



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Tuesday, March 15, 2022

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

Called to order at 5:02 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Dutra, Thornewill
 Absent Members: None
 Late Arrivals: None
 Early Departures: None

Adoption of Agenda.

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

Roll-call vote Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye

I. PUBLIC COMMENT

None

II. DISCUSSION

1. Discussion of HDC Task Group for Memorandum of Understanding (MOU)

Voting Pohl, Camp, McLaughlin, Coombs, Oliver

Alternates Welch, Dutra, Thornewill

Documentation MOU

Other speakers None

Discussion **Pohl** – This draft MOU is to set parameters for collaboration between HDC and Nantucket Historical Commission (NHC). We need a designee to attend the Task Group meetings to look at HDC’s purview and get it in language for the MOU.

Backus – She will assist the HDC in the creation of the MOU. No more than two designees would be sufficient so there isn’t an HDC quorum.

Coombs – She would be interested in volunteering for the Task Group; two people would be good for backup.

Camp – She could work with Ms. Coombs.

Oliver – Clarified that the Task Group will put together the MOU then it would come to HDC for approval.

Ms. Camp and Ms. Coombs to be HDC representatives on the MOU Task Group.

Motion

Roll-call Vote N/A

III. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Mass Audubon	Polpis/quidnet	Boundary Signs		Sam Kefferstan
2. Isiah Truymen	117 Orange Street	Wall Sign	55/377	Isiah Truymen
3. Charlie Locke	30/32 Sparks Avenue	Wall Sign #1	55/234.6	Sign Here

Voting Pohl, Camp, McLaughlin, Coombs, Oliver

Alternates Welch, Dutra, Thornewill

Recused None

Documentation Sign design plans, site plan, photos, and advisory comments.

Representing None

Sign advisory None

Concerns **Backus** – Items 1-3 were held for revisions.

Motion **Motion to Hold Items 1-3. (Coombs)**

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

4. Charlie Locke 03-5907	30/32 Sparks Avenue	Wall Sign *2	55/234.6	Sign Here
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign advisory	None			
Concerns	Backus – This was recommended for approved.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye		Certificate #	HDC2022-03-5907

IV. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Richard Glidden 02-5774	4 Shawkemo Road	Rev. 06-1057: Fence	43/91.1	Julie Jordan
2. Robert Leaf, LLC 02-5777	43 Kendrick Street	Hardscape	76.4.3/31	David Bartsh
3. Robert Leaf, LLC 03-5864	43 Kendrick Street	Rev. 02-2941; Fenestration	76.4.3/31	CWA
4. Jason Martucci 03-5831	13 Gray Avenue	Roof Change	67/119	Bo Wilson
5. Joseph Signorite 03-5852	14 Poplar Street	New Shed	87/8	Structures Unlimited
6. Long Path Nom Trst 03-5866	87 Hummock Pond Rd	Rev. 05-0922: Window	56/310.1	Botticelli + Pohl
7. Thomas L. Rhodes II Trst 03-5838	125 Main Street	Revision to New Cottage	42.3.3/49	Gryphon Architects
8. Garden Home, LLC 03-5891	8 Shawkemo Road	New Shed and Fence	43/90	Botticelli + Pohl
9. 78 Wauwinet Rd, LLC 03-5881	78 Wauwinet Road	Pool Cabana	14/18	Emeritus
10. 78 Wauwinet Rd, LLC 03-5884	78 Wauwinet Road	Beach Cabana	14/18	Emeritus
11. Sherzod Yuldashev 03-5839	13 Wappossett Circle	New Shed	67/569	Yuldashev Sherzod
12. Claire O'Connor 03-5843	86 Hummock Pond Rd	Rev. 67173: Fenestration	56/117	Claire O'Connor
13. Starry Night, LLC 02-5800	337 Madaket Road	Shed	60.2.4/64.4	NAG
14. 50 Brewster Rd, LLC 02-5801	50 Brewster Road	Rev 10-4832: Fenestration	43/96	EMDA
15. Anthony Walsh 03-5889	43 Pochick Avenue	New Shed	80/212.1	Val Oliver
16. 8 Walbang Nom. Trust 02-5773	8 Walbang Avenue	MH Revisions	82/146	Botticelli + Pohl
17. Christopher Loftus 03-5842	8 ½ Evergreen Way	Rev. 08-3092: Alteration	68/703.1	Linda Williams
18. Warren Hyde 02-5703	140 Miacomet Road	New Garage	81/14	MCA+
19. Warren Hyde 02-5704	140 Miacomet Road	New Cabana	81/14	MCA+
20. Waterfront Pocomo, LLC 02-5707	17 Lauretta Lane	Demo or Move Shed	14/10.2	Brook Meerbergen
21. Joe Donelan 02-5722	37 West Miacomet Road	Addition	81/147	MCA+
22. Boltic Ave, LLC 02-5749	8 Holly Street	Move of Demo Shed	80/21	Normand Residential
23. Boltic Ave, LLC 02-5745	8 Holly Street	New Dwelling	80/21	Normand Residential
24. Boltic Ave, LLC 02-5746	8 Holly Street	New Cottage	80/21	Normand Residential
25. Boltic Ave, LLC 02-5747	8 Holly Street	New Cabana	80/21	Normand Residential
26. Housing Nantucket 02-5770	31 Fairgrounds Road	Landscape Amenities	67/149	Jardins Intl.
27. 265 Madaket Rd, LLC 02-5768	265 Madaket Road	New Secondary Dwelling	59.4/319	Brook Meerbergen
28. 265 Madaket Rd, LLC 02-5767	265 Madaket Road	Garage	59.4/319	Brook Meerbergen
Voting	Camp (acting chair), McLaughlin, Coombs, Welch, Thornewill			
Alternates	Dutra			
Recused	Pohl, Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, Welch, Camp, McLaughlin, and Coombs-aye		Certificate #	HDC2022-(as noted)

