried 3-0//Oliver, Thornewill, and Coombs-aye		Certificate #	
24. Don Russell <b>12-5422</b>	14 Brewster Road	New 3 <sup>rd</sup> dwelling	54/236	Don Russell
Voting	Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:39)	No quorum.			
Motion	<b>No action</b>			
Roll-call Vote	N/A		Certificate #	
25. Robert Fontaine <b>12-5421</b>	5 Luff Road	Roof top solar	66/35	Cotuit Solar
Voting	Coombs (acting chair), Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Karen Alence, Cotuit Solar			
Public	None			
Concerns (7:40)	<p><b>Alence</b> – Presented project; not visible from Rudder Lane.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve. (Oliver)</b>			
Roll-call Vote	Carried 3-0//Thornewill, Coombs, and Oliver-aye		Certificate #	<b>HDC2021-12-5421</b>
26. LBC Sconset LLC <b>12-5413</b>	9 Hawks Circle	Hardscape revision	74/37.1	Ahern LLC
27. Pat Augustine <b>12-5419</b>	13 Woodbury Lane	Hardscape revision	41/549	Ahern LLC
28. Eric Savetsky <b>12-5418</b>	12B Oak Hollow	Pool & hardscape	56/128.2	Ahern LLC
29. 4170 & Down LLC <b>12-5416</b>	107 Tom Nevers Road	Hardscape	91/26	Ahern LLC
30. Johnson Charles Trust <b>12-5415</b>	24 Bassett Road	Driveway & hardscape	26/61	Ahern LLC
31. 1 Caroline Way LLC <b>12-5414</b>	1 Caroline Way	Pool & hardscape	82/59	Ahern LLC
Voting	Coombs (acting chair), Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (time)	Not opened at this time.			
Motion	<b>Motion to Hold Ms. Ahern's projects for representation. (Oliver)</b>			
Roll-call Vote	Carried /3-0//Thornewill, Coombs, and Oliver-aye		Certificate #	

32. Calliope NT <b>12-5431</b>	20 Gladlands Avenue	New dwelling	80/222	Normand Residential
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (7:47)	<p><b>Normand</b> – Presented project.</p> <p><b>Oliver</b> – Likes this design; it's more rural and in keeping with this area.</p> <p><b>Coombs</b> – South elevation, the 3 ganged windows should be separated. Likes the design. The chimney should come down 1'; from the south it looks tall.</p> <p><b>Thornewill</b> – Nothing to add.</p> <p><b>Camp</b> – Agrees about reducing the height of the chimney</p>			
Motion	<b>Motion to Approve through staff with the chimney 1' shorter. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Oliver-aye		Certificate #	<b>HDC2021-12-5431</b>
33. Calliope NT <b>12-5430</b>	20 Gladlands Avenue	New cottage	80/222	Normand Residential
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (7:51)	<p><b>Normand</b> – Presented project.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve. (Coombs)</b>			
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Camp, and Coombs-aye		Certificate #	<b>HDC2021-12-5430</b>
34. Calliope NT <b>12-5429</b>	20 Gladlands Avenue	New garage/studio	80/222	Normand Residential
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (7:52)	<p><b>Normand</b> – Presented project.</p> <p><b>Camp</b> – She saw a neat detail with trellis around a porch post.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Oliver, Coombs, Thornewill, and Camp-aye		Certificate #	<b>HDC2021-12-5429</b>
35. Calliope NT <b>12-5432</b>	20 Gladlands Avenue	New cabana	80/222	Normand Residential
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (7:55)	<p><b>Normand</b> – Presented project; not visible; the roofs are all red cedar.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve. (Thornewill)</b>			
Roll-call Vote	Carried 4-0//Oliver, Coombs, Camp, and Carrie-aye		Certificate #	<b>HDC2021-12-5432</b>
36. Tallat LLC <b>12-5423</b>	14 Union Street	Addition & fenestration	42.3.2/17	Meerbergen Designs
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen, Meerbergen Designs			
Public	None			
Concerns (7:56)	<p><b>Backus</b> – She has asked this go to HSAB.</p> <p><b>Meerbergen</b> – Agrees with that.</p> <p>Not opened at this time.</p>			
Motion	<b>Motion to Hold for HSAB review. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Oliver-aye		Certificate #	

