



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
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 ~~

Tuesday, March 23, 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 4:30 p.m. and announcements by Mr. Pohl

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

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

Backus – Announced that Nantucket is a Certified Local Government under the National Park Service, Department of the Interior.

II. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Nantucket Land Bank 03-3160	1 Miacomet Road	Rev. 01-2767: mat chg	67/345	Normand Resid.
2. Robin Travato 03-3159	1 Starbuck Road	Change Frnch dr to sliders	59.3/67	Linda Williams
3. Rhoda Weinman TR 03-3158	3 Pleasant Street	Rev. 2516: re-site shed	42.3.3/155	Linda Williams
4. Gerald Hamelburg 03-3156	9 Davis Lane	Roof change/shingle rail	82/74	Linda Williams
5. Charles Larner 03-3157	2 Drew Lane	Hardscape	43/209	Linda Williams
6. Karli Hagedorn 03-3234	34 West Chester Street	Historic Determination - house	41/31	Normand Resid.
7. Karli Hagedorn 03-3233	34 West Chester Street	Historic Determination - shed	41/31	Normand Resid.
8. Bob + Jayne Risk 03-3243	62 Washington Avenue	Rev. 06-1172: bumpout	59.4/315	Val Oliver Design
9. Kathy Gallagher 03-3242	4 Pond Drive	Rev. 11-2269: fenestration	56/158	Val Oliver Design
10. Jesse Brown 03-3248	100 Cliff Road	328 sf Addition	41/14	Thornewill Design
11. Brett Morneau 03-3256	7 Goldfinch Drive	524 sf Addition	68/504	Thornewill Design
12. Windrush, LLC 03-3186	28 Baxter Road	Expnd deck 5'/rmve pergola	49.2.3/31	Jardins Intl
13. Marsha B Shiff Tr 03-3199	20 Starbuck Road	Roof change	60/117	Doug Collatz
14. Melissa Hutson 03-3244	15 Primrose Lane	Ext. stairs/ 2 light wells	40/65.2	CWA
15. Tim & Jill Vieth 03-3195	3 Gladlands Avenue	Move/demo shed	80/234	Emeritus
16. Lynne Begier 03-3202	3 Sconset Avenue	Renew COA 66589	73.4.1/53	Val Oliver Design
17. Joseph Signorile 03-3177	14 Poplar Street	Shed	87/8	Gryphon Architects
18. Joseph Signorile 03-3178	14 Poplar Street	Cabana- 180 sf	87/8	Gryphon Architects
19. Nathan Cressman 03-3204	7 Weetamo Road	Pool	15/48	BPC
20. Nathan Cressman 03-3173	7 Weetamo Road	Cabana	15/48	BPC
21. James Van Sicklin 03-3175	9 Myles Standish	Rev. 02-2893: main house	87/31	Normand Resid.
22. James Van Sicklin 03-3176	9 Myles Standish	Rev. 12-2458: cottage	87/31	Normand Resid.
23. Keith LaRose 03-3174	5 Academy Lane	Fence/gate hardscape	42.4.3/111	Katy Mitchell
24. Immodest Axe 03-3231	10R Gray Avenue	Garage	67/178.1	Botticelli + Pohl
25. Medouie 15, LLC 03-3232	15 Medouie Creek	Outdoor shower	20/3	Botticelli + Pohl
26. Cedarview, LLC 03-3221	40 Shawkemo Road	Rev 02-2905: fenestration	27/4	Botticelli + Pohl
27. Roni Roberts 03-3249	16 Allen's Lane	Shed	55/92	Self
28. Craig Hunter 03-3251	11 Green Meadows	Rev. 01-2798: addition	67/375	Self
29. Tyler Thurston 03-3220	8A Miacomet Avenue	Rev. 0790: reduce height	67/223.1	Val Oliver Design
30. 62 Cliff Road 03-3222	62 Cliff Road	Replace windows	41/20	Val Oliver Design
31. Linda Wolf 03-3224	6 Wamasquid Place	Roof change	56/113.7	Stegra Corp
32. Five Day Beans, LLC 03-3262	48 Nobadeer Farm Road	Rev. 02-2909: fenestration	69/36	Atlantic Lndscpng

Proposed HDC Minutes for March 23, 2021

33. 53 Vestal St ACK, LLC 03-3225	53 Vestal Street	Re-site shed	41/185.3	Shelter 7 LLC
34. NT Housing Authority 03-3230	Miacomet Village	Hardscape – fence	67/515	Linda Williams
35. Michael Trogni 03-3229	4 Drew Lane	Move/demo shed	44/23.1	Linda Williams
36. Randy Sharp 03-3228	49 Meadow View Drive	Privacy fence	56/390	Thornewill Design
37. Randy Sharp 03-3227	49 Meadow View Drive	Move/demo shed	56/390	Thornewill Design
38. Thomas Maggs 03-3215	1 Kittiwake Lane	Replace windows	68/674	Paul Bullock
39. Chris Kyder 03-3218	16 Ellen’s Way	Garage- 149 sf addition	81/177	Steve Hollister
Voting	Coombs (acting chair), Camp, Welch			
Alternates	None			
Recused	Pohl, Oliver, Thornewill			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Welch)			
Roll-call Vote	Carried 3-0//Camp, Welch, and Pohl-aye		Certificate #	HDC2021-03-(as noted)

III. 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.	George Pappas 03-3192	7 Seafox Circle	Shed	67/474	Self
	• Doors to be natural to weather				
2.	Chris Loftus 03-3123	2 Beverly Court	Egress stairs 2 nd floor	68/186.2	Linda Williams
	• Second floor door to match first floor door on east elevation. Door schedule to be added to the file				
3.	Ryan + Lindsay Craig 03-3189	28 Pleasant Street	Clapboard color change	55.4.1/65	Self
	• Clapboard color change to platinum grey and front door to be dark grey				
4.	Barrett Farm, LLC 03-3194	2 Barrett Farm Road	Ground solar panels	58/8	Stacy Barrett
	• Solar panels must not be visible at time of inspection and in perpetuity				
5.	Daniel Omstead 02-3045	50 Wauwinet Road	Garage	14/68.2	SMRD
	• Due to lack of visibility				
6.	Mark Burlingham Trust 03-3264	15 Beach Street, Sias	Rev. 10-2002: egress/wndw well	73.1.3/26	Topham Design
	• Change shingled rail at basement access to open railing per SAB’s suggestion				
7.	Donald Folger 03-3198	12 Wannacomet Road	Ground solar array	40/103	ACK Smart
	• Ground array must not be visible at time of inspection and in perpetuity				
8.	Joseph Signorile 03-3197	14 Poplar Street	Pool	87/8	Gryphon Architects
	• Pool must not be visible at time of inspection and in perpetuity				
9.	Aris Mardirossian 03-3200	42 Dukes Road	Fence	56/249	NAG
	• Lattice to be horizontal/vertical				
10.	Erik Knutzen 03-3170	21 Lyons Lane	Spa, relocate firepit, hardscape	71/12	Atlantic Landscaping
	• Indicate the 30” high/ 10’ long fieldstone wall on plans				
11.	Edward Biemer 03-3246	31 Wigwam Road	Pool and hardscape	77/7.6	Atlantic Landscaping
	• Pool must not be visible at time of inspection and in perpetuity				
12.	Skyline Road, LLC 03-3250	6 Woodland Drive	Pool and hardscape	79/209	Atlantic Landscaping
	• Pool must not be visible at time of inspection and in perpetuity				
13.	David Biddison 03-3223	22 Cannonbury Lane	Shed/garage-378 sf	74/15	Val Oliver Design
	• 8- lite vertical panes over garage door				
14.	Channing Moore 03-3226	14 Moors End Lane	Pool and hardscape	43/216	Atlantic Landscaping
	• Pool must not be visible at time of inspection and in perpetuity				
15.	Michael Trogni 03-3207	4 Drew Lane	New shed	44/23.1	Linda Williams
	• Due to lack of visibility				
16.	William Wasserbach 03-3188	13 Henderson’s Drive	Pool and hardscape	66/200	Atlantic Landscaping
	• Pool must not be visible at time of inspection and in perpetuity, including visibility from Land Bank property				
17.	Michael Trogni 03-3201	4 Drew Lane	Fenestration	44/23.1	Linda Williams
	• Window/door schedule to correspond with window/door replacement on photos				
18.	Ernst Renner 03-3235	21 Irving Street	Pool and hardscape	76/176	Waterscapes
	• Pool must not be visible at time of inspection and in perpetuity				
19.	Linda Ledoux 03-3219	65 Tom Nevers Road	Pool and hardscape	76/51	Self
	• Pool must not be visible at time of inspection and in perpetuity				
20.	Bruschi Family Trust 03-3214	7 Westerwick Drive	Pool	73/35	Ahern
	• Pool must not be visible at time of inspection and in perpetuity. Arbor to be natural to weather				
21.	Nick McMahon 03-3213	32 Chuck Hollow Road	Pool- hardscape	75/68	David Troast
	• Pool must not be visible at time of inspection and in perpetuity				
22.	Tom Nelson 03-3217	129 Polpis Road	Enclose exst. deck	44/19.5	George Wing