V. CONSENTS WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Julia Killian 03-5887	159 Main Street	Mini split condensers	41/288.2	South Shore Climate
• Due to lack visibility				
2. Michael Smith 02-5792	12 Austin Farm Drive	Shed	56/369	Structures Unlimited
• Due to lack visibility				
3. Brewster 35, LLC 02-5739	35 Brewster Road	Pool & hardscape	54/86	LINK/ JB Studio
• Not to be visible at time of inspection and perpetuity.				
4. Airback, LLC 03-5893	14 Gosnold Road	Rev. 66500: Reduce pool	30/83	Jardins Intl.
• Not to be visible at time of inspection and perpetuity.				
5. Boltic Ave, LLC 02-5748	8 Holly Street	Pool and Hardscaping	80/21	Normand Residential
• Not to be visible at time of inspection and perpetuity.				
6. Warren Hyde 02-5705	140 Miacomet Road	New Pool	81/14	MCA+

- Not to be visible at time of inspection and perpetuity.
- | | | | | | |
|----|---|-------------------|---------------------|----------|---------------------|
| 7. | Boltic Ave, LLC 02-5744 | 8 Holly Street | Move or Demo MH | 80/21 | Normand Residential |
| | • Move off advertising required | | | | |
| 8. | 265 Madaket Rd., LLC 02-5766 | 265 Madaket Road | Pool and Hardscape | 59.4/319 | Brook Meerbergen |
| | • Not to be visible at time of inspection and perpetuity. | | | | |
| 9. | Greybury Ack Realty 03-5880 | 13 Hedgebury Lane | Cabana – Open Sided | 41/599 | Lori Geddes |
| | • Due to lack visibility | | | | |

Voting Pohl, Camp, McLaughlin, Coombs, Oliver
 Alternates Welch, Dutra, Thornewill
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (time) **Welch** – Asked to add to the Conditions for pools that there be no grade change from existing if there is no grade change explicitly called out on the application.
Meerbergen – His pool application at 265 Madaket Road has a small grade change.
 Motion **Motion to Approve through staff per noted conditions and for pools to have no grade change from existing unless called out on the application. (Oliver)**
 Roll-call Vote Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye Certificate # **HDC2022-(as noted)**

VI. OLD BUSINESS 02/08/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 33 North Mill St, LLC 11-5051	7 North Mill Street	Garage & studio	55.4.4/77	Sophie Metz
2. 33 North Mill St, LLC 11-5126	7 North Mill Street	Hardscape	55.4.4/77	Atlantic Landscaping

VII. OLD BUSINESS 02/22/22

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Taccat, LLC 12-5423	14 Union Street	Addition	42.3.2/17	Brook Meerbergen

Voting Camp (acting chair), Coombs, Oliver, Welch, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.
 Representing Brook Meerbergen
 Public None
 Concerns (5:24) **Meerbergen** – Reviewed changes made per previous concerns. 1900 photo shows shutters and 12-over-12 true-plank-frame windows on the front elevation. Structural engineer’s letter included. There is no height change. He’d prefer paneled shutters.
Backus – Read HSAB comments 2/28: HDC policy has always been that it must be shown that a roof walk previously existed before adding a new one. HSAB is in favor of the change to 12-over-12’s; sash should be white, and shutters should be louvered and Essex green. Rotate the small side porch roof so the eave faces Union Street. The rear dormer should be set back another 6”. HSAB would like to see revisions.
 Late 1750 house. Original foundation material is fieldstone and brick; the new concrete foundation shouldn’t be seen; reuse existing brick as a veneer. Appreciates the Structural Engineer letter. Asked if the elevation is changing or if it will remain at its current grade. Any windows should be restored if possible. Need evidence of a prior roof walk. The chimney looks like it’s being relocated; it would be sad for the triple-firebox on the 1st floor to be removed.
Welch – Appreciates the changes and the engineer’s documentation. It would help if existing and previous submissions, and current submission were all on one sheet. This is appropriate.
Coombs – Appreciate keeping the original west elevation. If it never had a roof walk, it shouldn’t have one added; it should remain a simple building. The east elevation shouldn’t have the porch and 2nd-floor deck. Would like the chimney retained.
Oliver – It’s appropriate; appreciates the changes especially facing the street. This house can support the roof walk as proposed per HDC guidelines. Doesn’t believe the east elevation is visible.
Thornewill – Nothing to add; it’s a great job. In the photo, it seems the front door is Essex green.
Camp – Her concern is the chimney; it should be restored as exists. She agrees with HSAB about louvered shutters. Asked for a consensus on louvered versus paneled shutters.
 Motion **Motion to Approve through staff with louvered shutters. (Welch)**
 Roll-call Vote Carried 5-0//Oliver, Coombs, Thornewill, Welch, and Camp-aye Certificate # **HDC2021-12-5423**

2.	7 North Mill St 12-5457	Lot 27B - Birdsong Lane	Shed	55.4.4/80.3	Brook Meerbergen
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Brook Meerbergen				
Public	None				
Concerns (5:46)	<p>Meerbergen – Reviewed changes made per previous concerns.</p> <p>Backus – Read HSAB comments 2/28: No concerns due to lack of visibility.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried //Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2021-12-5457
3.	7 North Mill St 12-5465	Lot 27A - Birdsong Lane	Garage	55.4.4/80.3	Brook Meerbergen
Voting	Pohl, Camp, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	McLaughlin lost connection				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Brook Meerbergen				
Public	None				
Concerns (5:50)	<p>Meerbergen – Reviewed changes made per previous concerns.</p> <p>Backus – Read HSAB comments 2/28: HSAB appreciates the changes to avoid repeating garage designs in the neighborhood.</p> <p>Camp and Coombs – No concerns.</p> <p>Oliver – Her concern is that there is too much program on these lots.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 3-1//Coombs, Camp, and Pohl-aye; Oliver-nay			Certificate #	HDC2021-12-5465
4.	7 North Mill St 12-5466	Lot 27A - Birdsong Lane	Shed	55.4.4/80.3	Brook Meerbergen
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Brook Meerbergen				
Public	None				
Concerns (5:54)	<p>Meerbergen – Reviewed changes made per previous concerns. West elevation has limited if any visibility.</p> <p>Backus – Read HSAB comments 2/28: This needs to be viewed for visibility. Previous HDC concerns were about the width of the door unit. If visible, the doors should change to a single door with windows. If not visible, then no concerns due to lack of visibility.</p> <p>Camp – No concerns.</p> <p>Coombs – The only concern would be if there is any visibility of the triple doors on the west elevation.</p> <p>Oliver – The shed is modest and appropriate.</p> <p>Welch – No concerns.</p> <p>Pohl – The proposed doors remind him of the circa 1930 bi-fold doors.</p>				
Motion	Motion to Approve as submitted. (Welch)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, Camp, Welch, and Pohl-aye			Certificate #	HDC2021-12-5466
5.	Carmine/Sheila Giardini 01-5507	7a Clifford Street	New dwelling	79/19	McMullen & Assoc.
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Nathan McMullen, McMullen & Associates				
Public	None				
Concerns (7:00)	<p>McMullen – Reviewed changes made per previous concerns.</p> <p>Oliver – Her concern had been the placement on the site. She now has no concerns.</p> <p>Thornewill – Agrees. The changes helped simplify it.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//Thornewill, Coombs, Camp, Oliver, and Pohl-aye			Certificate #	HDC2022-01-5507

