



# HISTORIC DISTRICT COMMISSION

## REGULAR MEETING

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

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

~~ MINUTES ~~

Thursday, February 25, 2021

*This meeting was held via remote participation using ZOOM and YouTube,  
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 1:00 p.m. and announcements by Ms. Coombs and Ms. Camp

Staff in attendance: Cathy Flynn, HDC Compliance Coordinator; Kadeem McCarthy, Administrative Specialist; Terry Norton, Minutes Taker

Attending Members: Coombs, McLaughlin, Camp, Oliver, Welch, Thornewill

Absent Members: Pohl, Dutra

Late Arrivals: None

Early Departures: None

Adoption of the Agenda.

Motion **Motion to Approve the Agenda as drafted. (Camp)**

Roll-call Vote Carried 5-0//Camp, Thornewill, Oliver, McLaughlin, and Coombs-aye

### I. PUBLIC COMMENT

None

### II. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Candyland N Trust 02-3013	58E Main Street	Window/door clr chg	42.3.1/219.5	Robert Young
2. 140 Cliff Rd, LLC 02-3016	140 Cliff Road	Window/door chg	41/575	Mark Cutone Architecture
3. 140 Cliff Rd, LLC 02-3017	140 Cliff Road	Re-site/window+door chg	41/575	Mark Cutone Architecture
4. 123 Madaket Rd N.T. 02-3014	123 Madaket Road	Rev. 0724: door/win chg	40/60	Mark Cutone Architecture
5. Stephen Welch 02-3012	13 Waydale Road	Renew COA 69625	37/32	Self

Voting Coombs, McLaughlin, Camp, Oliver, Thornewill

Alternates None

Recused Welch

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Camp)**

Roll-call Vote Carried 5-0//Thornewill, Oliver, McLaughlin, Camp, and Coombs-aye Certificate # **HDC2021-02-(as noted)**

### III. CONSENT WITH CONDITIONS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Harbour Island Trust 02-3021	104 Miacomet Avenue	Pool	81/158	Linda Williams
• Pool must not be visible at time of inspection and in perpetuity				
2. 3 Wingspread Lane, LLC 02-3019	3 Wingspread Lane	Shed	27/17.6	Ethan McMorro
• Due to lack of visibility				
3. Kip Hughes 02-3018	2 Lewis Court	Pool	55/75	Val Oliver Design
• Pool must not be visible at time of inspection and in perpetuity				
4. 140 Cliff Road, LLC 03-3015	140 Cliff Road	Pool/hardscape	41/575	Mark Cutone Architecture
• Pool must not be visible at time of inspection and in perpetuity				

Voting Coombs, McLaughlin, Camp, Welch, Thornewill

Alternates None

Recused Oliver

Documentation Architectural elevation plans, site plan, and photos.

Representing None

Public None

Concerns **Camp** – Wants to see where the 2 Lewis Court pool is going; asked to see the site plan. No concerns.

Motion **Motion to Approve through staff per noted conditions. (Camp)**

Roll-call Vote Carried 5-0//Thornewill, Welch, McLaughlin, Camp, and Coombs-aye Certificate # **HDC2021-02-(as noted)**