- Due to lack of visibility

Voting Pohl, Coombs, Camp, Welch, Thornewill

Alternates None

Recused Oliver

Documentation None

Representing None

Public None

Concerns No additional concerns.

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

Roll-call Vote Carried 5-0//Welch, Camp, Thornewill, Coombs, and Pohl-aye Certificate # **HDC2021-03-(as noted)**

IV. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. VTT Management 03-3118	12 Oak Street	Projecting sign	42.4.2/27	Wendy Rouillard

Voting Pohl, Coombs, Camp, Oliver, Thornewill

Alternates Welch

Recused None

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

Representing None

Sign Advisory None

Concerns **Flynn** – Approvable per SAC comments.

Motion **Motion to Approve through staff per SAC comments (coombs)**

Roll-call Vote Carried 5-0//Thornewill, Camp, Oliver, Coombs, and Pohl-aye Certificate # **HDC2021-03-3118**

2. Audrey Sterk 03-3293	18 Broad Street	Projecting sign	42.4.2/32	Audrey Sterk
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Voting Pohl, Coombs, Camp, Oliver, Thornewill

Alternates Welch

Recused None

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

Representing None

Sign Advisory None

Concerns **Flynn** – Approvable per SAC comments.

Motion **Motion to Approve through staff per SAC comments (coombs)**

Roll-call Vote Carried 5-0//Thornewill, Camp, Oliver, Coombs, and Pohl-aye Certificate # **HDC2021-03-3293**

3. Nantucket Land Bank 03-3294	Consue Springs	Public info sign	55.1.4/15	Normand Residential
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4. Nantucket Land Bank 03-3295	60 Millbrook Road	Public info sign	57/7	Normand Residential
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Voting Pohl, Coombs, Camp, Oliver, Thornewill

Alternates Welch

Recused None

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

Representing None

Sign Advisory None

Concerns **Flynn** – Both are approvable.

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

Roll-call Vote Carried 5-0//Thornewill, Camp, Oliver, Coombs, and Pohl-aye Certificate # **HDC2021-03-(as noted)**

5. Gail Johnson 03-3122	21 South Water Street	Wall sign	42.4.2/28	Sean Durnin
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Voting Pohl, Coombs, Camp, Oliver, Thornewill

Alternates Welch

Recused None

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

Representing None

Sign Advisory None

Concerns **Flynn** – Held for revisions.

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

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

6.	Eighteen Broad St, LLC 03-3296	18 Broad Street	Wall sign	42.4.2/32	Lois Shapiro
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	Flynn – Held for revisions.				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, Oliver, Coombs, and Pohl-aye			Certificate #	
7.	Patrick Ridge 03-3297	147 Orange Street	Sign	55/312	Amanda Riley
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	Flynn – Held for revisions.				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, Oliver, Coombs, and Pohl-aye			Certificate #	
8.	Karsten Reinemo 03-3298	45 Old South Road	Wall sign	68/982	Sheryl Ramos
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	Flynn – Held for revisions.				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, Oliver, Coombs, and Pohl-aye			Certificate #	
9.	Kenan Giguere 03-3299	7 Macy's Lane	Wall sign #1	68/40	Cara Marquis
10.	Kenan Giguere 03-3301	7 Macy's Lane	Wall sign #2	68/40	Cara Marquis
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	Flynn – Wall sign Nr. 1 is approvable. Wall sign Nr. 2 was held for revisions.				
Motion	Motion to Approve Sign Nr 1. (Coombs)				
Roll-call Vote	Carried //Thornewill, Camp, Oliver, Coombs, and Pohl-aye			Certificate #	HDC2021-03-3299
Motion	Motion to Hold for revisions. Nr. 2. (Camp)				
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Coombs, Camp, and Pohl-aye			Certificate #	
11.	Mass Audubon 03-3300	Polpis Road	Interpretive trail sign	47.1/1	Sam Kefferstan
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	Flynn – Approvable per SAC comments.				
Motion	Motion to Approve through staff per SAC comments. (Coombs)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, Oliver, Coombs, and Pohl-aye			Certificate #	HDC2021-03-3300

12. Rhoda Weinman 03-3302	36 Centre Street	Projecting sign	42.3.1/64	Bridgette Hynes
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	Flynn – Approvable per SAC comments.			
Motion	Motion to Approve through staff per SAC comments. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Oliver, Coombs, and Pohl-aye	Certificate #	HDC2021-03-3302	

V. OLD BUSINESS (2/23/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	EBCW, LLC 02-2973	4 Lincoln Avenue	Addition	30/151	Botticelli & Pohl
Voting	Coombs (acting chair), Camp, Oliver, Welch, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (4:42)	<p>Botticelli – Reviewed changes made per previous concerns; the south already has a lot of railing but will be blocked by the wing headed south; north elevation deck is existing.</p> <p>Backus – Read HSAB comments: front door glazing should have multiple lights, new west wing too massive and massing, south-facing 2nd-floor deck railing too long; recommend: shorten west wing a few feet and break up south elevation railing. This is circa 1913, Twin Decks.</p> <p>Camp – It appears the shutters are now a dark color; asked if the color is changing (no). The shutters will give it interest. She likes the Dutch front door.</p> <p>Thornewill – This is great looking; concerned it has gone from a simple grand building to a formal grand building, but Lincoln can handle it, and this is attractive.</p> <p>Oliver – The shutters on the west and south might not be necessary; they seem random.</p> <p>Welch – Agrees with what’s been made. South is a little longish, but the structure and lot can handle it. A little attention could be given to the balance of shutters as Ms. Oliver mentioned. Might want to consider the white shutters.</p> <p>Coombs – The front door needs some more trim; a Dutch door with some lights would work.</p>				
Motion	Motion to Approve through staff with the front door to have 12 lights and shutter placement up to applicant. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, Thornewill, Oliver, Welch, and Coombs-aye	Certificate #	HDC2021-02-2973		
2.	EBCW, LLC 02-2972	4 Lincoln Avenue	New garage	30/151	Botticelli & Pohl
Voting	Coombs (acting chair), Camp, Oliver, Welch, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (4:58)	<p>Botticelli – At the original hearing, Ms. Oliver said she appreciated the scale of the old garage. We decided to go with a single-story garage and put the guest house in the back. Asked this be held for those changes.</p> <p>No comments at this time.</p>				
Motion	Motion to Hold for revisions. (Welch)				
Roll-call Vote	Carried 5-0//Camp, Thornewill, Oliver, Welch, and Coombs-aye	Certificate #			