6. Carmine/Sheila Giardini 01-5508	7a Clifford Street	Pool & hardscape	79/19	McMullen & Assoc.
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Nathan McMullen, McMullen & Associates			
Public	None			
Concerns (7:05)	McMullen – These were held to track for the main dwelling turning. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, Thornewill, Oliver, and Pohl-aye		Certificate #	HDC2022-01-5508
7. Carmine/Sheila Giardini 01-5509	7a Clifford Street	Gazebo	79/19	McMullen & Assoc.
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Nathan McMullen, McMullen & Associates			
Public	None			
Concerns (7:07)	No concerns.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, Thornewill, Oliver, and Pohl-aye		Certificate #	HDC2022-01-5509
8. Arline Bartlett 12-5454	21 Pleasant Street	Fenestration & sm addition	55.4.1/1	LINK
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Victoria Ewing, LINK			
Public	None			
Concerns (6:00)	Ewing – Chris Skehel might be on as well. Backus – Don't see him in the queue, and no one is trying to sign on. Welch – We had requested a cross section on the X-Y axis; that isn't in the packet; if it isn't available, we should hold this until we have those. We'd also asked for existing and proposed topography.			
Motion	Motion to Hold for information requested at the last hearing. (Welch)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Welch, and Camp-aye		Certificate #	
9. James Davison 09-4803	8B North Water Street	Fenestration changes	42.4.2/92.1	LINK
Voting	Camp (acting chair), Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Victoria Ewing, LINK			
Public	None			
Concerns (6:15)	Ewing – Reviewed changes made per previous concerns. Backus – Read HSAB comments 2/28: Traditionally, 2 nd -floor windows in Town were the same size as the windows below; sometimes they were shorter but very rarely narrower. All new windows should match the width of the window below and be true-divided-light (TDL). HSAB would like to see revisions. This is circa 1846-1850, post Great Fire. Appreciates the 2013 plans. Agrees windows should be TDL. Thornewill – Window proportions look fine. Coombs – No concerns. Welch – Changes are appropriate; however, the application indicates Andersen, they don't make TDLs.			
Motion	Motion to Approve through staff with the windows to be Boston Sash TDL. (Welch)			
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Welch-aye		Certificate #	HDC2021-09-4803

10. Hoehn- Saric 10-4865	34 Easton Street	New Structure	42.1.4/18	CWA
Voting	Coombs (acting chair), McLaughlin, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and Resilient Nantucket Chapter 11.			
Representing Public	Chip Webster, Chip Webster Associates			
Concerns (6:24)	<p>Webster – Reviewed changes made per previous concerns.</p> <p>Backus – Read HSAB comments 2/28: Looking at the east and west elevations, the rear wing of this house is the exact same proportion as the front; the back portion needs to step down considerably and read as an additive mass. The massing on the west lacks any sense of architectural order and hierarchy, and the fire escape is completely inappropriate. On the south, the projecting 2nd-floor hipped gable has no 1st floor below it with no visual structural support; this form of negative massing is very inappropriate. No locus was provided; it would show that the neighboring houses are much less massive and sit farther back away from the road. The main houses are on the water side with a secondary building on the Easton Street side; this program should conform to the neighbors and be broken into two different buildings; as proposed the single structure is much too massive for the neighborhood context. This is a highly visible location. It deserves a building (or maybe two buildings) that conforms completely to all of the HDC's standards for proportion, scale, and additive massing. Once the massing is acceptable, then the other details can be addressed. HSAB would like to see revisions.</p> <p>Replacing the 1960s Seward Johnson house, which replace the original shingle-style structure. Appreciates the historic photos. This has to follow Resilient Nantucket Chapter 11 for new construction. The proposal is still lot-line to lot-line. Agrees with HSAB about need for additive massing; this is a big rectangle. Facing the harbor, the original option is better but still boxy.</p> <p>Oliver – She agrees with HSAB; this lacks additive massing, so no part has prominence; all eave lines are the same. Harbor-side options, she's having trouble reconciling the roof situations. The cantilevered 2nd floor porch is very common in old buildings. Pick a main mass and drop down from there.</p> <p>Thornewill – Appreciates the front. In the historic photos, the wrap-around porches caused back-front substance of the building seem smaller with a lightness on all sides. Agrees with HSAB. The water side left options, she would prefer a single centered dormer on the right option. Front to back reads huge.</p> <p>McLaughlin – There is nothing proposed that isn't already on Easton Street; this is approvable.</p> <p>Coombs – This has no additive massing or any of the cleverness of the early 1900s. East and west are too long with no break and the eaves are all the same height. Agrees with HSAB.</p>			
Motion	Motion to Approve as submitted. (McLaughlin) Not carried 1-3			
Roll-call Vote	Motion to Hold for revisions and to go back to HSAB. (Oliver) Carried 4-0//Thornewill, McLaughlin, Oliver, and Coombs-aye			Certificate #

