



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

**Tuesday, May 2, 2023**

*Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM.*

Called to order at 4:05 pm. and announcements by Mr. Welch

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist, & Fiona Johnson, Administrative Specialist.

Attending Members: Welch, Coombs, Oliver, Patten, Thornewill

Remote Participants: Coombs

Absent Members: Pohl, Dutra

Late Arrivals:

Early Departures:

Adoption of Agenda.

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

Roll-Call Vote Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill-aye

## I. CONSENTS

| <u>Property owner name</u>              | <u>Street Address</u>  | <u>Scope of work</u>           | <u>Map/Parcel</u> | <u>Agent</u>              |
|---|--|--------------------------------|-------------------|---------------------------|
| 1. 71 N Liberty St Trust <b>04-8364</b> | 71 N. Liberty St   | Fence rev 01-5539              | 41/141.1          | NAG                       |
| 2. Laura Wasserman <b>04-8391</b>       | 31 Hussey Rd.  | Roof replacement               | 42.3.4/92         | Laura Wasserman           |
| 3. Town Line LLC <b>04-8313</b>         | 4 Field Ave  | Move side door & deck          | 80/171            | Abigail Rose              |
| 4. Dylan Wallace <b>04-8354</b>         | 19 Nobadeer Farm Rd  | Greenhouse                     | 69/83             | Dylan Wallace             |
| 5. Nantucket Land Bank <b>04-8293</b>   | 18 Ocean Ave   | Rebuilt beach stairs           | 73.2.4/16         | Normand Residential       |
| 6. 5 Maple Ln LLC <b>04-8241</b>        | 5 Maple Ln lot 9   | Rooftop solar array            | 67/303            | ACK Smart                 |
| 7. Old-Salt Trust <b>04-8334</b>        | 12 Rudder Ln.  | 2 <sup>nd</sup> -floor dormers | 66/339            | Val Oliver                |
| Voting                                  | Welch, Coombs, Camp, Thornewill, Patten  |                                |                   |                           |
| Alternates                              | None   |                                |                   |                           |
| Recused                                 | Oliver   |                                |                   |                           |
| Documentation                           | Architectural elevation plans, site plan, photos, correspondence, advisory comments. |                                |                   |                           |
| Representing                            | None   |                                |                   |                           |
| Public                                  | None   |                                |                   |                           |
| Concerns                                | None   |                                |                   |                           |
| Motion                                  | <b>Motion to Approve Consents. (Thornewill)</b>                                      |                                |                   |                           |
| Roll-call Vote                          | Carried unanimously  |                                | Certificate #     | <b>HDC2023-(as-noted)</b> |

## II. 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. 10 ½ Sherburne Tp LLC <b>04-8370</b> | 10 ½ Sherburne Tp  | spa & hardscape      | 30-175.1          | Linda Williams            |
|   | <ul style="list-style-type: none"> <li>Spa not to be visible at time of inspection and in perpetuity &amp; spa to have no grade change from existing or as noted on the original application.</li> </ul> |                      |                   |                           |
| 1. David Anderson <b>04-8289</b>        | 30 Lyons Lane  | Hoop tent            | 71/7              | David Anderson            |
|   | <ul style="list-style-type: none"> <li>Due to lack of visibility.</li> </ul>   |                      |                   |                           |
| Voting                                  | Welch, Coombs, Oliver, Thornewill, Patten  |                      |                   |                           |
| Alternates                              | None   |                      |                   |                           |
| Recused                                 | Camp   |                      |                   |                           |
| Documentation                           | Architectural elevation plans, site plan, photos, correspondence, advisory comments.   |                      |                   |                           |
| Representing                            | None   |                      |                   |                           |
| Public                                  | None   |                      |                   |                           |
| Concerns                                | None   |                      |                   |                           |
| Motion                                  | <b>Motion to Approve with conditions noted. (Oliver)</b>   |                      |                   |                           |
| Roll-call Vote                          | Carried unanimously  |                      | Certificate #     | <b>HDC2022-(as noted)</b> |