VI. NEW BUSINESS 03/01/21 CARRIED OVER

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Megan & Tim Trudel 03-3150	4 Aster Court	New dwelling	68/376	Self
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Megan Trudel, owner			
Public	None			
Concerns (5:00)	<p>Trudel – Presented project; natural to weather trim and black sash and roof.</p> <p>Oliver – This style and height is in keeping with the general area.</p> <p>Coombs – There is a lot of space between the 1st and 2nd floor; it could come down a foot.</p> <p>Welch – This is a modular home. Asked that the application indicate the height from grade rather than top of sill.</p> <p>Camp – The windows seem too vertical and too small.</p>			
Motion	Motion to Approve through staff with the application to reflect the correct ridge height from grade. (Oliver)			
Roll-call Vote	Carried 4-1//Coombs, Welch, Oliver, and Pohl-aye; Camp-nay		Certificate #	HDC2021-03-3150
2. Hugh Davis 02-3045	112 Main Street	Cottage – entry cover	42.3.3/104	Gryphon Architect
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Ethan Griffin, Gryphon Architects			
Public	None			
Concerns (5:08)	<p>Griffin – Presented project; building permit indicates construction was 1979.</p> <p>Backus – Read HSAB comments: prefers the roof and if it is a gable, it needs a front triangle wall pediment.</p> <p>Thornewill – Asked for clarification on the pediment over the door; it should be lower.</p> <p>Oliver – No concerns; not visible.</p> <p>Coombs – No concerns, not visible.</p> <p>Camp – It should be widened a little; but if you can't see it, no concerns.</p>			
Motion	Motion to Approve through staff with the roof over the front door dropped down about 6". (Oliver)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Oliver, Pohl-aye		Certificate #	HDC2021-02-3045
3. Hugh Davis 02-3062	112 Main Street	Shack – fenestration revs	42.3.3/104	Gryphon Architect
Voting	Pohl, Coombs, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Ethan Griffin, Gryphon Architects			
Public	None			
Concerns (5:13)	<p>Griffin – Presented project; resubmitted drawings addressing HSAB comments to maintain existing shutters on the door.</p> <p>Backus – The HDC survey states circa 1950; there was a comment that this could be older than the HDC survey says. Read HSAB comments: originally a barn, should have barn-like treatment; south prefer 15-light doors or a batten doors; east, lights more in proportion with existing windows; suggested sliding barn door over doors; doors should be grey, white, or natural.</p> <p>Thornewill – This reads as a barn. The glass pane size in the doors is too modern; suggested going to 15 lights.</p> <p>Camp – Asked which doors would be blue. White might be too modern; natural to weather or grey trim.</p> <p>Oliver – This is fine; likes Ms. Thornewill's suggestion about the door lights; likes the blue.</p> <p>Coombs – That blue was used a lot historically, so no concerns with that. What gets her is the roof pitch.</p> <p>Pohl – Agrees with comment about the wide panes in the doors; those should be more traditional like a 15 light; same for the 12-light sliders. He likes that blue and would prefer all the doors be that blue.</p>			
Motion	Motion to Approve through staff with the east and south elevation doors to be 15-light doors and doors to remain blue and for the shutters to be natural to weather. (Oliver)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Oliver, and Pohl-aye		Certificate #	HDC2021-02-3062

4. 11 Upper Tawpawshaw Rd, LLC **03-3106** 11 Tawpawshaw Road New dwelling 53/45 Mark Cutone
- Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Mark Cutone, Mark Cutone Architecture
 Public None
 Concerns (5:23) **Cutone** – Presented project; height 26.5'; Quaker grey sash and cedar roof.
Oliver – Appreciates the simplification; this is a lovely subtly building and will blend in.
Coombs – Agrees with Ms. Oliver.
Camp – No concerns.
Welch – Agrees.
- Motion **Motion to Approve as submitted. (Welch)**
- Roll-call Vote Carried 5-0//Camp, Oliver, Coombs, Welch, and Pohl-aye Certificate # **HDC2021-03-3106**
5. 11 Upper Tawpawshaw Rd, LLC **03-3104** 11 Tawpawshaw Road Garage 53/45 Mark Cutone
- Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Mark Cutone, Mark Cutone Architecture
 Public None
 Concerns (5:26) **Cutone** – Presented project; height 15.5'; the site rises slightly toward the back and this will cut into that rise a little.
Oliver – The grading around this should be clarified for the approval.
Welch – Gets the change in the grade; addressing it with the shingle line will be okay.
Camp – Agrees about getting more information on the grade change.
Coombs – Agrees.
- Motion **Motion to Approve through staff with elevation adjusted on the 3 sides where the grade is taller than the front. (Welch)**
- Roll-call Vote Carried 5-0//Camp, Oliver, Coombs, Welch, and Pohl-aye Certificate # **HDC2021-03-3104**
6. 11 Upper Tawpawshaw Rd, LLC **03-3093** 11 Tawpawshaw Road Pool 53/45 Mark Cutone
- Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates Thornewill
 Recused None
 Documentation Landscape design plans, site plan, and photos.
 Representing Mark Cutone, Mark Cutone Architecture
 Public None
 Concerns (5:30) **Cutone** – Presented project; auto cover; 15X30.
Camp – The size is good and it's in the back; she's okay as long as there is screening on the far-left side.
Oliver – This has all conservation land behind it. Can approve with the visibility caveat.
Coombs – Doesn't think it will be visible.
Welch – No concerns subject to the condition that it not be visible.
Pohl – They will have to leave the Tetawkimo Commons buffer.
- Motion **Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Welch)**
- Roll-call Vote Carried 5-0//Camp, Oliver, Coombs, Welch, and Pohl-aye Certificate # **HDC2021-03-3093**
7. 11 Upper Tawpawshaw Rd, LLC **03-3103** 11 Tawpawshaw Road Pool cabana 53/45 Mark Cutone
- Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Mark Cutone, Mark Cutone Architecture
 Public None
 Concerns (5:35) **Cutone** – Presented project; height 16'9"
Oliver – Cabanas keep getting bigger and bigger, but no concerns.
Pohl – It looks like there's only 1 foot of space between the cabana and garage.
- Motion **Motion to Approve as submitted. (Welch)**
- Roll-call Vote Carried 5-0//Camp, Oliver, Coombs, Welch, and Pohl-aye Certificate # **HDC2021-03-3103**