11. Tack3 LLC 10-4863	26 Washington Street	New structure	42.3.2/23	CWA
Voting	Coombs (acting chair), McLaughlin, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and surveyor certification, <i>Building with Nantucket in Mind (BWNIM)</i> , and Resilient Nantucket Chapter 11.			
Representing Public	Chip Webster, Chip Webster Associates			
Concerns (6:42)	<p>Webster – This is in Velocity Zone 11, which puts the finished 1st floor at Elevation 15 due to possible wave action. Reviewed changes made per previous concerns.</p> <p>Backus – Read HSAB comments 2/28: Every effort should be made to lower the first floor of this building. Question if 2' separation from framing to BFE is required by code; normal practice is to have the bottom of framing at BFE. Use flush beams and reduce the floor assembly to 1'. West elevation, the platform at the bottom of the stairs remains a mystery - getting off it of if there are more stairs to reach it, which aren't shown. The 7/12 roof pitch is too shallow. The gable end window adds to the height and should be removed. The roof walk is too wide. The windows should be pulled tighter to the center for better proportion. Tone down the detailing as much as possible: drop the wide corner boards with capitals and splayed window head casings. This area had very simple utilitarian buildings; a formal Greek Revival doesn't belong here. Previous HDC discussions have asked for the back wings to telescope down to 1.5 stories. The floor plan and south elevation show that the south-facing gable is created by a 6" sliver of the building projecting just enough to add a corner board; this highly visible 6" jog on the front of the building is more of a visual gimmick than a credible architectural massing and should not be allowed. The lowered plate is good but stepping it back up around the entire rear of the building is not appropriate; true additive massing should be subordinate to the main mass requiring the lowering of the plate. The 2nd stairway makes it look like an apartment building and should be integrated into the massing to be less visible. Discussion during the demo application suggested that the replacement building should have the character and simplicity of the original structure; this proposal is not in line with that thinking and needs to be toned and scaled down. Once the massing is acceptable, then the other details can be addressed. HSAB would like to see revisions.</p> <p>This is within Resilient Nantucket guideline areas and needs to follow Chapter 11. Regarding the roof walk, refer to <i>BWNIM</i> at placement. The façade facing Washington Street is more appropriate without the shed.</p> <p>Thornewill – Agrees with HSAB; this needs to have a main mass and telescope back and down.</p> <p>Oliver – Agrees with what's been said. All the eave lines are the same so there is no sense of additive massing.</p> <p>McLaughlin – West elevation, the right dormer meeting rails must align. East elevation, the 2nd-floor French doors are not typical to this area.</p> <p>Coombs – Agrees with HSAB. She doesn't believe this shouldn't have a roof walk; it adds height and off-balances the height. Front elevation shed dormer needs to be setback more; the staircase is very tall and don't appear to go to ground level.</p>			
Motion	Motion to Hold for revisions and another look at the 1st-floor being at Elevation 15 and to go back to HSAB. (Oliver)			
Roll-call Vote	Carried 3-0//Thornewill, Oliver, and Coombs-aye;		Certificate #	
	McLaughlin no response			
12. Brett Fodiman 10-4969	27 Cato Lane	Main house dwelling	55/118	CWA
Voting	Coombs (acting chair), McLaughlin, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing Public	Chip Webster, Chip Webster Associates			
Concerns (7:07)	<p>Webster – Reviewed changes made per previous concerns.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 4-0//Oliver, Thornewill, McLaughlin, and Coombs-aye		Certificate # HDC2021-10-4969	

13. Brett Fodiman	10-4968	27 Cato Lane	Guest house dwelling	55/118	CWA
Voting	Coombs (acting chair), McLaughlin, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chip Webster, Chip Webster Associates				
Public					
Concerns (7:12)	<p>Webster – Reviewed changes made per previous concerns. The rear basement walkout to be handled via grading.</p> <p>Thornewill – No grade is shown regarding the area around the rear basement doors; that side is essentially 3 floors but not visible. The landscape plan for the pool would help.</p> <p>Oliver – A cross section through the property and house parallel with the road would help. Okay with the house.</p> <p>McLaughlin – This structure has 6 dormers and none of the meeting rails align.</p> <p>Coombs – She'd like to see the topography regarding the rear basement doors.</p>				
Motion	Motion to Hold for a grade cross section through the property and the house. (Oliver)				
Roll-call Vote	Carried 4-0//Thornewill, McLaughlin, Coombs, and Oliver-aye			Certificate #	
14. Brett Fodiman	10-4970	27 Cato Lane	Garage & studio	55/118	CWA
Voting	Coombs (acting chair), McLaughlin, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (7:21)	<p>Webster – Presented the project; garage at grade.</p> <p>Thornewill – It should be a gable forward; it's tall and narrow, and the dormers seem long across the east and west elevations. The west elevation porch is cantilevered; it needs posts.</p> <p>Oliver – Agrees with Ms. Thornewill.</p> <p>McLaughlin – There are stairs coming of an unsupported deck; deck should come down on the corner and wrap around.</p>				
Motion	Motion to Approve through staff with dormers to come in 3' each side, rear French doors reduced to 2, and the rear porch to have posts. (Oliver)				
Roll-call Vote	Carried 4-0//Thornewill, Oliver, McLaughlin, and Camp-aye			Certificate #	HDC2021-10-4970
15. Trogoth Nominee Trust	05-3640	26 Easy Street	Mixed Used building	42.4.2/23	Emeritus
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and Resilient Nantucket Chapter 11				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:26)	<p>MacEachern – Reviewed changes made per previous concerns. The deck facing the harbor is a common feature, but he's willing to it pull off until this is framed up.</p> <p>Backus – Read HSAB comments 2/28: Everyone has consistently asked for the building to be reduced in size and the front balcony to be removed; yet the building is still too tall and massive for this corner lot, and the balcony remains. This building has roughly 18" overhanging eaves without projecting rakes, which is an unusual combination; the overhang should be reduced or eliminated to simplify the appearance. These large overhanging eaves conceal the fact that the main frieze board is several shingle courses above the 2nd-floor window head casing; the eave should sit on the window casing with no shingles above. The 9' ceiling height on the first floor could drop a foot lowering the height significantly. The reduction in the number of dormers is good but they are too wide; the 3rd-floor dormers should be just a little wider than the windows. The cupola is unnecessary and adds to the height; eliminate it. The south facing 1st-floor fenestration is shown as doors, but they are two feet off the ground, creating an inappropriate false use for doors; they should be windows. HSAB would like to see revisions.</p> <p>This is a contributing lot in the old historic district (OHD), and it must meet Resilient Nantucket Chapter 11. An engineer's certificate for elevation is required. Agrees with HSAB about the gable dormers. The balcony over a public space is inappropriate.</p> <p>Coombs – Agrees with HSAB about the 3rd-floor dormer cheek walls being brought in. The height must come down and the front deck removed. The cupola should be replaced with a chimney. East elevation, the shutters draw the eye up and should be removed.</p> <p>McLaughlin – South elevation, the triple doors should be reduced to 2. The cupola should be eliminated.</p> <p>Oliver – Agrees with what's been said. Appreciates it getting simpler. Eliminate the cupola and east elevation deck.</p> <p>Thornewill – Agrees. Her concern is the large scale of the dormers; they should be reduced by a few feet at least.</p> <p>Pohl – Nothing to add.</p>				
Motion	Motion to Hold for revisions and to go back to HSAB. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Pohl-aye			Certificate #	