**OLD BUSINESS 04/04/23**

| <u>Property owner name</u>   | <u>Street Address</u>  | <u>Scope of work</u>       | <u>Map/Parcel</u> | <u>Agent</u>           |
|------------------------------|--|----------------------------|-------------------|------------------------|
| 1. Lions Foot <b>02-7909</b> | 9 Sherburne Way  | Demo/move off to Millbrook | 30/37             | Topham Design          |
| Voting                       | Pohl, Welch, Camp, Coombs, Oliver  |                            |                   |                        |
| Alternates                   | None   |                            |                   |                        |
| Recused                      | None   |                            |                   |                        |
| Documentation                | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.   |                            |                   |                        |
| Representing                 | Joe Topham   |                            |                   |                        |
| Public                       | None?  |                            |                   |                        |
| Concerns                     | Welch – Advised applicant to withdraw this application without prejudice. Material nature of the requests on application for move-off from 9 Sherburne Wy to Millbrook have been addressed [i.e., the important historic structural elements of the structure were approved to remain on 9 Sherburne Way with the remainder approved for demolition—the proposal involving Millbrook is irrelevant]. |                            |                   |                        |
| Motion                       | <b>No action</b>   |                            |                   |                        |
| Roll-call Vote               | None   |                            | Certificate #     | <b>HDC2023-02-7909</b> |

|                                |  |              |               |                        |
|--------------------------------|--|--------------|---------------|------------------------|
| 2. Holly Coburn <b>01-7695</b> | 5 North Beach  | New Dwelling | 42.4.1/92     | Normand Design         |
| Voting                         | Camp, Coombs, Patten   |              |               |                        |
| Alternates                     | Pohl   |              |               |                        |
| Recused                        | None   |              |               |                        |
| Documentation                  | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments. |              |               |                        |
| Representing                   | Ben Normand  |              |               |                        |
| Public                         | None   |              |               |                        |
| Concerns                       | Coombs – Suggest trim or sash could be darker or lighter   |              |               |                        |
| Motion                         | <b>Motion to approve through Staff with sand tone colored sash and darker gray colored trim. (Coombs)</b>  |              |               |                        |
| Roll-call Vote                 | Carried 2-1// Camp nay   |              | Certificate # | <b>HDC2023-01-7695</b> |

|                                   |  |                     |               |                        |
|-----------------------------------|--|---------------------|---------------|------------------------|
| 3. Joshua Malitsky <b>01-7857</b> | 253 Madaket Rd   | Rooftop solar array | 59.4/210      | AckSmart               |
| Voting                            | Camp, Coombs, Oliver, Patten   |                     |               |                        |
| Alternates                        | Pohl   |                     |               |                        |
| Recused                           | None   |                     |               |                        |
| Documentation                     | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments. |                     |               |                        |
| Representing                      | Tobias Glidden- ACK Smart  |                     |               |                        |
| Public                            | None   |                     |               |                        |
| Concerns                          |  |                     |               |                        |
| Motion                            | <b>Motion to hold for revisions. (Oliver)</b>  |                     |               |                        |
| Roll-call Vote                    | Carried 4-0 //   |                     | Certificate # | <b>HDC2023-01-7857</b> |

**IV. NEW BUSINESS 04/11/23**

| <u>Property owner name</u>        | <u>Street Address</u>  | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u>           |
|-----------------------------------|--|----------------------|-------------------|------------------------|
| 1. Kara Roger <b>04-8254</b>      | 32 Lyons Ln  | New dwelling         | 71/6              | SMRD                   |
| Voting                            | Welch, Camp, Coombs, Oliver, Thornewill  |                      |                   |                        |
| Alternates                        | Patten   |                      |                   |                        |
| Recused                           | None   |                      |                   |                        |
| Documentation                     | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments. |                      |                   |                        |
| Representing                      | Stephen Roethke- SMRD.   |                      |                   |                        |
| Public                            | None   |                      |                   |                        |
| Concerns                          |  |                      |                   |                        |
| Motion                            | <b>Motion to hold for revisions. (Camp)</b>  |                      |                   |                        |
| Roll-call Vote                    | Carried unanimously  |                      | Certificate #     | <b>HDC2023-04-8254</b> |
| 2. 111 Cliff Rd Tr <b>04-8257</b> | 111 Cliff Rd   | Move demo structure  | 41/10             | Emeritus LTD           |
| Voting                            | Welch, Camp, Coombs, Oliver, Patten  |                      |                   |                        |
| Alternates                        | Thornewill   |                      |                   |                        |
| Recused                           | None   |                      |                   |                        |
| Documentation                     | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments. |                      |                   |                        |
| Representing                      | Matt MacEachern- Emeritus  |                      |                   |                        |
| Public                            | None   |                      |                   |                        |
| Concerns                          |  |                      |                   |                        |

Motion **Motion to approve as submitted. (Welch)**  
 Roll-call Vote Carried 4-1 // Camp, Oliver, Patten, Welch-aye// Coomb-nay Certificate # **HDC2023-04-8257**

3. 7 White LLC **04-8244** 7 White St New dwelling 80/9 Emeritus LTD  
 Voting Welch, Camp, Coombs, Oliver, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing Matt MacEachern- Emeritus  
 Public None  
 Concerns