8. Cannonbury Holdings 2 02-3025	16 Cannonbury Lane	Move on MH from 9 Hawks	74/12	JGG Architects
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Adam Davis, J. Graham Goldsmith Architects			
Public	None			
Concerns (5:36)	<p>Davis – Presented project; east elevation, can replace French door with a traditional door and sidelights.</p> <p>Backus – Read SAB comments: question which elevation will be the front.</p> <p>Oliver – On the front, the French doors should be replaced by a traditional door with sidelights.</p> <p>Camp – Agrees.</p> <p>Thornewill – Also agrees.</p> <p>Coombs – Also agrees.</p>			
Motion	Motion to Approve through staff with the east elevation French doors to become a solid front door with sidelights. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, Oliver, and Pohl-aye	Certificate #	HDC2021-02-3025	
9. Cannonbury Holdings 2 02-3026	16 Cannonbury Lane	Move on GAR from 9 Hawks	74/12	JGG Architects
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Adam Davis, J. Graham Goldsmith Architects			
Public	None			
Concerns (5:41)	<p>Davis – Presented project.</p> <p>Backus – Read SAB comments: no presence with the garage.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, Thornewill, Oliver, and Pohl-aye-	Certificate #	HDC2021-02-3026	
10. 10 Easy Street NT 03-3089	10 Easy Street	Window changes	42.3.1/78	NAG
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Steve Theroux, Nantucket Architectural Group			
Public	None			
Concerns (5:42)	<p>Theroux – Presented project.</p> <p>Backus – National Historical Registry (NHR) data circa 1940, but there was discussion it might be older; this is why we need to update the survey; there is a disconnect between the NACR surveys and NHL data. Read HSAB comments: need original construction date; appears to be very old; proposed windows are not a proper “direction”; not recommended.</p> <p>Camp – If we can verify the date, she’d be okay with it having a more store-front look; this is not a residential area.</p> <p>Oliver – She walked around Town and is okay with it becoming commercial, but it should look more like the Main Street buildings with panes as opposed to open glass with transoms at the top.</p> <p>Coombs – Agrees with what’s been said.</p> <p>Welch – Agrees with what’s been said and getting clarification of its age. The lights should be more proportional to existing windows; the idea of a double set of transoms at the top is a historic treatment; that isn’t as formal as Main Street. It might help to work in a ¾ bracelet window on the two sides and the top. South elevation would benefit from a bracelet window.</p>			
Motion	Motion to Hold for information on the age and for revisions. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Welch, Camp, and Pohl-aye	Certificate #		

11. Chris Loftus 03-3092	8.5 Evergreen Way	New dwelling	68/703	Linda Williams
Voting	Pohl, Coombs, Camp, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams			
Public	None			
Concerns (5:50)	<p>Williams – Presented project; lot is heavily vegetated; everything has to be 8” off the grade; natural to weather trim, terratone sashes, dual black roof shingles, and green doors; rear elevation is not visible.</p> <p>Thornewill – It says 29’4” for the height; that is very tall for a small mass like this. The height should come down and would like to see how that’s done.</p> <p>Coombs – South elevation, the dormer windows don’t look good jammed together with all the wall space; should be separated. Agrees with Ms. Thornewill about the height; it should be brought down to 26 or 27 feet.</p> <p>Camp – Concerned about the front; the A, B, & C windows should be closer in size and line up with the front door. Agrees that the south dormer windows should fill the dormer.</p> <p>Welch – Nothing to add. The floor structure should be shown with a shingle line.</p> <p>Pohl – The front door is shown at grade; that’s impossible and the height doesn’t take the 1st-floor frame into account.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Welch, Camp, and Pohl-aye		Certificate #	

12. 38 Prospect, LLC 03-3070	38/38R Prospt/Birdsong	New main house	55.4/80.1	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Brook Meerbergen			
Public	Meredith Lepore, for 48 Prospect Street			
Concerns (6:00)	<p>Meerbergen – Presented project; don’t have a finalized subdivision plan; east elevation isn’t visible; height is 28’6”; proposed black shutters with grey clapboard.</p> <p>Welch – Wants to confirm we are seeing what was posted to the website (yes)</p> <p>Backus – Read HSAB comments: West prefer full vertical break in massing at right edge; windows don’t align; both shed dormers should be narrowed; gable-end 6 light windows should be 4 lights; not have clapboard as is less informal but if clapboard is allowed should be natural to weather; grey trim, overall height a concern due to location and topography.</p> <p>Lepore – Our concern is that they are developing this area heavily and historically it has been open space; it was originally purchased to keep open land in Town. Building a bunch of structures with water features is a concern and they are in the old historic district (OHD). She has environmental concerns about pools on the Island. These lots were bought by a group of the same people and the houses will be rented out.</p> <p>Welch – He’d like to get a cross-sectional elevation east-west and north-south catching highest and lowest points, retainage will be a concern as well as how the elevation of the front will relate to the elevation of the road. For a 2-story structure, 28’6” isn’t unreasonable but the cross-section elevation will be important. He will view this and asked for images presented at this meeting.</p> <p>Thornewill – The side will be visible from North Mill Street. She’s considering the overall development; the height is a concern. The architecture is appropriate but some of it is too massive with most of it being 2 stories; doesn’t have enough 1-story additive massing. West elevation, all the doors are too much. We are setting ourselves up for a number of large houses here.</p> <p>Coombs – West and east elevation dormer meeting rails should align with the eaves. There is no additive massing. It could be less long. The existing houses meander around following the grade. This is becoming a settlement of copycat houses.</p> <p>Camp – The three houses are all lot line to lot line and the area is being too densely built up. Mr. Welch makes a point about how these will set into the hill and how the grade will be manipulated. North elevation, the right massing should be set back farther. West elevation, when the addition is set back, a window should go on the main mass; telescoping back, there should be a larger difference in the rear addition roof height. Prefers shakes and plain color over clapboard; the quieter it is the better.</p> <p>Pohl – He has the same issues as stated. West elevation, articulate the gable and set the side wing back; agrees with the addition to the right of that, the eave should align with the dormer parting rails.</p>			
Motion	Motion to Hold for revisions and additional information. (Camp)			
Roll-call Vote	Carried 5-0//Welch, Thornewill, Coombs, Camp, and Pohl-aye		Certificate #	

13. 38 Prospect, LLC 03-3099	38/38R Prospect/Birdsong	New 2 nd dwelling	55.4.4/80.1	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Brook Meerbergen			
Public	Meredith Lepore, for 48 Prospect Street			
Concerns (6:21)	<p>Meerbergen – Presented project; height 24’10”.</p> <p>Backus – Read HSAB comments: the gambrel isn’t a proper gambrel but breaks up the monotony of gables; doesn’t feel subservient to main house; lower the roof but don’t flatten it.</p> <p>Lepore – This is on a hill so will require retainage; these are very close to the property lines. This is ruining the neighborhood.</p> <p>Welch – Would like more accurate cross sections; asked to add in the plan view where there will be fill. The design could be more appropriately sized down; there is a lot of structure and isn’t appropriate as proposed.</p> <p>Thornewill – Agrees with Mr. Welch’s concerns about the scale; it doesn’t read as a cottage. If this is supposed to have been a barn, too much has been added; it should be much simpler.</p> <p>Coombs – Would like to see the addition reduced; there’s only a foot difference in height between this and the house. The dormers should be reduced with more additive massing. South elevation has 8 windows and a door; that fenestration should be reduced. It needs to be simpler.</p> <p>Camp – The massing is too much; a gambrel is not appropriate because it’s too big for the site.</p> <p>Pohl – Agrees with what’s been said.</p>			
Motion	Motion to Hold for revisions and topo information as requested for the main house and showing retainage. (Welch)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Welch, and Pohl-aye		Certificate #	
14. 38 Prospect, LLC 03-3094	38/38R Prospect/Birdsong	Shed	55.4.4/80.1	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Brook Meerbergen			
Public	Meredith Lepore, for 48 Prospect Street			
Concerns (6:36)	<p>Meerbergen – Presented project; screens the water feature.</p> <p>Backus – Read HSAB comments: too tall, drop plate, lose upper window, change doors, less formal.</p> <p>Lepore – Agrees with HSAB; this is right behind her parents’ house; questions the need for the shed as designed.</p> <p>Welch – Agrees with HSAB; suggested a mud sill and eliminate the gable windows; and doors need to be simplified.</p> <p>Thornewill – Agrees with what’s been said. The roof is shallow on top of a lot of wall; lower the eave and steepen the pitch.</p> <p>Camp – Suggested getting rid of this and the water feature.</p> <p>Coombs – The shed is not necessary; this isn’t Cliff Road. The French doors are too much; too tall, drop roof to put eave above the window headers.</p> <p>Pohl – Agrees with everything that was said. It’s questionable that they need double-sliding French doors to get into a bike shed; the building needs to be greatly reduced and less formal.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Thornewill, Welch, Coombs, and Pohl-aye		Certificate #	