16. Anthony Noto	11-5270	10 Lincoln Avenue	Addition & renovation	30/184	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Dutra read back in on this.				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP				
Public	Kristen Gagalis, for 11 & 13 Lincoln Avenue				
Concerns (7:38)	<p>MacEachern – Reviewed changes made per previous concerns; addressed reasons for moving the house forward.</p> <p>Reade – Regarding the subdivision issue; that is integral to moving the house forward. Moving it forward closes the possibility of putting another house in front of it on Lincoln Avenue. It’s a modest move of 15’.</p> <p>Backus – Read HSAB comments 2/28: The consensus at the last HDC meeting was that the house should not move forward but stay where it is. There was also consensus that the shed dormers should move slightly down to the break in the roof line; they are now being proposed as gable dormers, which is not in keeping with the original architecture; shed dormers are quieter and more appropriate. The triple windows on the 3rd floor, east elevation should not be attached to the door; they should change to 2 windows or 3 smaller windows to create a band of shingles between. Ganging 5 French doors together on the south elevation is too much. They should be separated. HSAB would like to see revisions. Agrees it should not be moved; that would drastically change the character and setting of this historic structure. Low-pitch shed dormers would be more appropriate across the front.</p> <p>Gagalis – There has been no change to the proposal to move the house forward.</p> <p>Coombs – The gable dormers are too busy for the front roof. South elevation, the 3rd-floor shed dormer seems out of place; the 1st-floor windows should be reduced to align with the 3 windows on the 2nd floor. She does not support moving the house; we can’t consider what might happen in the future.</p> <p>Camp – Agrees with HSAB and Ms. Coombs. It should stay where it is; this is contributing and historic and moving it changes that. Front elevation, she prefers shed dormers. Keep the chimney.</p> <p>Oliver – Appreciates a lot of the changes like bringing back the chimney and reducing the east elevation fenestration. In the rear, her problem is the skinny shape of the doors with larger windows. Agrees with shed dormers on the front. Regarding moving it forward, last hearing they said 10’ now they are saying 15’.</p> <p>Discussion about 10’ versus 15’; prior minutes (2/15) might be in error.</p> <p>Welch – It’s a 15’ move of over 5,000 cubic feet. We address the subdivision when it comes in; it’s not appropriate to discuss it now. Agrees with comments made regarding the architecture.</p> <p>Pohl – He prefers shed dormers on the front. Okay with other architectural aspects. 15’ is too much.</p>				
Motion	Motion to Hold for revisions. (Oliver)				
Roll-call Vote	Carried 5-0//Welch, Coombs, Camp, Oliver, and Pohl-aye			Certificate #	
17. Jessica Millard	06-4017	5 Cudweed Road	Window changes	31/145	Val Oliver

VIII. NEW BUSINESS 03/01/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	JP Hernandez	02-5689	328 Madaket Road	Roof Solar Panels	60/103	Tesla Energy
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Dutra					
Alternates	Welch, Thornewill					
Recused	Pohl					
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and manufacturer spec sheet.					
Representing	Nathan Tissot, Tesla Energy JP Hernandez, owner					
Public	None					
Concerns (8:05)	<p>Tesla – Recover the roof with a textured, solar glass roof. The photos show this installed on structures within the Old Kings Highway historical district.</p> <p>Backus – Read MAB comments 3/14: split 2-2. Those for this feel the textured material mirrors existing shingles and is appropriate in outlying areas and an appropriate alternative to panels. Those against had concerns that were related to weather and these being shiny when wet; they felt that is not appropriate in rural Madaket. This property has two structures and the proposed is for the circa 1960s contributing structure at the front. These almost emulate a slate roof. We have a sample panel in the office.</p> <p>Oliver – She’s interested in seeing the project; asked for a sample panel; she likes the idea of them. She’d also like to see how these look after a few years. She feels a test subject should be in a place that isn’t visible, rather than in this location. Asked how they are disposed of. She’d like to see the sample laying on the low-pitched roof.</p> <p>McLaughlin – Got clarification on the product.</p> <p>Coombs – This is interesting and would be a great. She’d like to see a large enough sample to know what it’ll look like and how they weather in.</p> <p>Dutra – This could alleviate a lot of concerns with solar. It’s a small house and feels it would be a good test subject. He too would like to see photos of houses that have had this for several years.</p> <p>Camp – This is a very high-profile location to have a test subject.</p>					
Motion	Motion to View with a new larger sample on the roof. (Oliver)					
Roll-call Vote	Carried 5-0//Coombs, Dutra, McLaughlin, Oliver, and Camp-aye			Certificate #		