Motion **Motion to hold for revisions. (Camp)**  
 Roll-call Vote Carried unanimously Certificate # **HDC2023-04-8244**

4. 7 White LLC **04-8245** 7 White St New garage 80/9 Emeritus LTD  
 Voting Welch, Camp, Coombs, Oliver, Thornewill  
 Alternates Patten  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing Matt  
 Public None  
 Concerns None

Motion **Motion to hold to track. (Camp)**  
 Roll-call Vote Carried unanimously Certificate # **HDC2023-04-8245**

5. 7 White LLC **04-8373** 7 White St Chng doors, windows add covered porch 80/9 Emeritus LTD  
 Voting Welch, Camp, Coombs, Oliver, Thornewill  
 Alternates Patten  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing Matt MacEachern- Emeritus  
 Public None  
 Concerns

Motion **Motion to hold for revisions. (Camp)**  
 Roll-call Vote Carried unanimously Certificate # **HDC2023-04-8373**

6. Caroline Fernandez **04-8255** 13 Academy Lane Fence 42.4.3/112 Gryphon Architects

Voting Welch, Camp, Coombs, Oliver, Patten  
 Alternates Thornewill  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing Ethan Griffin- Gryphon Architects  
 Public None  
 Concerns

Motion **Motion to approve through staff with an inset gate on the left side of the driveway, if there's a gate on the arbor way it will be in the rear portion of the arbor, all per exhibit A. (Coombs)**

Roll-call Vote Carried unanimously Certificate # **HDC2023-04-8255**

7. Caroline Fernandez **04-8256** 13 Academy Lane Hardscape 42.4.3/112 Gryphon Architects

Voting Welch, Camp, Coombs, Oliver, Patten  
 Alternates Thornewill  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing Ethan Griffin- Gryphon Architects  
 Public None  
 Concerns

Motion **Motion to approve through staff with relocating the patio into the interior corner on the southern side, try to minimize dimensions for the driveway as much as possible, all per exhibit A. (Coombs)**

Roll-call Vote Carried unanimously Certificate # **HDC2023-04-8256**

|                |  |            |          |               |                        |
|----------------|--|------------|----------|---------------|------------------------|
| 8.             | Timothy Moran <b>04-8295</b>   | 5 Lily St. | Addition | 42.3.4/89     | Linda Williams         |
| Voting         | Welch, Camp, Coombs, Oliver  |            |          |               |                        |
| Alternates     | None   |            |          |               |                        |
| Recused        | None   |            |          |               |                        |
| Documentation  | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments. |            |          |               |                        |
| Representing   | Linda Williams   |            |          |               |                        |
| Public         | None   |            |          |               |                        |
| Concerns       | Application not opened   |            |          |               |                        |
| Motion         | <b>Motion to hold for next week per applicant's request.</b>   |            |          |               |                        |
| Roll-call Vote |  |            |          | Certificate # | <b>HDC2023-04-8295</b> |

**V. OLD BUSINESS 04/18/23**

|                | <u>Property owner name</u>   | <u>Street Address</u>                    | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u>           |
|----------------|--|--|----------------------|-------------------|------------------------|
| 1.             | 4 The Kids Realty <b>07-6708</b>   | 79 Pocomo Rd                             | Roof walk revision   | 15/5              | CWA                    |
| Voting         | Camp, Welch, Coombs, Oliver, Thornewill  |  |                      |                   |                        |
| Alternates     | None   |  |                      |                   |                        |
| Recused        | None   |  |                      |                   |                        |
| Documentation  | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments. |  |                      |                   |                        |
| Representing   | Chip Webster- CWA  |  |                      |                   |                        |
| Public         | None   |  |                      |                   |                        |
| Concerns       |  |  |                      |                   |                        |
| Motion         | <b>Motion to approve through staff excluding the roof walk. (Oliver)</b>                                   |  |                      |                   |                        |
| Roll-call Vote | Carried 4-1 //   | Coombs, Oliver, Thornewill, Welch-aye // | Camp-nay             | Certificate #     | <b>HDC2022-07-6708</b> |

