



HISTORIC DISTRICT COMMISSION

REGULAR MEETING

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

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

~~ MINUTES ~~

Tuesday, June 29, 2021

Public Safety Facility, 4 Fairgrounds Road, Community Room – 5:00 p.m.

Called to order at 5:01 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, Camp, McLaughlin, Coombs, Oliver, Welch, Thornewill
Absent Members: Dutra
Late Arrivals: None
Early Departures: Camp, 6:15 p.m.; Coombs, 9:06 p.m.

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Coombs)**
vote Carried unanimously//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye

I. PUBLIC COMMENT

Backus – Tomorrow, June 30th, she will be presenting to Preservation Institute of Nantucket students about the HDC and *Building with Nantucket in Mind*.

II. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Town of Nantucket 05-3897	58 Bunker Road	New metal shop building	73/119	SMRD
2. NISDA 06-4072	55 Wauwinet Road	Move on fm 71 Washington	14/23	BPC
3. NISDA 06-4073	55 Wauwinet Road	Move on fm 71 Washington	14/23	BPC
4. Deborah Dilworth 06-4107	44 Pleasant Street	Main house roof	55-4.1/180	Linda Williams
5. Deborah Dilworth 06-4108	44 Pleasant Street	Garage roof	55-4.1/180	Linda Williams
6. 61 Fairgrounds, LLC 06-4106	61 Fairgrounds Rd Lot A	MH color change	67-173	Linda Williams
7. 61 Fairgrounds, LLC 06-4105	61 Fairgrounds Rd Lot A	Cottage color change	67-173	Linda Williams

Voting Pohl, Camp, McLaughlin, Coombs, Oliver

Alternates Welch, Thornewill

Recused None

Documentation None

Representing None

Public None

Concerns No concerns.

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

Vote Carried 5-0

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

III. MOTIONS TO BE RATIFIED PER TOWN COUNSEL'S RECOMMENDATION

A. HDC Hearing, Thursday 6/17/21: Acting Chair not sworn in, participated remotely.

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Eric Kraeutler 05-3843	35 New Street	Move off/demo	73.4.2/42	Botticelli + Pohl

Motion Motion to Approve as a move-off/demolition. (Camp)

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

2. Eric Kraeutler 05-3844	35 New Street	New dwelling	73.4.2/42	Botticelli + Pohl
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Motion Motion to Approve through staff with the north elevation "C" window to be a 3-over-6 double hung. (Camp)

Roll-call vote Carried 4-1//Oliver, McLaughlin, Camp, and Coombs-aye; Welch-nay

3. Hannah Gardner Hse, LLC 05-3845	6 Gull Island	Reduce bldg. size + alterations	42.4.3/61	Sarah McLane
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Motion Motion to Approve as submitted. (Oliver)

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

B. HDC Hearing, Thursday 6/22/21: Acting Chair, sworn in, participated remotely

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Estate of Shelby Campbell 06-4002	7 West York Lane	Clpbrd to shingle; LK frnt steps	55/325	Self
2. Christopher Keogan 06-3993	5 Daffodil Lane	Shed	68/723	Self
3. Kathleen Krall 06-4010	15 Masaquet Avenue	Rev. 1656: railing/shingld wall	80/141	Botticelli + Pohl
4. Fleur De Lis 06-4011	8 Shimmo Pond Road	Demo/move off shed	54/258	Botticelli + Pohl