2. Bolthole, LLC 02-5701 10 Quince Street Shingles and Clapboard 42.3.4/1003 NAG					
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill				
Alternates	Welch, Dutra				
Recused	Oliver stepped out.				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Bill McGuire, Nantucket Architectural Group				
Public	None				
Concerns (8:31)	<p>McGuire – Presented project.</p> <p>Backus – Read HSAB comments 3/07: Photographic evidence reveals that clapboards were pre-existing on some walls; it is not clear if the front wall had clapboard. White painted clapboard is too formal for Quince Street; it should be a more muted color.</p> <p>Circa 1780 typical Nantucket within the OHD. Agrees the clapboard should be a muted color.</p> <p>Camp – This is a quite street and the clapboard should be a quite color.</p> <p>Coombs – She would go with a soft grey clapboard to match the existing trim; the trim should not be white.</p> <p>McLaughlin – No comments.</p> <p>Thornewill – Agrees with clapboard and trim being a softer grey.</p> <p>Pohl – He doesn't want white clapboard and regrets the trim was approved white.</p>				
Motion	Motion to Hold for different color scheme. (Coombs)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, McLaughlin, and Pohl-aye				Certificate #
3. Warren Hyde 02-5706 140 Miacomet Road Move/Demo 81/14 MCA+					
Voting	Pohl, Camp, McLaughlin, Coombs, Welch				
Alternates	Dutra, Thornewill				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, and historical documents.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	None				
Concerns (8:37)	<p>Cutone – Presented project; advertised the house but no one has bid for it; circa 1975.</p> <p>Backus – National Historic Landmark (NHL) data sets it as circa 1978.</p> <p>McLaughlin – No concerns.</p> <p>Welch – He would ask that Affordable Housing be given a call.</p>				
Motion	Motion to Approve the move-off/demo with Nantucket Housing Authority contacted. (McLaughlin)				
Roll-call Vote	Carried 5-0//Welch, Camp, Coombs, McLaughlin, and Pohl-aye				Certificate # HDC2022-02-5706
4. Warren Hyde 02-5702 140 Miacomet Road New Dwelling 81/14 MCA+					
Voting	Pohl, Camp, McLaughlin, Coombs, Welch				
Alternates	Dutra, Thornewill				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	None				
Concerns (8:42)	<p>Cutone – Presented project with white trim and grey doors.</p> <p>McLaughlin – East elevation, there are 9 doors, those should be reduced. West elevation, too many French doors.</p> <p>Camp – This is a refreshing take on a federal house; doesn't think the French doors will be visible.</p> <p>Coombs – It will fit in very well.</p> <p>Welch – He agrees with Ms. Camp; anything considered atypical is not visible.</p>				
Motion	Motion to Approve as submitted. (Welch)				
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Welch, and Pohl-aye				Certificate # HDC2022-02-5702
5. Waterfront Pocomo, LLC 02-5708 17 Lauretta Lane Demo or Move MH 14/10.2 Brook Meerbergen					
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch, Dutra				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, and historical documents.				
Representing	Brook Meerbergen				
Public	None				
Concerns (8:48)	<p>Meerbergen – Presented project; it's been advertised to move but the house movers say it will be impossible to get down Lauretta Lane.</p> <p>Backus – Circa 1999.</p> <p>McLaughlin – No concerns.</p> <p>Oliver – It's sad to lose such a cute structure, but we can't widen the road. Suggested letting people scavenge off it.</p> <p>Coombs – Would prefer it be moved.</p> <p>Thornewill – This isn't that old, and it could easily be renovated to be reused as a cottage.</p>				
Motion	Motion to Approve as a move-off/demo with an emphasis on saving it. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Camp-aye				Certificate # HDC2022-02-5708

6. Waterfront Pocomo, LLC 02-5709	17 Lauretta Lane	Demo or Move Cottage	14/10.2	Brook Meerbergen
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch, Dutra			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:56)	Meerbergen – Presented project; one person is actively seeking to take this. No concerns.			
Motion	Motion to Approve as a demo/move off. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Camp-aye		Certificate #	HDC2022-20-5709

Rest held for Thursday

7. Pacific Natural 02-5715	65 Main Street	Exterior lighting	42.3.1/197	Bruce Bisbano
8. Pacific Natural 02-5717	15 Sparks Avenue	Exterior lighting & Re-roof	55/177	Bruce Bisbano
9. Van Den Born 02-5725	2 Center Street (Sias)	Roofing, Paint Trim	73.2.4/2	Mark Avery
10. Van Den Born 02-5724	6 Center Street (Sias)	Roofing, Paint Trim	71.1.3/31	Mark Avery
11. Julie Killian 02-5736	159 A/B Main Street	Add Basement Windows (2)	41/288.2	LINK
12. Brewster 35, LLC 02-5740	35 Brewster Road	Move off/Demo	54/86	LINK/ JB Studio
13. Brewster 35, LLC 02-5741	35 Brewster Road	New Primary Dwelling	54/86	LINK/ JB Studio
14. C and S Cordts – Peace 02-5742	76 Pleasant Street	Addition to dwelling	55/367	JB Studio
15. David and Janet Prill 02-5733	82 Pocomo Road	New Barn	15/35	Botticelli + Pohl
16. Faro Strada LLC 02-5731	20 Sankaty Road	New Bike Shed	48/31	Botticelli + Pohl
17. Sankaty Bluff Grp. 02-5753	3 Reaper Circle	Pool and Hardscape	73/44	Ahern
18. 12 Federal St LLC 02-5752	12 Federal Street	Hardscape and Gate	42.3.1/127	Ahern
19. RGPD 02-5761	49 Beach Grass Road	New Dwelling	68/338	KOH
20. RGPD 02-5760	47 Beach Grass Road	New Dwelling	68/338	KOH
21. India and Rose Trust 02-5776	28 India Street	Addition	42.3.4/108	Botticelli + Pohl
22. Cannonbury Ln Ptnrs, LLC 02-5765	3 Reaper Circle	New MH	73/44	Workshop / APD
23. Cannonbury Ln Ptnrs, LLC 02-5764	3 Reaper Circle	New Garage	73/44	Workshop / APD
24. 1 Caroline Way, LLC 02-5759	1 Caroline Way	New Shed	82/59	Vicente-Burn Arch.
25. N.T. Historical Assn 02-5779	7 Fair Street	Replace Windows	42.3.1/50	Linda Williams
26. Teal Szilkas Colliton TR 02-5784	44 Fair Street	Window Replacement	42.3.2/155	Linda Williams
27. K22S, LLC	126 Main Street	Move on site/Reno	42.3.3/98	Linda Williams
28. Nantucket Shire, LLC	30 Dukes Road	New Dwelling	56/189	Linda Williams
29. Nantucket Shire, LLC	30 Dukes Road	Move Shed and Addition	56/189	Linda Williams
30. Jean Moran 01-5621	4 Washington Avenue	New pool	60.2.4/65	Jon Paul Couture
31. Jean Moran 01-5621	4 Washington Avenue	Window well	60.2.4/65	Jon Paul Couture
32. Jean Moran 01-5621	4 Washington Avenue	New garag	60.2.4/65	Jon Paul Couture