15. 38 Prospect, LLC 02-3037	38/38R Prospect/Birdsong	Water feature	55.4.4/80.1	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Brook Meerbergen			
Public	Meredith Lepore, for 48 Prospect Street			
Concerns (6:42)	<p>Meerbergen – Presented project; 9X16 and hidden by the shed, a fence, and the house.</p> <p>Backus – Read HSAB comments: looks and feels like a swimming pool, which are not allowed in the ROH; should be behind the shed – too apparent in the side yard; fence should be board, not Type II picket.</p> <p>Lepore – Pools aren't allowed in the ROH for a reason; this doesn't fit into the neighborhood. In addition to the historical issue, pools are horrible for the environment and are drowning houses; it is not sufficiently screened. Allowing this will set a precedent.</p> <p>Camp – Worried about a fence in this area; you need the shed and fence because of the water feature; this doesn't embrace the environment of the neighborhood. This area has been rural for years. Hardscaping is overwhelming.</p> <p>Coombs – Agrees with Ms. Camp. This is inappropriate in this location and the size.</p> <p>Thornewill – Asked if the size is the defined for a water feature (150sf); it's obvious this is a pool surrounded by patio like this. It should be a proper garden water feature. This neighborhood is in the OHD and we have to be sensitive to how each property is developed.</p> <p>Welch – Agrees with Ms. Thornewill. We don't need to apologize for our concerns. The location at the side of a primary dwelling in the OHD is inappropriate.</p> <p>Pohl – Nothing to add.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Thornewill, Welch, Coombs, and Pohl-aye		Certificate #	
16. Nantucket Oaks, LLC 02-3059	6 Fishers Lane	New dwelling	75/32.1	Normand Residential
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ben Normand, Residential Design			
Public	None			
Concerns (6:50)	<p>Normand – Presented project; surrounded by conservation land; main ridge height 29'6"; garage attached by a breezeway; white trim, natural to weather roof, natural to weather sidewall.</p> <p>Thornewill – She's convinced the only bit that will be visible is the 2nd floor; that mass is very reasonably scaled and typical to the area.</p> <p>Camp – Agrees with Ms. Thornewill.</p> <p>Oliver – Her original concern was seeing the south elevation first; but having gone out there, agrees this is well done.</p> <p>Coombs – Also agrees; appreciates the amount of 1-story additions.</p> <p>Pohl – No concerns.</p>			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Thornewill, Camp, and Pohl-aye		Certificate #	HDC2021-02-3059
17. Nantucket Oaks, LLC 02-3058	6 Fishers Lane	Garage	75/32.1	Normand Residential
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ben Normand, Residential Design			
Public	None			
Concerns (6:59)	<p>Normand – Presented project.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Thornewill, Camp, and Pohl-aye		Certificate #	HDC2021-03-3058

20. Michael Robinson	03-3088	13 Fayette Street	New deck, chimney	42.3.2/28	Sanne Payne
Voting	Pohl, Camp, Oliver, Welch, Thornewill				
Alternates	None				
Recused	Coombs				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Sanne Payne				
Public	Michael Robinson, owner				
Concerns (7:04)	<p>Diane Coombes, 44 Orange Street</p> <p>Backus – Read HSAB comments: chimney should be fully interior; 3rd floor deck will be visible and should not be allowed; no historical precedent for a 3rd-floor deck, especially in the OHD. Age was not included on the application.</p> <p>Payne – Presented project; there are 3rd-floor decks in the area she will take photos of them. This is not historic.</p> <p>Coombs – This was the site of the old workhouse when it belonged to Ricky Lewis; it sits on the original workhouse footprint which dated back to 1910; the back was supposed to be saved but disappeared. A 3rd-floor deck would be completely out of keeping with this structure. Concerned about the lack of parking.</p> <p>Robinson – There is parking. The exterior chimney matches dozens of houses within ¼ mile; most of the fireplace is interior. The brick will match the foundation; The 3rd-floor balcony was based upon historic homes that have them. An exterior fireplace at 11 Fayette was approved.</p> <p>Oliver – There should be pictures if you are trying to sell this; a photo is worth 1000 words; could relocate the chimney to onto the side or go with gas, which doesn't require a chimney. Wants to see photos of 3rd-floor decks; she walked the area and didn't see any.</p> <p>Camp – Did a good job on the front in making this look old. The chimney looks modern and is added on in a non-historic way. West elevation, the 2nd and 3rd floor windows are very small (existing).</p> <p>Thornewill – Agrees with the comments about the chimney. The 3rd-floor deck is not appropriate on this very traditional mass; would prefer a roof walk.</p> <p>Welch – He's not aware of exterior chimneys that large and tall. He'd also like to see photos of 3rd-floor decks.</p> <p>Pohl – The chimney is not fully exterior. The fireboxes are too shallow and there is no accommodation for the flue coming up from the 1st floor to the 2nd floor; that means the chimney will have to get wider and/or deeper.</p>				
Motion	Motion to Hold for revisions and photos. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, Thornewill, Welch, Oliver, and Pohl-aye			Certificate #	
21. Justin Brooks	03-3112	15 Correia Lane	New main dwelling	80/56	LINK
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Victoria Ewing, LINK				
Public	None				
Concerns (7:34)	<p>Ewing – Presented project; this is a prefab; ridge height is 28'3" from top of foundation; the foundation could have up to 16" exposure above grade; natural to weather trim and decking and sidewall, sandtone sash, dual black roof, and Hamilton blue front door.</p> <p>Oliver – This is in keeping with the area; we've approved other Dreamline houses in that area. It's 100 feet off the road.</p> <p>Coombs – This is a good choice for Correia Lane.</p> <p>Camp – The foundation looks like it's 2' tall; that needs to be corrected.</p> <p>Thornewill – The ridge line seems massively long. Concerned with Dreamline pushing this massing quality.</p> <p>Pohl – The front porch is shown flush with the finished floor; that is rare and is normally one step down from the door. The sill is 1'8" out of the grade; it only needs to be 8" so this whole thing could drop 1 foot.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Thornewill, Coombs, and Pohl-aye			Certificate #	