37. Tallat LLC <b>12-5424</b>	14 Union Street	New shed	42.3.2/17	Meerbergen Designs
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen, Meerbergen Designs			
Public	None			
Concerns (7:56)	<b>Meerbergen</b> – Suggested this track with the main house. Not opened at this time.			
Motion	<b>Motion to Hold to Track with the main house. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Oliver-aye		Certificate #	
38. Jonathan Jacoby <b>12-5435</b>	3 Tautemo Way	New garage	83/22	EMDA
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Jonathan Jacoby, owner			
Public	None			
Concerns (8:06)	<b>Jacoby</b> – Presented project; not visible. <b>Thornewill</b> – This is very long; concerned the south end could be visible. Would like to have the long, low roof line broken up. <b>Oliver</b> – Suggested a shed roof porch over the door to break up the long ridge. <b>Camp</b> – Suggested moving the gable porch closer to the chimney to shorten the length. <b>Coombs</b> – Agrees the wing has to be shortened; agrees about pulling the porch in or eliminate it.			
Motion	<b>Motion to Hold for revisions. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Oliver-aye		Certificate #	
39. Jonathan Jacoby <b>12-5436</b>	3 Tautemo Way	Move garage	83/22	EMDA
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Jonathan Jacoby, owner			
Public	None			
Concerns (8:03)	<b>Jacoby</b> – Presented project; neighbor Nancy Mack is interested in this. No concerns.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Oliver-aye		Certificate #	<b>HDC2021-12-5436</b>
40. Kathy Kobos <b>12-5426</b>	29 Nonantum Avenue	Main house revision	87/51	Normand Residential
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (7:59)	<b>Normand</b> – Presented project. No concerns.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Oliver-aye		Certificate #	<b>HDC2021-12-5426</b>
41. Nantucket Land Bank <b>12-5427</b>	113 Madaket Road	Move off or demo MH	40/25.4	Normand Residential
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (8:00)	<b>Normand</b> – Presented project; waiting to hear of Housing Trust wants this. No concerns.			
Motion	<b>Motion to Approve as a move off or demolition. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Oliver-aye		Certificate #	<b>HDC2021-12-5427</b>



42. Nantucket Land Bank <b>12-5428</b>	113 Madaket Road	Move off or demo cottage	40/25.4	Normand Residential
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (8:02)	<b>Normand</b> – Presented project; there are people interested in this. No concerns.			
Motion	<b>Motion to Approve as a move off or demolition. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Oliver-aye		Certificate #	<b>HDC2021-12-5428</b>

43. Olsen Family <b>12-5425</b>	28 Prospect Street	New dwelling	55.44/77.1	Val Oliver
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Voting	Camp, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (8:13)	<b>Oliver</b> – Asked to hold this for a full board. <b>Backus</b> – Has asked this to go to HSAB. Not opened at this time.			
Motion	<b>Motion to Hold for a full board and HSAB review. (Coombs)</b>			
Roll-call Vote	Carried 3-0//Thornewill, Camp, and Coombs-aye		Certificate #	

44. 66 Easton, LLC <b>12-5417</b>	66 Easton Street	Fence	42.4.1/62	Toni Yacobin
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45. Hightide Partners <b>12-5446</b>	8 Ackermuck Way lot 29	Hardscape	41/618	Atlantic Landscaping
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46. Elizabeth Powell <b>12-5445</b>	71 Cliff Road	Hardscape & retaining wall	30/160	Atlantic Landscaping
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47. Elizabeth Powell <b>12-5440</b>	71 Cliff Road	New cabana	30/160	Thornewill Design
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48. Melissa Spruce <b>12-5433</b>	21 Bank Street	Rev 72714: addition	73.1.3/57	Gryphon Architects
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Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:14)	Not opened at this time.			
Motion	<b>Motion to Hold Items 44-48 for representation. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Oliver-aye		Certificate #	