**IV. NEW BUSINESS Carried over**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Melissa Long <b>02-2844</b>	11 Phippen's Way	Rooftop solar	43/94.2	ACK Smart
Voting	Coombs, McLaughlin, Camp, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Tobias Glidden, ACK Smart				
Public	None				
Concerns (1:09)	<b>Glidden</b> – Presented project; on a black roof. <b>Camp</b> – Concerned about the northwest elevation being visible from Phippen's Road. <b>Welch</b> – He took a view. It's fine; his initial concern mirrored Ms. Camp's, but it meets our guidelines. <b>Oliver</b> – It's on the shallowest part of the roof; agrees with Mr. Welch. <b>McLaughlin</b> – The distance from the road renders it not visible from Polpis Road. He supports this application.				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Welch, and Coombs-aye			Certificate #	<b>HDC2021-02-2844</b>
2.	Michelle Currie <b>02-2963</b>	7 Anna Drive	Addition	55/245.2	Josiah Newman
Voting	Coombs, McLaughlin, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (1:16)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Oliver, Camp, Thornewill, McLaughlin, and Coombs-aye			Certificate #	
3.	GG Development, LLC <b>02-2959</b>	6 Red Mill Lane	Hardscape – pool/wall	55/919.2	Linda Williams
Voting	Coombs, McLaughlin, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (1:44)	(1:18) Motion to Hold for representation. (Oliver) Carried 5-0//Welch, McLaughlin, Camp, Oliver, and Coombs-aye <b>Williams</b> – Presented project. <b>Camp</b> – No concerns with the spa moved into the pool.				
Motion	<b>Motion to Approve as submitted. (Camp)</b>				
Roll-call Vote	Carried 5-0//Welch, Oliver, McLaughlin, Camp-aye; lost Ms. Coombs			Certificate #	<b>HDC2021-02-2959</b>
4.	Karli Hagedorn <b>02-2970</b>	34 West Chester Road	Rev. 12-2615: garage alts.	41/31	Normand Residential
5.	Karli Hagedorn <b>02-2969</b>	34 West Chester Road	Garden shed	41/31	Normand Residential
6.	Karli Hagedorn <b>02-2967</b>	34 West Chester Road	Restore existing shed	41/31	Normand Residential
7.	Karli Hagedorn <b>02-2968</b>	34 West Chester Road	Greenhouse	41/31	Normand Residential
8.	Karli Hagedorn <b>02-2958</b>	34 West Chester Road	Hardscape	41/31	Julie Jordin
9.	Karli Hagedorn <b>02-2945</b>	3 Wesco Place	Hardscape	41/31	Julie Jordin
Voting	Coombs, McLaughlin, Camp, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (1:19)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, Oliver, Welch, McLaughlin, and Coombs-aye			Certificate #	

10. Carl Nielsen <b>02-2947</b>	15 Bassett Road	Shed/pool house	26/59	Ethan McMorrow
Voting	Coombs, Camp, Oliver Welch, Thornewill			
Alternates	None			
Recused	McLaughlin's shared screen wasn't showing on his computer so couldn't comment.			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ethan McMorrow, Ethan McMorrow Design Associates			
Public	None			
Concerns (1:20)	<b>McMorrow</b> – Presented project. <b>Camp</b> – No concerns. <b>Oliver</b> – The cupola and weathervane is a concern; should stay simple. <b>Thornewill</b> – Agrees about the cupola. <b>Welch</b> – No concerns.			
Motion	<b>Motion to Approve through staff without the cupola. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Camp, Thornewill, Welch, Oliver, and Coombs-aye	Certificate #	<b>HDC2021-02-2947</b>	
11. Romelys + Ronald Vasquez <b>02-2864</b>	25 Equator Drive	New dwelling	66/257	Ethan McMorrow
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ethan McMorrow, Ethan McMorrow Design Associates			
Public	None			
Concerns (1:25)	<b>McMorrow</b> – Presented project; garage doors face into the property. <b>Camp</b> – Asked if the garage doors are appropriate for the neighborhood. No concerns. <b>Oliver</b> – It's appropriate. <b>Welch</b> – No concerns. <b>McLaughlin</b> – He can't see the plans.			
Motion	<b>Motion to Approve. (Camp)</b>			
Roll-call Vote	Carried //Oliver, Welch, Camp, and Coombs-aye; McLaughlin no vote	Certificate #	<b>HDC2021-02-2864</b>	
12. Kenneth Sharkey <b>02-2870</b>	13 West Sankaty Road	Garage	73.4.2/119	Ethan McMorrow
Voting	Coombs, McLaughlin, Camp, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Ethan McMorrow, Ethan McMorrow Design Associates			
Public	None			
Concerns (1:31)	<b>McMorrow</b> – Presented project. <b>McCarthy</b> – Read Holly Backus' notes: no history on appl; scale and size simple; trim and fenst should match main house; circa 1923. <b>McLaughlin</b> – He can't see the plans on the screen. No concerns.			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Roll-call Vote	Carried //Thornewill, Camp, Oliver, and Coombs-aye; McLaughlin no vote	Certificate #	<b>HDC2021-02-2870</b>	
13. Jeannine Randolph <b>02-2934</b>	22 Wigwam Road	Add skirt to roof walk	77/7.9	Permits Plus
Voting	Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Mark Poor, Permits Plus			
Public	None			
Concerns (1:34)	<b>Flynn</b> – Mark Poor isn't online. Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Oliver)</b>			
Roll-call Vote	Carried //Welch, Camp, Thornewill, Oliver, and Coombs-aye	Certificate #		