|                |  |                                     |          |               |                        |
|----------------|--|-------------------------------------|----------|---------------|------------------------|
| 2.             | Sweet Meadow <b>03-8078</b>  | 74 W Chester St.                    | New shed | 41/478        | NAG                    |
| Voting         | Camp, Welch, Coombs, Oliver, Patten  |                                     |          |               |                        |
| Alternates     | Thornewill   |                                     |          |               |                        |
| Recused        | None   |                                     |          |               |                        |
| Documentation  | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments. |                                     |          |               |                        |
| Representing   | Stephen Theroux- NAG.  |                                     |          |               |                        |
| Public         | None   |                                     |          |               |                        |
| Concerns       | None   |                                     |          |               |                        |
| Motion         | <b>Motion to approve as submitted. (Oliver)</b>  |                                     |          |               |                        |
| Roll-call Vote | Carried 4-1 //   | Coombs, Oliver, Patten, Welch-aye// | Camp-nay | Certificate # | <b>HDC2023-03-8078</b> |

|                |  |                  |             |               |                        |
|----------------|--|------------------|-------------|---------------|------------------------|
| 3.             | Balaji Gandhi <b>01-7686</b>   | 9 New Jersey Ave | MH addition | 60.3.1/408    | Shelter 7              |
| Voting         | Welch, Camp, Coombs, Patten  |                  |             |               |                        |
| Alternates     | None   |                  |             |               |                        |
| Recused        | None   |                  |             |               |                        |
| Documentation  | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments. |                  |             |               |                        |
| Representing   | Jason Olbres- Shelter 7  |                  |             |               |                        |
| Public         | None   |                  |             |               |                        |
| Concerns       |  |                  |             |               |                        |
| Motion         | <b>Motion to hold for revisions and images. (Coombs)</b>   |                  |             |               |                        |
| Roll-call Vote | Carried unanimously  |                  |             | Certificate # | <b>HDC2023-01-7686</b> |

|                |  |                             |                          |               |                        |
|----------------|--|-----------------------------|--------------------------|---------------|------------------------|
| 4.             | Balaji Gandhi <b>01-7691</b>   | 9 New Jersey Ave            | Garage fenestration chng | 60.3.1/408    | Shelter 7              |
| Voting         | Welch, Camp, Coombs, Patten  |                             |                          |               |                        |
| Alternates     | None   |                             |                          |               |                        |
| Recused        | None   |                             |                          |               |                        |
| Documentation  | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments. |                             |                          |               |                        |
| Representing   | Jason Olbres- Shelter 7  |                             |                          |               |                        |
| Public         | None   |                             |                          |               |                        |
| Concerns       | None   |                             |                          |               |                        |
| Motion         | <b>Motion to approve as submitted. (Patten)</b>  |                             |                          |               |                        |
| Roll-call Vote | Carried 3-1 //   | Coombs, Patten, Welch-aye// | Camp-nay                 | Certificate # | <b>HDC2023-01-7691</b> |

|                 |  |                 |                |               |                        |
|-----------------|--|-----------------|----------------|---------------|------------------------|
| 5. Kathryn Cook | <b>10-7746</b>   | 85 Low Beach Rd | New pool house | 75/31.3       | Rich Gammons           |
| Voting          | Welch, Camp, Coombs, Oliver, Thornewill  |                 |                |               |                        |
| Alternates      | None   |                 |                |               |                        |
| Recused         | None   |                 |                |               |                        |
| Documentation   | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.   |                 |                |               |                        |
| Representing    | Mike Bard  |                 |                |               |                        |
| Public          | None   |                 |                |               |                        |
| Concerns        | None   |                 |                |               |                        |
| Motion          | <b>Motion to approve as submitted. (Coombs)</b>  |                 |                |               |                        |
| Roll-call Vote  | Carried unanimously  |                 |                | Certificate # | <b>HDC2022-10-7746</b> |
| 6. Kathryn Cook | <b>10- 7217</b>  | 85 Low Beach Rd | New Garage     | 75/31.3       | Rich Gammons           |
| Voting          | Welch, Camp, Coombs, Oliver, Thornewill  |                 |                |               |                        |
| Alternates      | None   |                 |                |               |                        |
| Recused         | None   |                 |                |               |                        |
| Documentation   | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.   |                 |                |               |                        |
| Representing    | Mike Bard  |                 |                |               |                        |
| Public          | None   |                 |                |               |                        |
| Concerns        |  |                 |                |               |                        |
| Motion          | <b>Motion to approve through staff with north and south facing elevations top plate to drop matching flanking east and west gable top plates. (Thornewill)</b> |                 |                |               |                        |
| Roll-call Vote  | Carried 3-2 // Oliver, Thornewill, Welch-aye//Camp, Oliver nay   |                 |                | Certificate # | <b>HDC2022-10-7217</b> |