49. David & Lisa Linton <b>12-5372</b>	2 Creek Lane	Addition & dormers	38/93	Andrew Falkenstein
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Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Andrew Falkenstein, Concise Design			
Public	None			
Concerns (8:15)	<b>Falkenstein</b> – Presented project; rear addition is not visible from the street; there are no shutters on the house. No change to the garage door. <b>Backus</b> – The garage door is drawn different from the photo. <b>Oliver</b> – This is appropriate. North elevation, the gable dormer windows should be taller; they look squat with too much space above them. <b>Coombs</b> – Agrees with Ms. Oliver. The shutters should come off; they make the front overly busy. <b>Thornewill</b> – The north elevation dormer configuration is atypical, but this area has funky elements. Agrees about raising the window headers in the gable dormers. The dormer on the garage seems large. <b>Camp</b> – On the back, the French doors should be 10 lights; it might be a better pattern.			
Motion	<b>Motion to Approve through staff with the shutters on the north removed, the gable dormer windows taller, and change the rear French doors to 10 lights. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Oliver-aye		Certificate #	<b>HDC2021-12-5372</b>

50. Georgi Dimov **12-5434** 3 Miles Court Addition 68/187.2 Georgi Dimov  
 Voting Camp, Coombs, Oliver, Thornewill  
 Alternates None  
 Recused None  
 Documentation None  
 Representing None  
 Public None  
 Concerns (8:28) Not opened at this time.  
 Motion **Motion to Hold for representation. (Oliver)**  
 Roll-call Vote Carried 4-0//Thornewill, Coombs, Camp, and Oliver-aye Certificate #

51. NIR Retail LLCV **12-5442** 27 Old South Wharf Widen dormer 42.2.4/2 Emeritus

Voting Camp, Coombs, Oliver, Thornewill  
 Alternates None  
 Recused None  
 Documentation None  
 Representing None  
 Public None  
 Concerns (8:28) Not opened at this time.  
 Motion **Motion to Hold for representation. (Oliver)**  
 Roll-call Vote Carried 4-0//Thornewill, Coombs, Camp, and Oliver-aye Certificate #

52. Eleven Lincoln Trust **12-5444** 32 Jefferson Avenue Demo or move off studio 30/132 Botticelli + Pohl  
 53. Eleven Lincoln Trust **12-5447** 32 Jefferson Avenue Demo or move off GH 30/132 Botticelli + Pohl  
 54. Eleven Lincoln Trust **12-5443** 32 Jefferson Avenue New guest house 30/132 Botticelli + Pohl

Voting Camp, Coombs, Oliver, Thornewill  
 Alternates None  
 Recused None  
 Documentation None  
 Representing None  
 Public None  
 Concerns (8:30) Not opened at this time.  
 Motion **Motion to Hold the 32 Jefferson Avenue projects for representation. (Oliver)**  
 Roll-call Vote Carried 4-0//Coombs, Thornewill, Camp, and Oliver-aye Certificate #

55. 1 Caroline Way, LLC **12-5439** 1 Caroline Way Main house revisions 82/59 Vicente Burin

Voting Camp, Coombs, Oliver, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Paulo Vicente, Vicente Burin Architects, LLC  
 Public None  
 Concerns (8:30) **Vicente** – Presented project; this is a corner lot. The east elevation faces Austine Locke and the south faces Caroline.  
**Oliver** – This is confusing; the changes are integral to the hardscaping. She wants to view this.  
**Thornewill** – If everything else is approved, the changes are okay.  
 Motion **Motion to View. (Oliver)**  
 Roll-call Vote Carried 4-0//Coombs, Thornewill, Camp, and Oliver-aye Certificate #

X. OTHER BUSINESS	
Approved Minutes	None
Review Minutes	December 21, 2021
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Thursday, January 6, 2022 at 1:00 pm. ZOOM</b></li> <li>• Discussion of Advisory Board Review</li> <li>• Section 106 – Sunrise Wind Farm Project, intro</li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demolitions</li> <li>• Discussion of options for house moves</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:37 pm (Coombs)**  
 Roll-call vote Carried 4-0//Oliver, Thornewill, Camp, and Coombs-aye

Submitted by:  
 Terry L. Norton

Historic Structures Advisory Board Sconset Advisory Board Madaket Advisory Board