IX. OLD BUSINESS 03/0822

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	450 Green Park, LLC	2 Stone Alley	Adtn, Alteration foundation	42.3.1/103	Emeritus
2.	Zero India, LLC	1 Cambridge Street	Reduce footprint & chng roof	42.3.1/130.2	Emeritus
3.	James Gribbell 07-4236	2 Mulberry Lane	New garage studio	55.4.1/20	Thornewill Designs
4.	20A Bishop Rise, LLC	20A Bishop Rise	Rev. 01-5592: Main house	40/127	Linda Williams
5.	20A Bishop Rise, LLC	20A Bishop Rise	Rev. 01-5590: Garage/Apt	40/127	Linda Williams
6.	20A Bishop Rise, LLC	20A Bishop Rise	Pool & hardscape	40/127	Linda Williams
7.	20B Bishop Rise, LLC	20B Bishop Rise	Rev.01-5591: Main house	40/127	Linda Williams
8.	20B Bishop Rise, LLC	20B Bishop Rise	Rev. 01-559?: Garage/Apt	40/127	Linda Williams
9.	20B Bishop Rise, LLC	20B Bishop Rise	Pool & hardscape	40/127	Linda Williams
10.	4 Dolphin Ct, LLC 01-5574	4 Dolphin Court	Addition revision	42.4.1/65.2	Linda Williams
11.	36 Easton St Corp. 01-5520	36 Easton Street	2 nd floor deck rail change	42.1.4/19	EMDA
12.	Michael Robinson	13 Fayette Street	Roof walk	42.3.2/28	Sanne Payne
13.	Bluefin, LLC 11-5194	27 Ellen's Way	New Dwelling	81/180	Brook Meerbergen
14.	Melissa Spruce 12-5439	21 Bank Street Sias	Renovation/Addition	73.1.3/57	Gryphon Architects
15.	Ocean Dojo, LLC	22 Bartlett Road	New dwelling fenestration	65/76.1	BPC
16.	Taco 1, LLC	20 Bartlett Road	New dwelling fenestration	65/76	BPC
17.	Lloyd Realty, LLC 01-5600	7 Heather Lane	New dwelling	30/24.2	Sophie Metz
18.	Andrew & Brooke Roger 01-5607	7E Lincoln Avenue	Driveway/Hardscape	42.4.1/18	Jardins Intl.
19.	Vlatko Pesnacki 01-5557	10 Lewis Court	New 2 nd Dwelling	67/155	Val Oliver
20.	25 Broadway 01-5536	25 Broadway	Storage/garbage bins	73.1.3/108	NAG

X. NEW BUSINESS 03/15/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Ben DeRuyter	12 Academy Lane	Addition	42.4.3/87	Thornewill Design

Proposed HDC Minutes for March 15, 2022

2.	Ben DeRuyter	12 Academy Lane	Shed Extension	42.4.3/87	Thornewill Design
3.	Pickard	7B Grove Lane	Addition	41/522	Thornewill Design
4.	Cabko Inc	18B Bartlett Road	New Woodwork Shop	67/113.1	NAG
5.	3 Beaver St, LLC	3 Beaver Street	Landscape/Hardscape	55.1.4/97	Polly Waldorf
6.	Nantucket Land Bank	Washington Street	Fencing	55/415	John Kuszpa
7.	Back 41 LLC	105 Tom Nevers Road	New Shed	91/25	Jesse Beacon
8.	4170 & Down, LLC/Tellie, LLC	107 Tom Nevers Road	Utility Barn	91/25	Jesse Beacon
9.	SAB, LLC	11 Cliff Road	Type II Fence As-Built	42.4.4/72	EMDA
10.	D.D. Culbertson	53 Tennessee Avenue	New Shed	59.4/362	Structures Unlimited
11.	Arthur Reader Jr Trust	57 Union Street	Like-kind Window Replace	55.1.4/90	LINK
12.	Maxwell House, LLC	15 Cliff Road	Move or Demo Garage	42.4.4/56	MCA+
13.	Maxwell House, LLC	15 Cliff Road	Adtn, full Reno, Foundation	42.4.4/56	MCA+
14.	Ian McCarthy	3 Cherry Street	Finish Basement	55/911	NAG
15.	Richard Phillips Trust	19 E. Tristram Avenue	Gates and Fencing	31/4.1	Jardins Intl.
16.	Mark Abbott	8 Hulbert Avenue	Rev. 12-0262 and 05-0904	29.2.3/7.2	MCA+
17.	Rosenberg	15 Hedgebury Lane	New Dwelling	41/602	Val Oliver
18.	David and Delia Biddison	22 Cannonbury Lane	Paint Chimney	74/15	Val Oliver
19.	Edward Sanford	12 Doc Ryder Drive	New Garage	66/216	EMDA
20.	15 Flintrock Rd, LLC	15 Flintrock Road	New Guest House	75/90	Liz Konetchy
21.	36 Essex Ack, LLC	36 Essex Road	Tertiary Dwelling	67/262	Val Oliver
22.	Colm Oriordan and Kathleen L.	51 Madaket Road	Revisions to Addition	41/325	Val Oliver
23.	Taco 1, LLC	24 Bartlett Farm Road	Pool and Hardscape	65/76.1	Atlantic Landscaping
24.	Taco 1, LLC	22 Bartlett Farm Road	Pool and Hardscape	65/76	Atlantic Landscaping
25.	Ocean Dojo, LLC	20 Bartlett Farm Road	Pool and Hardscape	65/76	Atlantic Landscaping
26.	Jennifer Broadbent	2B White Whale Lane	Build Bluestone Patio	66/538	Jennifer Broadbent
27.	Brian Rice	2 Reacher Street	Pool and Hardscape	66/337	Waterscapes
28.	Anthony Valero	8 Goldstar Drive	Greenhouse	55/187	Val Oliver
29.	Charles Phillips	4 Swain Street	Roof Shingles Change	42.4.1/82.3	T and T Roofing
30.	Salty Dogz, LLC	9 Tashama Lane	New Shed	55/471	Structures Unlimited
31.	Rock Byrne, LLC	30 Pocomo Road	New Shed	14/76	LINK
32.	Rock Byrne, LLC	30 Pocomo Road	Addition of Patio and Fire Pit	14/76	LINK
33.	Allan H. Schwartz Trust	5 Capaum Pond Road	Extend 2 nd Floor Rear Deck	40/112–117	Allan H. Schwartz TR
34.	Bomeisler Stuart B. TR	28 Crooked Lane	New Dwelling	41/333	Val Oliver
35.	Bomeisler Stuart B. TR	28 Crooked Lane	Gazebo	41/333	Val Oliver
36.	NIR Retail, LLC	2 Harbor Square	Alteration	42.2.4/1	GF
37.	Young Bracebridge Trust	7 Shawkemo Road	Addition	43/5	Botticelli + Pohl
38.	CMR 11 Osprey, LLC	11 Osprey Way	Move on House fm 8 Osprey	82/3	Linda Williams
39.	Roy and Shelly Weedon	9 Twin Street	Revisions to Foundation	55.4.1/7.1	Linda Williams
40.	Joseph Arno	31 Easy Street	Demo or Move	42.4.2/16	Linda Williams
41.	Kim Glowacki	3 Miller Lane	Move On fm 20 Gladlands	68/120	Linda Williams
42.	Nantucket Prop. Owner, LLC	11 Honeysuckle Dr (75)	New Dwelling	68/872	Linda Williams
43.	Nantucket Prop. Owner, LLC	13 Honeysuckle Dr (76)	New Dwelling	68/873	Linda Williams
44.	Nantucket Prop. Owner, LLC	4 Indigo Dr. (Lot 80)	New Dwelling	68/880	Linda Williams
45.	Nantucket Prop. Owner, LLC	6 Indigo Dr (Lot 79)	New Dwelling	68/876	Linda Williams
46.	Nantucket Prop. Owner, LLC	8 Indigo Dr (Lot 78)	New Dwelling	68/875	Linda Williams
47.	Nantucket Prop. Owner, LLC	10 Indigo Dr (Lot 77)	New Dwelling	68/874	Linda Williams
48.	Nantucket Prop. Owner, LLC	3 Indigo Dr (Lot 83)	New Dwelling	68/861	Linda Williams
49.	Nantucket Prop. Owner, LLC	5 Indigo Dr (Lot 84)	New Dwelling	68/862	Linda Williams
50.	Nantucket Prop. Owner, LLC	7 Indigo Dr (Lot 85)	New Dwelling	68/863	Linda Williams
51.	Nantucket Prop. Owner, LLC	15 Honeysuckle Dr (86)	New Dwelling	68/864	Linda Williams
52.	Trevor Smith	2 Little Isle Lane	Roof Change	68/756	Linda Williams
53.	1641 Development	Lot 10 – Maple Lane	New Dwelling	67/303	Brook Meerbergen
54.	1641 Development	Lot 10 – Maple Lane	New 2 nd Dwelling	67/303	Brook Meerbergen
55.	1641 Development	Lot 10 – Maple Lane	Pool and Hardscape	67/303	Brook Meerbergen
56.	1641 Development	Lot 10 – Maple Lane	Gazebo	67/303	Brook Meerbergen
57.	71 N. Liberty Trust	71 North Liberty Street	Addition	41/141.1	NAG
58.	4.5 Cathcart, LLC	4.5 Cathcart Road	Windows Walk, o/d Kitchen	54/82	Russell Preston
59.	4.5 Cathcart, LLC	4.5 Cathcart Road	Gazebo Alteration	54/82	Russell Preston
60.	4.5 Cathcart, LLC	4.5 Cathcart Road	New Shed	54/82	Russell Preston
61.	4.5 Cathcart, LLC	4.5 Cathcart Road	Pool and Hardscape	54/82	Russell Preston
62.	Mike and Gina Dubois	5 Lilac Court	New Dwelling	68/361	McMullen and Assoc.
63.	Mike and Gina Dubois	5 Lilac Court	New Garage	68/361	McMullen and Assoc.
64.	Mike and Gina Dubois	5 Lilac Court	Hardscape	68/361	McMullen and Assoc.
65.	Dennis and Tracey Meehan	6 Nickanoose Drive	New Spa	55/552	McMullen and Assoc.