|                    |  |                  |              |               |                        |
|--------------------|--|------------------|--------------|---------------|------------------------|
| 7. Harold Brothers | <b>01-7685</b>   | 2 4 Highland Ave | New dwelling | 30/ 187       | Emeritus LTD           |
| Voting             | Welch, Camp, Coombs, Oliver, Thornewill  |                  |              |               |                        |
| Alternates         | None   |                  |              |               |                        |
| Recused            | None   |                  |              |               |                        |
| Documentation      | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.   |                  |              |               |                        |
| Representing       | Matt MacEachern- Emeritus  |                  |              |               |                        |
| Public             | None   |                  |              |               |                        |
| Concerns           |  |                  |              |               |                        |
| Motion             | <b>Motion to hold for revisions, documenting chimney materials, resighting kick panels on the French doors, and changing gray color going to charcoal gray. (Coombs)</b> |                  |              |               |                        |
| Roll-call Vote     | Carried unanimously  |                  |              | Certificate # | <b>HDC2023-01-7685</b> |
| 8. Harold Brothers | <b>01-7684</b>   | 6 Highland Ave   | New dwelling | 30/ 187       | Emeritus LTD           |
| Voting             | Welch, Camp, Coombs, Oliver, Thornewill  |                  |              |               |                        |
| Alternates         | None   |                  |              |               |                        |
| Recused            | None   |                  |              |               |                        |
| Documentation      | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.   |                  |              |               |                        |
| Representing       | Matt MacEachern- Emeritus  |                  |              |               |                        |
| Public             | None   |                  |              |               |                        |
| Concerns           | None   |                  |              |               |                        |
| Motion             | <b>Motion to track. (Camp)</b>   |                  |              |               |                        |
| Roll-call Vote     | Carried unanimously  |                  |              | Certificate # | <b>HDC2023-01-7684</b> |

**VI. NEW BUSINESS 04/25/23**

| <u>Property owner name</u> | <u>Street Address</u>  | <u>Scope of work</u> | <u>Map/Parcel</u>    | <u>Agent</u>  |                        |
|----------------------------|--|----------------------|----------------------|---------------|------------------------|
| 1. 14 Hussey LLC           | <b>04-8319</b>   | 14 Hussey St         | Door & window change | 42.3.4/132    | EMDA                   |
| Voting                     | Welch, Camp, Coombs, Thornewill, Patten  |                      |                      |               |                        |
| Alternates                 | None   |                      |                      |               |                        |
| Recused                    | Oliver   |                      |                      |               |                        |
| Documentation              | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments. |                      |                      |               |                        |
| Representing               | Val Oliver   |                      |                      |               |                        |
| Public                     | None   |                      |                      |               |                        |
| Concerns                   | None   |                      |                      |               |                        |
| Motion                     | <b>Motion to approve as submitted. (Thornewill)</b>  |                      |                      |               |                        |
| Roll-call Vote             | Carried unanimously  |                      |                      | Certificate # | <b>HDC2023-04-8319</b> |

2. Nantucket G & S LLC **04-8321** 81 Vestal St Pergola 56/254 MCA+  
 Voting Welch, Camp, Coombs, Oliver, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing Matt  
 Public None  
 Concerns Application not opened.  
 Motion **No action.**  
 Roll-call Vote Certificate # **HDC2023-04-8321**
3. Branden Scimone **04-8324** 6 Sandpiper Way Addition 76/89 Sandcastle Const.  
 Voting Welch, Camp, Coombs, Oliver, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing Robert Newman  
 Public None  
 Concerns  
 Motion **Motion to hold for revisions including with removal of the double gable forward. (Camp)**  
 Roll-call Vote Carried unanimously Certificate # **HDC2023-04-8324**
4. Ted & Amy Orenstein **04-8325** 5 Crow's Nest Way Demo /move-off dwelling 12/22.2 Sandcastle Const  
 Voting Welch, Camp, Coombs, Thornewill, Patten  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing Robert Newman- Sandcastle Construction  
 Public None  
 Concerns None  
 Motion **Motion to approve as submitted. (Patten)**  
 Roll-call Vote Carried unanimously Certificate # **HDC2023-04-8325**
5. Ted & Amy Orenstein **04-8326** 5 Crow's Nest Way New dwelling #2 12/22.2 Sandcastle Const  
 Voting Welch, Camp, Coombs, Thornewill, Patten  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing Robert Newman- Sandcastle Construction  
 Public Natalie - 7 Crow's Neck Way  
 Concerns  
 Motion **Motion to hold for minor revisions and additional information. (Coombs)**  
 Roll-call Vote Carried unanimously Certificate # **HDC2023-04-8326**
6. 17 Ranger Rd LLC **04-8303** 17 Ranger Rd New cottage 39/28 Sandcastle Const  
 Voting Welch, Camp, Coombs, Thornewill, Patten  
 Alternates Oliver  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  
 Representing Robert Newman- Sandcastle Construction  
 Public None  
 Concerns  
 Motion **Motion to hold for revisions. (Camp)**  
 Roll-call Vote Carried unanimously Certificate # **HDC2023-04-8303**