14.	Gordon C. Russell	02-2898	3 School Street	Addition	42.3.2/125	Flavin Architects
15.	Gordon C. Russell	02-2976	3 School Street	Hardscape	42.3.2/125	Flavin Architects
Voting	Coombs, Camp, Oliver, Welch, Thornewill					
Alternates	None					
Recused	McLaughlin still can't see the application.					
Documentation	None					
Representing	None					
Public	None					
Concerns (1:36)	Not opened at this time.					
Motion	<b>Motion to Hold for representation. (Camp)</b>					
Roll-call Vote	Carried 5-0//Oliver, Welch, Camp, Thornewill, and Coombs-aye				Certificate #	
16.	37 Pocomo Road R.T.	02-2932	37 Pocomo Road	New dwelling	14/38	Workshop/APD
Voting	Coombs, McLaughlin, Camp, Oliver					
Alternates	Welch, Thornewill					
Recused						
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Michael Luft-Weissburg, APD Workshop					
Public						
Concerns (1:37)	<b>Luft-Weissberg</b> – Asked this be held. Not opened at this time.					
Motion	<b>Motion to Hold for Monday at representative's request. (Camp)</b>					
Roll-call Vote	Carried 5-0//Camp, Oliver, Welch, McLaughlin, and Coombs-aye				Certificate #	
17.	Brian Rice	02-2965	41 Crooked Lane	Main house addition	41/202	Workshop/APD
18.	Brian Rice	02-2964	41 Crooked Lane	Garage addition	41/202	Workshop/APD
Voting	Coombs, McLaughlin, Camp, Oliver					
Alternates	Welch, Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Michael Luft-Weissburg, APD Workshop					
Public	None					
Concerns (1:38)	<b>Luft-Weissberg</b> – Asked these be held. Not opened at this time.					
Motion	<b>Motion to Hold for Monday at representative's request. (Camp)</b>					
Roll-call Vote	Carried 5-0//Camp, Oliver, Welch, McLaughlin, and Coombs-aye				Certificate #	
19.	Julia Killian	02-2938	10 Mayhew Lane	Pool and hardscape	41/443	Julie Jordin
Voting	Coombs, Camp, Oliver, Welch, Thornewill					
Alternates	None					
Recused	None					
Documentation	None					
Representing	None					
Public	None					
Concerns (1:41)	Not opened at this time.					
Motion	<b>Motion to Hold for representation. (Oliver)</b>					
Roll-call Vote	Carried 5-0//Camp, Thornewill, Oliver, Welch, and Coombs-aye				Certificate #	
20.	5 Yawkey Way Trst	02-2950	5 Yawkey Way	New duplex building	69/299	Val Oliver Design
Voting	Camp (acting chair), McLaughlin, Welch, Thornewill					
Alternates	None					
Recused	Oliver; Ms. Coombs lost connectivity					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Val Oliver, Val Oliver Design					
Public	None					
Concerns (1:47)	<b>Oliver</b> – Asked this be held for more information. Not opened at this time.					
Motion	<b>Motion to Hold at representative's request. (Welch)</b>					
Roll-call Vote	Carried 5-0//Welch, Camp, Thornewill, McLaughlin-aye				Certificate #	