22. Justin Brooks	03-3113	15 Correia Lane	New garage	80/56	LINK
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.				
Representing	Victoria Ewing, LINK				
Public	None				
Concerns (7:44)	<p>Ewing – Presented project; stick built.</p> <p>Oliver – Struggling with it being so large in front of the house; should switch places with the shed. It has a very shallow pitch. Reconfiguring the driveway might be another way to handle it.</p> <p>Coombs – West elevation, the dormer corner boards should be pulled close to the windows.</p> <p>Camp – This feels bulky for a garage; would like it not so wide and the eave to come down a bit.</p> <p>Thornewill – Agrees it's bulky. Agrees with Ms. Oliver about its location on the lot. If the 2nd-floor eave comes down, it would look better.</p> <p>Pohl – The roof pitch is 7/12. Also agrees with Ms. Oliver about moving this back from in front of the main house.</p>				
Motion	Motion to Hold for revisions. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, Oliver, and Pohl-aye		Certificate #		
23. Steven Jemison	02-3029	4 Lavender Lane	New shed/tennis cabana	33/24	JB Studio/LINK
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Juraj Bencat, JB Studio				
Public	None				
Concerns (7:50)	<p>Bencat – Presented project; the court is in a hole; this would be up from that; height is 15' from grade.</p> <p>Oliver – One concern is that the gambrel form doesn't relate to the house or cottage. If this is an exempt shed, it can't be 17' tall; look up the maximum height for a zoning shed. It should be a straight gable and no half-circle windows. It says it's about 2 feet out of the ground; asked if there is retaining. We need to see the topography.</p> <p>Coombs – Agrees with Ms. Oliver; the gambrel form and half-circle windows are inappropriate on Lavender Lane.</p> <p>Camp – Agrees with what's been said. This might be visible; a simple structure would be better.</p> <p>Welch – Agrees. This shed is too tall and architecturally out of place with other structure on the property.</p> <p>Pohl – Simple gable roof and no half-rounds. The HDC doesn't like the gambrel and how vertical this feels and the half round windows. We want a simple gable structure.</p>				
Motion	Motion to Hold for revisions and more information on topography. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, Welch, Oliver, and Pohl-aye		Certificate #		
24. Steven Jemison	02-3030	4 Lavender Lane	Tennis court	33/24	JB Studio/LINK
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Juraj Bencat, JB Studio				
Public	None				
Concerns (8:00)	<p>Bencat – Presented project; there are existing trees and bushes to screen this.</p> <p>Oliver – No concerns but we don't understand the grade change.</p> <p>Camp – The distance of the court from the property line is a concern. Asked about the screening.</p> <p>Coombs – Wants to see photos of the vegetation; it should be supplemented on all four sides.</p>				
Motion	Motion to Approve with keeping existing vegetation to screen the court form the driveway and Lavender Lane and the side facing the shed. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Welch, Camp, and Pohl-aye		Certificate # HDC2021-02-3030		

25. Joseph Saluti	03-3114	174 Cliff Road	Fenestration changes	41/63	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:06)	<p>MacEachern – Presented project; the landscape plan hasn't been updated to show the driveway change.</p> <p>Camp – This is a great improvement.</p> <p>Oliver – Appreciates the reduction from the street. Hesitant about the stone veneer if it's visible.</p> <p>Coombs – Okay with the stone; it will help it to feel like part of the land.</p> <p>Thornewill – Confirmed that its location hasn't changed.</p>				
Motion	Motion to Approve. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Thornewill, Camp, and Pohl-aye			Certificate #	HDC2021-03-3114
26. M. Woodley	02-3039	22 Mizzenmast Road	Addition	66/368	Val Oliver
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	Oliver (Welch stepped away)				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (8:12)	<p>Oliver – Presented project; might be able to step the rear addition down further.</p> <p>Camp – This is a fun renovation. The rear 2-story addition should come down a bit and be less vertical.</p> <p>Thornewill – This is cute and reads like an extended farmhouse.</p> <p>Coombs – Agrees with Ms. Camp about the verticality of the rear addition; that should be brought down.</p> <p>Pohl – Asked how the rear addition could be lowered.</p>				
Motion	Motion to Approve through staff with the rear addition brought down 7". (Camp)				
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Pohl-aye			Certificate #	HDC2021-02-3039
27. 17 Avenue Realty	02-3049	17 Lincoln Avenue	Move off/demo	30/118	Botticelli + Pohl
Voting	Coombs (acting chair), Camp, Oliver, Welch, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (8:20)	<p>Botticelli – Presented project; circa 1991; this is on a slab and moving might be hard since there is no floor to support the walls.</p> <p>Backus – Read HSAB comments: only had questions on what will replace it; should track with that application; screens the pool. This is not a historic structure.</p> <p>Camp – She knows someone who might want this. Wants to save it a move it. What takes its place should be similar in size.</p> <p>Pohl – John Bartlett had Toscana look at this; they said it would fall apart if they tried to move it.</p> <p>Thornewill – Agrees with Ms. Camp.</p> <p>Oliver – Okay with the move or demo.</p> <p>Welch – Agrees with Ms. Thornewill. He understands the difficulties of moving a structure like this.</p>				
Motion	Motion to Approve as a move off or demolition. (Welch)				
Roll-call Vote	Carried 5-0//Camp, Thornewill, Oliver, Welch, and Coombs-aye			Certificate #	HDC2021-02-3049

28. Bruschi Family 02-3044	7 Westerwick Drive	New dwelling	73/35	Workshop/APD
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Michael Luft-Weissberg, Workshop APD			
Public	None			
Concerns (8:26)	<p>Luft-Weissberg – Presented project; not in SAB jurisdiction but they had good suggestions; black windows, Quaker-grey trim.</p> <p>Backus – Clarified, Westerwick is within SAB jurisdiction, it was inadvertently excluded from SAB’s agenda but was provided for SAB review. Read SAB comments: likes the modest bungalow; windows feel long; mix of styles so need to pick a style; front door reminiscent of Auld Lang Syne; suggested a structure on Baxter Road for inspiration.</p> <p>Coombs – South elevation, the mulled gable windows should be separated; the 2-over-2 windows are very long and should be a more typical size. West and east elevations are not visible. Windowpanes should all be the same size all the way around.</p> <p>Oliver – She likes the quiriness of this house; it reminds her of some of the ‘Sconset cottages with funky placement of small windows.</p> <p>Camp – Loves this.</p> <p>Welch – Noted that on the plans, the north and south elevations are reversed. West elevation 2nd-floor will be visible coming down Westerwick; okay with the setback in the dormer which will be viewed obliquely.</p> <p>Pohl – No concerns.</p>			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 4-1//Oliver, Welch, Camp, and Pohl-aye; Coombs-nay	Certificate #	HDC2021-02-3044	
29. Bruschi Family 02-3056	7 Westerwick Drive	Garage/studio	73/35	Workshop/APD
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Michael Luft-Weissberg, Workshop APD			
Public	None			
Concerns (time)	<p>Luft-Weissberg – Presented project; height 23’; roof pitch on this and the house is 12/12.</p> <p>Backus – Read SAB comments: tall and roof pitch doesn’t track with the house; add trim to column details; utility buildings are usually behind the structure.</p> <p>Camp – Loves the west elevation. North elevation double gable windows should be a single window.</p> <p>Oliver – Super cute. There are other garages in front of the house out there.</p> <p>Coombs – This is good.</p>			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, Welch, and Pohl-aye	Certificate #	HDC2021-02-3056	
30. Mark Wendling 02-3050	4 John Adams Lane	Rev. 07-1397: pool and hardscape	30/628	Botticelli + Pohl
Voting	Coombs (acting chair), Camp, Oliver, Welch, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (8:41)	<p>Botticelli – Presented project; the rear is landlocked, so the fence won’t be visible.</p> <p>Oliver – No concerns; the wall is unusual but not visible.</p> <p>Thornewill – Agrees this won’t be visible.</p> <p>Camp – Concerned about all the fencing; asked for an explanation. No concerns.</p> <p>Welch – Thanked Ms. Camp for asking that. Agrees with comments made. A shake wall isn’t typical but won’t be visible.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Welch, Thornewill, Camp, Oliver, and Coombs-aye	Certificate #	HDC2021-02-3050	