|  |  |  |  |  |  |                  |                               |               |                        |
|--|--|--|--|--|--|------------------|-------------------------------|---------------|------------------------|
| <b>7. Bistany &amp; Rubinstein 04-8279</b> |  |  |  |  |  | 51 Tennessee Ave | Connector revisit rev 05-6400 | 59.4/202      | Brook Meerbergen       |
| Voting                                     | Welch, Coombs, Oliver, Thornewill, Patten  |  |  |  |  |                  |                               |               |                        |
| Alternates                                 | None   |  |  |  |  |                  |                               |               |                        |
| Recused                                    | None   |  |  |  |  |                  |                               |               |                        |
| Documentation                              | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments. |  |  |  |  |                  |                               |               |                        |
| Representing                               | Brook Meerbergen   |  |  |  |  |                  |                               |               |                        |
| Public                                     | None   |  |  |  |  |                  |                               |               |                        |
| Concerns                                   |  |  |  |  |  |                  |                               |               |                        |
| Motion                                     | <b>Motion to hold for revisions with additional information. (Coombs)</b>                                  |  |  |  |  |                  |                               |               |                        |
| Roll-call Vote                             | Carried unanimously  |  |  |  |  |                  |                               | Certificate # | <b>HDC2023-04-8279</b> |
| <b>8. Nantucket Land bank 04-8275</b>      |  |  |  |  |  | 19 Wauwinet Rd   | Rebuild greenhouse            | 20/35         | Linda Williams         |
| Voting                                     | None   |  |  |  |  |                  |                               |               |                        |
| Alternates                                 | None   |  |  |  |  |                  |                               |               |                        |
| Recused                                    | None   |  |  |  |  |                  |                               |               |                        |
| Documentation                              | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments. |  |  |  |  |                  |                               |               |                        |
| Representing                               | None   |  |  |  |  |                  |                               |               |                        |
| Public                                     | None   |  |  |  |  |                  |                               |               |                        |
| Concerns                                   | Application not opened.  |  |  |  |  |                  |                               |               |                        |
| Motion                                     | <b>No action.</b>  |  |  |  |  |                  |                               |               |                        |
| Roll-call Vote                             |  |  |  |  |  |                  |                               | Certificate # | <b>HDC2023-04-8275</b> |
| <b>9. Houston Trust Co. 04-8323</b>        |  |  |  |  |  | 5 Stone Post Way | Porch railing                 | 74/80         | Linda Williams         |
| Voting                                     | None   |  |  |  |  |                  |                               |               |                        |
| Alternates                                 | None   |  |  |  |  |                  |                               |               |                        |
| Recused                                    | None   |  |  |  |  |                  |                               |               |                        |
| Documentation                              | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments. |  |  |  |  |                  |                               |               |                        |
| Representing                               | None   |  |  |  |  |                  |                               |               |                        |
| Public                                     | None   |  |  |  |  |                  |                               |               |                        |
| Concerns                                   | Application not opened.  |  |  |  |  |                  |                               |               |                        |
| Motion                                     | <b>No action.</b>  |  |  |  |  |                  |                               |               |                        |
| Roll-call Vote                             |  |  |  |  |  |                  |                               | Certificate # | <b>HDC2023-04-8323</b> |
| <b>10. Houston Trust Co. 04-8294</b>       |  |  |  |  |  | 5 Stone Post Way | New fence                     | 74/80         | Linda Williams         |
| Voting                                     | None   |  |  |  |  |                  |                               |               |                        |
| Alternates                                 | None   |  |  |  |  |                  |                               |               |                        |
| Recused                                    | None   |  |  |  |  |                  |                               |               |                        |
| Documentation                              | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments. |  |  |  |  |                  |                               |               |                        |
| Representing                               | None   |  |  |  |  |                  |                               |               |                        |
| Public                                     | None   |  |  |  |  |                  |                               |               |                        |
| Concerns                                   | Application not opened.  |  |  |  |  |                  |                               |               |                        |
| Motion                                     | <b>No action.</b>  |  |  |  |  |                  |                               |               |                        |
| Roll-call Vote                             |  |  |  |  |  |                  |                               | Certificate # | <b>HDC2023-04-8294</b> |
| <b>11. Okay Okay Café</b>                  |  |  |  |  |  | 15 Washington St | Gutters                       | 55/9.7        | BPC                    |
| Voting                                     | None   |  |  |  |  |                  |                               |               |                        |
| Alternates                                 | None   |  |  |  |  |                  |                               |               |                        |
| Recused                                    | None   |  |  |  |  |                  |                               |               |                        |
| Documentation                              | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments. |  |  |  |  |                  |                               |               |                        |
| Representing                               | None   |  |  |  |  |                  |                               |               |                        |
| Public                                     | None   |  |  |  |  |                  |                               |               |                        |
| Concerns                                   | Application not opened.  |  |  |  |  |                  |                               |               |                        |
| Motion                                     | <b>No action.</b>  |  |  |  |  |                  |                               |               |                        |
| Roll-call Vote                             |  |  |  |  |  |                  |                               | Certificate # | <b>HDC2023-</b>        |