21. Richard Phillips Trust <b>02-2978</b>	19 East Tristram Avenue	Rev. 09-1862: ext. alterations	31/4.1	Botticelli + Pohl
Voting	Coombs, McLaughlin, Camp, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (1:48)	<b>Botticelli</b> – Presented project. <b>McLaughlin</b> – No concerns. <b>Camp</b> – She’s okay with it. <b>Oliver</b> – If the roof walk skirt is natural to weather, she’s okay with it. <b>Thornewill</b> – The roof walk looks a little wide but won’t be very visible. <b>Coombs</b> – No concerns.			
Motion	<b>Motion to Approve through staff with the roof walk skirt to be natural to weather. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Camp, Thornewill, McLaughlin, Oliver, and Coombs-aye	Certificate #	<b>HDC2021-02-2978</b>	
22. Stuart Hendrin <b>02-2941</b>	43 Kendrick Street	New dwelling MH	76.4.3/31	CWA
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Chip Webster, Chip Webster Associates			
Public	None			
Concerns (1:54)	<b>Webster</b> – Presented project; contends south and west elevations will not be visible; east elevation will have limited visibility. <b>Camp</b> – It’s on a large lot that can’t be subdivided; not concerned about tops of chimneys or 2 <sup>nd</sup> -floor odd fenestration. <b>Oliver</b> – Would agree you can’t see when up close to the vegetation; however, thinks from Land Bank property, it will be visible, especially the 2 <sup>nd</sup> and 3 <sup>rd</sup> floors. South elevation has the 3 <sup>rd</sup> floor dormer banging into the roof walk, a 47-foot, flat-roof deck and the large windows. All the eave heights are the same. Would like to view with poles. <b>Welch</b> – Given the south elevation fenestration and conservation land, wants to view with poles. <b>McLaughlin</b> – There’s too much glass and windows should be more typical to Nantucket. South elevation, it looks like the dormer roof is higher than the main-mass ridge. <b>Coombs</b> – The eaves across the front are all at the same level; there is no additive massing. The 3 <sup>rd</sup> floor deck with the roof walk above it would make the 3 <sup>rd</sup> floor overly obvious.			
Motion	<b>Motion to View with height poles – one at each end of the main mass – with the tops painted. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Camp, Welch, McLaughlin, Oliver, and Coombs-aye	Certificate #	76.4.3/31 CWA	
23. Stuart Hendrin <b>02-2942</b>	43 Kendrick Street	Garage	76.4.3/31	CWA
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Chip Webster, Chip Webster Associates			
Public	None			
Concerns (2:08)	<b>Webster</b> – Presented project. <b>Oliver</b> – Her concern is visibility of the atypical details: protruding deck and stairs, eaves intersecting windows. <b>Camp</b> – Wants to view also with ridge poles at each end of the ridge. <b>Coombs</b> – It should come down to 24 feet.			
Motion	<b>Motion to View with height poles at each end of the ridge. (Camp)</b>			
Roll-call Vote	Carried 5-0//McLaughlin, Welch, Oliver, Camp, and Coombs-aye	Certificate #		

<b>24. Gifford Whitney A Trust 02-2977</b>	<b>6 Lily Street</b>	<b>Renovations</b>	<b>42.3.4/45</b>	<b>CWA</b>
Voting	Coombs, McLaughlin, Camp, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Chip Webster, Chip Webster Associates			
Public	None			
Concerns (2:13)	<p><b>Webster</b> – Presented project; no visibility of the rear and sides.</p> <p><b>Thornewill</b> – Wonders if the north and south are visible from North Liberty Street and the rear visible from Lily Pond.</p> <p><b>Oliver</b> – There is a walking path between 8 &amp; 12 Lily Street leading to a boardwalk.</p> <p><b>Camp</b> – The walking path is across from Snake Alley. Visibility from Lily Pond would be her concern; currently it's quiet and the proposed changes would be very busy.</p> <p><b>McCarthy</b> – He doesn't have the HSAB comments.</p>			
Motion	<b>Motion to View and Hold for HSAB comments. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Camp, Thornewill, McLaughlin, Oliver, and Coombs-aye	Certificate #		