VII. OLD BUSINESS 03/16/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jon Schoude 08-1477	13 Union Street	Brick driveway	42.3.2/16	Self
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Jon Schoude, owner				
Public	None				
Concerns (8:49)	<p>Schoude – Reviewed changes made per previous concerns; his thought is the car would straddle the cobblestone; it’s almost as if the fence in front is shared right on the property line; the rear it is about 6” into my property.</p> <p>Backus – This structure is late 18th century timber frame. Read HSAB comments: too much brick, use narrower brick, reduce brick at street.</p> <p>Pohl – An issue is the uninterrupted expanse of brick, not the brick per se. You’ve added plantings and cobble strips. It would be helpful to dash in the cars.</p> <p>Camp – Likes the cobble strips but should reflect where the tires will go; the strips look wide but should be longer. Asked the apron material (brick sidewalk); suggested framing the whole thing in Belgium block. It’s important that if we are going to run two cobble lines, the one on the left should align with the garage doors to give it purpose. The bricks are running vertically toward the garage; they should be laid horizontal to the sidewalk.</p> <p>Coombs – The tracks as described are useless; should have two sets of tracks where the tires will go; the corners should be rounded; the strips don’t need to be this wide but could be extended. It needs to be more useful.</p> <p>Oliver – She thinks less is more. Doesn’t agree with Ms. Coombs that the strips are where the tires go but the car straddles them. Prefers the strips be squared off. Appreciates breaking up the brick and the proposed vegetation. There’s a vast amount of different hard material; asked for something to be planted either side of the garage doors to soften it.</p> <p>Welch – He recalled an issue with the property bounds; the relevancy is that if it isn’t the applicant’s property, there won’t be vegetation to screen the left side. Asked for a surveyed site plan to clarify the property line on that side. He’d also like to see the overlay dash of the vehicles. Referred the applicant to his prior comments with respect to sizing, location, and landscape material. He’d prefer less hardscaping overall.</p> <p>Pohl – In terms of cobble and brick, in 2014, his office on Easton Street had a long drive which had two brick tire tracks with cobble between; that’s the manner he’s familiar with. He thinks this is rendered correctly. Confirmed that the planting in front would all be on Mr. Schoude’s property.</p>				
Motion	Motion to Hold for revisions with the proposed driveway and landscaping shown on a surveyed plan. (Welch)				
Roll-call Vote	Carried 5-0//Camp, Coombs, Oliver, Welch, and Pohl-aye			Certificate #	HDC2020-08-1477
	Rest held for Thursday March 25				
2.	Sharon Hubbard 02-2943	28 Dukes Road	Pool and hardscape	56/190	Waterscapes
3.	Brett Fodiman 01-2765	111 Surfside Road	New dwelling	80/70	Emeritus
4.	Paul Piccirillo 10-2053	6 Baltimore Road	New dwelling	60/106	Val Oliver Design
5.	61 Fairgrounds, LLC 02-2980	61 Fairgrounds Road – Lot A	Main house	67/176	Linda Williams
6.	61 Fairgrounds, LLC 02-2981	61 Fairgrounds Road – Lot A	Cottage	67/176	Linda Williams
7.	61 Fairgrounds, LLC 02-2982	61 Fairgrounds Road – Lot B	Main house	67/176	Linda Williams
8.	61 Fairgrounds, LLC 02-2983	61 Fairgrounds Road – Lot B	Cottage	67/176	Linda Williams
9.	61 Fairgrounds, LLC 02-2984	61 Fairgrounds Road – Lot C	Main house	67/176	Linda Williams
10.	61 Fairgrounds, LLC 02-2985	61 Fairgrounds Road – Lot C	Cottage	67/176	Linda Williams
11.	61 Fairgrounds, LLC 02-2986	61 Fairgrounds Road – Lot D	Main house	67/176	Linda Williams
12.	Three North Gully Rd 02-2956	7 North Gully Road	Demo/move off	73.1.4/123	Botticelli + Pohl
13.	Emily Overlook 02-2842	22 Clifton Street	New dwelling	73.4.1/26.3	Bentley + Churchill
14.	Gifford Whitney A Trst 02-2977	6 Lily Street	Renovations	42.3.4/45	CWA
15.	Brian + Toni Franz 02-2974	12 Cannonbury Lane	New dwelling	74/10	Workshop/APD
16.	Brian + Toni Franz 02-2975	12 Cannonbury Lane	Garage	74/10	Workshop/APD
17.	Brian + Toni Franz 02-2957	12 Cannonbury Lane	Shed	74/10	Workshop/APD
18.	Charles Schwarzapfel 10-2033	9 Maine Avenue	Pool	60.3.1/425	NAG
19.	46 Union St N.T. 02-2843	46 Union Street	Addition	42.2.3/28	M. Cutone Arch
20.	Deb Wasil 01-2786	51 Pleasant Street	Hardscape	55/32.3	Linda Williams
21.	17 Avenue RT 01-2776	17 Lincoln Avenue	Rev. 12-2442: ext revisions	30/118	Botticelli + Pohl
22.	Gordon C. Russell 02-2976	3 School Street	Adtn, roofwalk & clapboard	42.3.2/125	Flavin Architects
23.	Gordon C. Russell 02-2976	3 School Street	Hardscape	42.3.2/125	Flavin Architects
24.	Taylor Murphy 02-2961	7 Evergreen Way	Garage door change	68/722	Self
25.	37 Pocomo Road R.T. 02-2932	37 Pocomo Road	New dwelling	14/38	Workshop/APD
26.	Brain Rice 02-2965	41 Crooked Lane	Main house addition	41/202	Workshop/APD

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27. Brain Rice 02-2964	41 Crooked Lane	New garage	41/202	Workshop/APD
28. Stuart Hendrin 02-2941	43 Kendrick Street	New dwelling- MH	76.4.3/31	CWA
29. LBC Sconset, LLC 01-2762	9 Hawks Circle	New dwelling	74/37.1	JGG Architects
30. LBC Sconset, LLC 03-3075	9 Hawks Circle	Guest House	74/37.1	JGG Architects