|  |   |                            |                                       |                    |                        |
|--|---|----------------------------|---------------------------------------|--------------------|------------------------|
| <b>12. Michael Altman</b>                |   | <b>37 W Sankaty</b>        | <b>Alterations to Main House</b>      | <b>48/2</b>        | <b>BPC</b>             |
| Voting                                   | None  |                            |                                       |                    |                        |
| Alternates                               | None  |                            |                                       |                    |                        |
| Recused                                  | None  |                            |                                       |                    |                        |
| Documentation                            | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  |                            |                                       |                    |                        |
| Representing                             | None  |                            |                                       |                    |                        |
| Public                                   | None  |                            |                                       |                    |                        |
| Concerns                                 | Application not opened.   |                            |                                       |                    |                        |
| Motion                                   | <b>No action.</b>   |                            |                                       |                    |                        |
| Roll-call Vote                           |   |                            |                                       | Certificate #      | <b>HDC2023-</b>        |
|  |   |                            |                                       |                    |                        |
| <b>13. Talbot Elizabeth ETAL 04-8287</b> |   | <b>7 Pond View Drive</b>   | <b>New garage/studio</b>              | <b>81/20</b>       | <b>A-Frame Studio</b>  |
| Voting                                   | Welch, Coombs, Oliver, Thornewill, Patten   |                            |                                       |                    |                        |
| Alternates                               | None  |                            |                                       |                    |                        |
| Recused                                  | None  |                            |                                       |                    |                        |
| Documentation                            | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  |                            |                                       |                    |                        |
| Representing                             | Sam T.  |                            |                                       |                    |                        |
| Public                                   | None  |                            |                                       |                    |                        |
| Concerns                                 | None  |                            |                                       |                    |                        |
| Motion                                   | <b>Motion to approve as submitted. (Oliver)</b>   |                            |                                       |                    |                        |
| Roll-call Vote                           | Carried unanimously   |                            |                                       | Certificate #      | <b>HDC2023-04-8287</b> |
|  |   |                            |                                       |                    |                        |
| <b>14. Paul Kremer</b>                   |   | <b>42a Union St</b>        | <b>New fence</b>                      | <b>42.3.2/28.2</b> | <b>Mohr Gardening</b>  |
| Voting                                   | None  |                            |                                       |                    |                        |
| Alternates                               | None  |                            |                                       |                    |                        |
| Recused                                  | None  |                            |                                       |                    |                        |
| Documentation                            | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  |                            |                                       |                    |                        |
| Representing                             | None  |                            |                                       |                    |                        |
| Public                                   | None  |                            |                                       |                    |                        |
| Concerns                                 | Application not opened.   |                            |                                       |                    |                        |
| Motion                                   | <b>No action.</b>   |                            |                                       |                    |                        |
| Roll-call Vote                           |   |                            |                                       | Certificate #      | <b>HDC2023-</b>        |
|  |   |                            |                                       |                    |                        |
| <b>15. Aaron Panner 04-8291</b>          |   | <b>6 Hickory Meadow Ln</b> | <b>New fence &amp; gate</b>           | <b>41/205</b>      | <b>Scott Fritz</b>     |
| Voting                                   | Welch, Camp, Coombs, Oliver, Thornewill   |                            |                                       |                    |                        |
| Alternates                               | None  |                            |                                       |                    |                        |
| Recused                                  | None  |                            |                                       |                    |                        |
| Documentation                            | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  |                            |                                       |                    |                        |
| Representing                             | Scott Fritz   |                            |                                       |                    |                        |
| Public                                   | None?   |                            |                                       |                    |                        |
| Concerns                                 | Various members voiced concerns including likely necessity for substantial relocation and screening of any approvable fence and gating materials. |                            |                                       |                    |                        |
| Motion                                   | <b>Motion to hold for revisions moving fence back from the streets, creating ample screening, more information and a view. (Oliver)</b>           |                            |                                       |                    |                        |
| Roll-call Vote                           | Carried unanimously   |                            |                                       | Certificate #      | <b>HDC2023-04-8291</b> |
|  |   |                            |                                       |                    |                        |
| <b>16. Ack Attack LLC</b>                |   | <b>7a Bayberry Ct.</b>     | <b>Roof replacement &amp; windows</b> | <b>55/707.1</b>    | <b>Assoc. Roofing</b>  |
| Voting                                   | None  |                            |                                       |                    |                        |
| Alternates                               | None  |                            |                                       |                    |                        |
| Recused                                  | None  |                            |                                       |                    |                        |
| Documentation                            | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.  |                            |                                       |                    |                        |
| Representing                             | None  |                            |                                       |                    |                        |
| Public                                   | None  |                            |                                       |                    |                        |
| Concerns                                 | Application not opened.   |                            |                                       |                    |                        |
| Motion                                   | <b>No action.</b>   |                            |                                       |                    |                        |
| Roll-call Vote                           |   |                            |                                       | Certificate #      | <b>HDC2023-</b>        |