Proposed HDC Minutes for March 15, 2022

66. 3 Raceway, LLC	2 Clara Drive	Pool and Hardscape	66/281	Atlantic Landscaping
67. Danielle DeBenedictus Trust	1 Magnolia Avenue	Accessible Egress (rmp/str)	73.3.1/123	Gryphon Architects
68. Milestone Property Management	28A Evergreen Way	Secondary Dwelling	68/713.2	BPC
69. 88 Pocomo, LLC	88 Pocomo Road	New Dwelling	14/42	Emeritus
70. 41 Monomoy, LLC	41 Monomoy Road	New Dwelling	54/79.1	Emeritus
71. OHOM, LLC	28 Main Street (Sconset)	Roof Walk (Decorative)	73.3.1/47	Emeritus
72. Stephen Frowin	32 North Liberty Street	Addition	41/1159	Emeritus
73. Sherburne TP, LLC	7 Sherburne Turnpike	Landscape Amen/Pool&Spa	30/112	Jardin's Intl.
74. Robert Hockeeday	3 New Street (Sconset)	Roof Color Change	73.1.3/37	Thornewill Designs
75. Lions Foot, LLC	9 Sherburne Way	Move off or Demo MH	30/37	Topham Designs
76. Lions Foot, LLC	9 Sherburne Way	Move off of Demo Garage	30/37	Topham Designs
77. Nantucket Lifesaving M.	158 Polpis Road	Replace All wndws (like kind)	27/28	LINK
78. Leonard Waldman	241 Hummock Pond Rd	Roof Replacement	82/42	Philip Patterson

XI. OTHER BUSINESS

Approve Schedule Motion	April-June 2022 HDC Schedule Motion to Adopt the HDC Schedule. (Coombs)
Roll-call vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye
Approved Minutes Motion	March 1 & 3, 2022 Motion to Approve. (Oliver)
Roll-call vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye
Review Minutes	March 8 & 10, 2022
Other Business Motion	Adoption of the Town Codification Regulations Motion to Adopt the Codification Regulations. (Coombs)
Roll-call vote	Carried 5-0//Camp, McLaughlin, Oliver, Coombs, and Pohl-aye
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Thursday, March 17 @ 1:00 pm VIA ZOOM • Discussion of Advisory Board Review • Section 106 – Sunrise Wind Farm Project, intro • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves
Commission Comments	None

List of additional documents used at the meeting:

1. HDC schedule April-June
2. Draft minutes as listed
3. Town Regulations

Adjournment:

Motion **Motion to Adjourn at 9:03 pm. (McLaughlin)**
 Roll-call vote Carried 5-0//Coombs, Oliver, Thornewill, McLaughlin, and Pohl-aye

Submitted by:

Terry L. Norton

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