VIII. NEW BUSINESS 03/23/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Mark Canavan 03-3161	31 Woodbury Lane	Roof walk	41/276.3	Linda Williams
2. Darrell Ferguson 03-3151	28 Main Street, Sias	Pool and hardscape	73.3.1/47	Linda Williams
3. Peter Garren	36 Pocomo Road	Addition	14/79	NAG
4. Peter Garren 03-3155	36 Pocomo Road	Hardscape	14/79	NAG
5. Russell Simpson	22 Bailey Road	Door change	55/504	Self
6. Back 41 LLC 03-3154	105 Tom Nevers Road	New dwelling	91/25	CWA
7. 87 Eel Point Rd RT	87 Eel Point Road	Move building	32/11	Mark Cutone Arch
8. 87 Eel Point Rd RT	87 Eel Point Road	Pool	32/11	Mark Cutone Arch
9. 87 Eel Point Rd RT	87 Eel Point Road	Pool cabana	32/11	Mark Cutone Arch
10. Maryann Wasik 03-3274	4 Hussey Farm Road	Rooftop solar	56/84.4	Cotuit Solar
11. Douglas Self 03-3267	3 Martins Lane	Fence and hardscape	42.3.2/133	Ahern
12. David Goldberg	42 Cannonbury Lane	Pool	73/29	Ahern
13. Roberta Brown 03-3153	9 Beach Street, Sias	Studio	73.1.3/24	Topham Design
14. Karli Hagedorn 03-3263	34 West Chester Street	Replace windows/roof	41/31	Normand Residential
15. Erin Wilson 03-3208	8 East Dover Street	Hardscape	55.1.4/27	Alexandria Cashion
16. Erin Wilson 03-3179	8 East Dover Street	Deck	55.1.4/27	Alexandria Cashion
17. Jasper N.T. 03-3152	80 Millbrook Road	Pool and hardscape	40/79.1	Edgewater
18. NIR Retail, LLC – Tavern 03-3212	Straight Wharf	Vinyl shades	42.2.1/1	Linda Williams
19. 17 Avenue RT 03-3260	17 Lincoln Avenue	Garage	30/118	Botticelli + Pohl
20. Richard O'Leary 03-3253	7 Packet Drive	Pool house	74/18	EMDA
21. EZIA Athletic Club 03-3258	117 Orange Street	Commercial deck	55/377	EMDA
22. Tim & Jill Vieth 03-3196	3 Gladlands Avenue	Move/demo dwelling	80/234	Emeritus
23. Catherine Raphael 03-3210	26A Miacomet Road	Rooftop solar	67/336.5	ACK Smart
24. James Wilson 03-3211	1 Appleton Road	Rooftop solar	66/388	ACK Smart
25. Margaret Owen 03-3209	16 Golfview Drive	Rooftop solar	66/188	ACK Smart
26. Back 41, LLC	105 Tom Nevers Road	New dwelling	91/25	CWA
27. Philip Bloom 03-3247	9 Lily Street	Fenest/dormer/shutters	42.3.4/49	Linda Williams
28. Luis Daniel Xavier	5 Black Fish Lane	Pool and hardscape	73/126	CWA
29. James Koval	24 Pocomo Road	Window change	14/73	Botticelli + Pohl
30. Randy Sharp 03-3236	49 Meadow View Drive	New dwelling	56/390	Thornewill Design
31. Nathan Cressman	7 Weetamo Road	Addition/alteration	15/48	BPC
32. MAG Ventures 03-3168	30 Devon Street	MH new dwelling	76.4.2/1	JB Studio
33. MAG Ventures 03-3252	30 Devon Street	GH new dwelling	76.4.2/1	JB Studio
34. MAG Ventures 03-3169	30 Devon Street	Pool	76.4.2/1	JB Studio
35. Peter Kaizer	6 Nobadeer Avenue	New dwelling	80/37.2	Self
36. Peter Kaizer 03-3238	5 Weweeder Avenue	New dwelling	80/37.1	Self
37. 3 Pleasant St Trust 03-3203	3 Pleasant Street	Rev. 12-2583: hardscape	42.3.3/155	Sunset Ridge
38. Dyson Brendon C Trst 03-3187	10 North Water Street	Demo existing chimney	42.4.2/23	Emeritus
39. Jenn Holloway	10 Starbuck Road	Addition	59.3/62	Emeritus
40. Patrick Patterson 03-3205	3 First Way	New garage	55/236	Val Oliver Design
41. Gary Winn 03-3206	25 North Water Street	Fence/gate	42.4.2/2.1	BPC
42. Karen Urban 03-3216	33 Main Street, Sias	Pool	73.4.2/34	David Troast
43. 53 Vestal St ACK, LLC 03-3255	53 Vestal Street	Add covered porch	41/185.3	Shelter 7 LLC
44. 53 Vestal St ACK, LLC 03-3257	53 Vestal Street	New cabana/porch	41/185.3	Shelter 7 LLC
45. 53 Vestal St ACK, LLC	53 Vestal Street	Retaining walls	41/185.3	Shelter 7 LLC
46. 2 Mayflower Circle, LLC	2 Mayflower Circle	Pool and outdoor kitchen	68/728	Linda Williams
47. Chris Skehel 03-3239	61A Cato Lane	New garage w/ apartment	56/49	LINK
48. Sally Siebold 03-3254	16 Wannacomet Road	New pool/patio	40/25.3	LINK
49. 2A Evergreen Way Trst 03-3237	2A Evergreen Way	Rev. 2347: rfwlk, wndws, drms	68/700.1	LINK
50. Walter J. Glowacki 03-3191	5 Meader Street	Move on shed	42.2.3/40	Structures Unlimited
51. Hulbert ACK, LLC 03-3261	2 Hulbert Avenue	Add granite curbing	42.1.4/2.1	Atlantic Landscaping
52. Eric Needleman	6 Macy Road	Pool and hardscape	60/144	Atlantic Landscaping
53. Michael A Bass Trst 03-3245	154 Cliff Road	Hardscape revisions	41/73	Atlantic Landscaping
54. Gary Creem 03-3265	6 + 8 Hydrangea Lane	Pool and hardscape	73/87 + 88	Atlantic Landscaping
55. 11 India St, LLC 03-3266	11 India Street	Deck/patio	42.3.1/122.2	Ahern
56. Horchow Family Trust 03-3190	27 East Tristram	Addition	31/2	Emeritus
57. Andrew Reger 03-3241	7 East Lincoln Avenue	Garage	42.4.1/8	Emeritus
58. Curren Huyser 03-3193	69 Surfside Road	Rev. 09-1800: storage facility	67/230	Emeritus

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59. 11 India St, LLC 03-3240	29 Centre Street	Rev. 10-2061: fenestration	42.3.1/122.2	Emeritus
60. Zero India St, LLC 03-3268	1 Cambridge Street	Addition	42.3.1/130.2	Emeritus
61. Isaac Ro 03-3270	40 Cannonbury Lane	New dwelling	73/28	Workshop APD
62. Isaac Ro 03-3271	40 Cannonbury Lane	Garage	73/28	Workshop APD
63. Isaac Ro 03-3272	40 Cannonbury Lane	Pool	73/28	Ahern
64. 7 New Street, LLC	7 New Street	MH + garage connector	55.4.1/37	Workshop APD
65. 7 New Street, LLC	7 New Street	Rev. 39513: 2 nd DU fenestration	55.4.1/37	Workshop APD
66. 7 New Street, LLC	7 New Street	New studio	55.4.1/37	Workshop APD

IX. OTHER BUSINESS

Approved Minutes	February 12, 18, 23, 25 & 26 and March 1, 4 & 5, 2021: no action at this time.
Review Minutes	March 16, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting- Thursday 3/25/21 at 1:00pm • Discussion of Resilient Nantucket meeting • Grey shingles in the OHD/SOHD • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping
Commission Comments	

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn 9:11 p.m. (Welch)**
 Roll-call Vote Carried 5-0//Coombs, Oliver, Camp, Welch, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board Sconset Advisory Board Madaket Advisory Board Sign Advisory Council