|                                  |  |             |               |                        |
|----------------------------------|--|-------------|---------------|------------------------|
| 17. David Chapman <b>04-8333</b> | 7 Angola St.   | Add porches | 55.4.4/108    | Thornewill Design      |
| Voting                           | Welch, Coombs, Oliver, Patten  |             |               |                        |
| Alternates                       | None   |             |               |                        |
| Recused                          | None   |             |               |                        |
| Documentation                    | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments. |             |               |                        |
| Representing                     | Luke Thornewill - Thornewill Design  |             |               |                        |
| Public                           | None   |             |               |                        |
| Concerns                         | None   |             |               |                        |
| Motion                           | <b>Motion to approve as submitted. (Oliver)</b>  |             |               |                        |
| Roll-call Vote                   | Carried unanimously  |             | Certificate # | <b>HDC2023-04-8333</b> |

-Rest held next meeting

|                               |                     |                              |            |                      |
|-------------------------------|---------------------|------------------------------|------------|----------------------|
| 18. Marcus Mignone            | 10 Angola St        | Hardscape                    | 55.4.4/79  | Val Oliver           |
| 19. Jonathan Nyland ETAL      | 93 Sankaty Rd       | Alterations & addition       | 49/182     | Topham Design        |
| 20. Carl Webster              | 24 Cliff Rd         | Rooftop solar garage         | 42.4.4/49  | Ack Smart            |
| 21. Ack Pleasant              | 11 Pleasant St      | Hardscaping                  | 42.3.3/121 | Atlantic Landscaping |
| 22. Sheep Pond Prop           | 14-16 Sheep Pond Rd | New dwelling                 | 63/29      | Emeritus LTD         |
| 23. Richard Boehm             | 63 New Sconset St   | New 2 <sup>nd</sup> dwelling | 73/3       | LINK                 |
| 24. Richard Boehm             | 63 New Sconset St   | New Garage                   | 73/3       | LINK                 |
| 25. Redcliff LLC              | 40 Youngs Way       | New Duplex                   | 68/235.1   | LINK                 |
| 26. Nantucket Development LLC | 8 Sconset Ave       | Exterior renovations         | 49.3.2/28  | LINK                 |

**VII. PUBLIC COMMENT**

**VIII. COMMISSIONER'S COMMENTS**

**IX. OTHER BUSINESS**

|                  |  |
|------------------|--|
| Approved Minutes | March 28, 30, & April 4, 11, 13, and 18, 2023.   |
| Motion           | <b>Motion to hold until next Tuesday's meeting (Welch)</b>   |
| Vote             | Carried unanimously  |
| Review Minutes   | February 23, & March 9, 2023.  |
| Other Business   | <ul style="list-style-type: none"> <li>• <b>Next HDC Meeting- May 9<sup>th</sup> at 4pm *HYBRID &amp; IN-PERSON @ 4 FAIRGROUNDS RD. - COMMUNITY RM.</b></li> <li>• Classification of street trees &amp; vegetating mapping</li> <li>• Discussion of Wind Turbines</li> <li>• Section 106 – Sunrise Wind Farm Project, intro (update as needed)</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demolitions</li> <li>• Discussion of options for house moves</li> </ul> |

List of additional documents used at the meeting:

1. Draft minutes as listed.

Adjournment:

Motion **Motion to Adjourn at 8:33pm. (Coombs)**  
 Vote Carried unanimously

Submitted by:

Esmeralda Martinez

YouTube link: <https://www.youtube.com/watch?v=jTrDAJGUfQw>

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village