<b>25. Diedre Hamlin Trust 02-2951</b>	<b>6 Lowell Place</b>	<b>Addition</b>	<b>41/167</b>	<b>Topham Design</b>
Voting	Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (2:22)	<p><b>Topham</b> – Asked this be held for Monday</p> <p>Not opened at this time.</p>			
Motion	<b>Motion to Hold for Monday, March 1. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Camp, Welch, McLaughlin, Oliver, and Coombs-aye	Certificate #		

Following Continued to Monday March 1.

<b>V. OLD BUSINESS</b>					
	<b>Property owner name</b>	<b>Street Address</b>	<b>Scope of work</b>	<b>Map/Parcel</b>	<b>Agent</b>
1.	John Bartlett Trust <b>01-2793</b>	43 Bartlett Farm Road	New dwelling	82/504	NAG
2.	Phillips Marks <b>01-2706</b>	33 Beach Grass Road	Duplex	68/371	SMRD
3.	33 Coffin St, LLC <b>01-2747</b>	33 Coffin Street, Sias	Cabana	73.4.1/26.1	CWA
4.	Peter Barrett <b>01-2734</b>	40 Mary Ann Drive	New dwelling	68/965	Topham Design
5.	80 Millbrook Trust	80 Millbrook Trust	New guest house/cabana	40/79.1	Sophie Metz Design
6.	11 India Street, LLC <b>01-2816</b>	11 India Street	Hardscaping	42.3.1/122.2	Ahern
7.	17 Avenue RT <b>01-2776</b>	17 Lincoln Avenue	Rev. 12-2442: ext. revisions	30/118	Botticelli + Pohl
8.	Andrew Reger <b>12-2469</b>	7 East Lincoln Avenue	New dwelling	42.4.1/8	Emeritus
9.	14 Lowell Place LLC <b>10-2188</b>	14 Lowell Place	New dwelling	41/164	Emeritus
10.	Grey Lady Capital <b>12-2381</b>	33 Pilgrim Road	Cabana addition	41/834	JB Studio
11.	Shriberg Trust <b>01-2796</b>	60 West Chester Street	Guest house	41/374	CWA
12.	36 Washing Pond, LLC <b>01-2813</b>	36 Washing Pond Road	New dwelling	31/13.3	Workshop APD
13.	36 Washing Pond, LLC <b>01-2808</b>	36 Washing Pond Road	New guest house	31/13.3	Workshop APD
14.	36 Washing Pond, LLC <b>01-1814</b>	36 Washing Pond Road	Garage	31/13.3	Workshop APD
15.	36 Washing Pond, LLC <b>01-2807</b>	36 Washing Pond Road	Gym	31/13.3	Workshop APD
16.	36 Washing Pond, LLC <b>01-2810</b>	36 Washing Pond Road	Shed	31/13.3	Workshop APD
17.	36 Washing Pond, LLC <b>01-2809</b>	36 Washing Pond Road	Pool	31/13.3	Jardins International

<b>VI. OTHER BUSINESS</b>	
Approved Minutes	January 28 & February 1 & 4 2021: Held
Review Minutes	February 12, 16 & 18, 2021
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting – New Business <b>Monday, 3/1/21 at 4:30pm</b></li> <li>• HDC review of revisions to HDC Background Summary to finalize for web page including vote</li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Discussion of 6 Fair Street Minimum Maintenance</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> </ul>
Commission Comments	

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion

**Motion to Adjourn at 2:24 p.m. (Camp)**

Roll-call Vote

Carried //McLaughlin, Camp, Thornewill, Oliver, and Coombs-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

PROPOSED