Proposed HDC Minutes for June 29, 2021

5.	Island Lumber 06-4012	1 Polpis Road	Rev. 3481: add window	54/121	V Oliver Design
6.	Thomas Levin 06-4009	234 Madaket Road	Rev. 2596: deck, stairs, windows	59.4/120	V Oliver Design
7.	17 Hinckley NT 06-3994	17 Hinckley Lane	Rev. 0995: window	30/105	V Oliver Design
8.	Lab Trust 06-4013	8 Folger Lane	Rev. 1602: pergola to porch roof	42.4.4/33.5	V Oliver Design
9.	Kathy Gallagher 06-4016	4 Pond Road	320 sf garage	56/158	V Oliver Design
Motion	Motion to Approve Items 1-9. (Camp)				
Roll-call vote	Carried 3-0//Thornewill, Camp, and Coombs-aye; Pohl & Oliver recused				
10.	Mary Claus Trustee 04-3405	31 Low Beach Road	New dwelling	74/36	Botticelli + Pohl
Motion	Motion to Approve through staff with the south elevation left 2 nd -floor triple ganged windows reduced to two by eliminating the center window and paint the front door. (Camp)				
Roll-call vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Camp, and Coombs-aye				
Voting	Camp (acting chair), McLaughlin, Coombs, Welch, Thornewill				
Alternates	Pohl, Oliver				
Concerns	None				
Motion	Motion to Ratify the motions for the above listed June 17th items. (Welch)				
Vote	Carried 5-0				

Certificate #

IV. OLD BUSINESS (05/25/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
4.	38 Prospect, LLC 03-3070	38/38R Prospect/Birdsong	New main house	55.4.4/80.1	B Meerbergen
Voting	Pohl, Camp, Coombs, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural design plans, site plan, photos, and advisory comments.				
Representing	Brook Meerbergen				
Public	Ann Dewez, 5 Mill Street				
Concerns (5:09)	<p>Meerbergen – Reviewed changes made per previous concerns; contours can be softened across the lot.</p> <p>Backus – Read HSAB comments 6/07: the west elevation 4-panel French doors should change if visible; the dormers on the west and south could be narrower; 12-over-12 windows might be an improvement; and eliminate the water table on the front.</p> <p>Dewez – Appreciate the board and applicant working with us.</p> <p>Thornewill – Appreciates the changes; rear and west are good. Front elevation, the 2nd mass is more than 1/2 the length of the main mass; that is atypical and should be reduced. Doesn't think 12-over-12 windows are necessary.</p> <p>Welch – On May 3 he stated the grading is a concern; this is a tall house on a hill close to the street. Agrees with Ms. Thornewill about the proportions of the 2nd mass. Need a cross section of the site and a grading plan with retainage. This would be approvable in many location, but unusual in this location. The site plan indicates a 5' drop to the back of the cottage; thinks there still needs to be retainage between the cottage and the road.</p> <p>Camp – The right addition overwhelms the main mass and agrees it should be reduced. Mr. Welch made a good point regarding grading.</p> <p>Coombs – Also agrees about reducing the right side. The dormers should be even tighter to the windows.</p> <p>Pohl – He was initially concerned about the grading. Looking at the site plan, it appears the plateau is being created by cutting into the site; therefore, there is no need for retainage. Major concerns are reduction in the width of the subordinate mass and the dormers should have less space between windows and corner boards.</p>				
Motion	Motion to Approve through staff with the west and east elevations of the subordinate mass brought in each 2'. (Camp)				
Vote	Carried 4-1//Welch-nay				
5.	38 Prospect, LLC 03-3099	38/38R Prospect/Birdsong	New 2 nd dwelling	55.4.4/80.1	B Meerbergen
Voting	Pohl, Camp, Coombs, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural design plans, site plan, photos, correspondence, and advisory comments.				
Representing	Brook Meerbergen				
Public	None				
Concerns (5:28)	<p>Meerbergen – Reviewed changes made per previous concerns; height reduced to under 20'.</p> <p>Backus – Read HSAB comments 6/07: Add a small window to the north first floor to balance it out; maybe 12-over-12 windows for an older feel; change French doors to one door and a window.</p> <p>Camp – South elevation, the hipped roof under the 2nd-story window should align with the right side of the window.</p> <p>Coombs – Appreciates the changes.</p> <p>Welch – Appreciates the changes, especially the details of the planked framing. Still thinks it will feel taller than it is.</p> <p>Thornewill – Appreciates the simplicity of the building; it is very successful.</p> <p>Pohl – Agrees with HSAB suggestion of a small window on the north elevation.</p>				
Motion	Motion to Approve through staff with a 4-light window added to left side of north elevation main gable and south elevation move the corner board to align with right side of the 2nd-floor windows. (Camp)				
Vote	Carried 4-1//Welch-nay				

Certificate # **HDC2021-03-3099**

6. 38 Prospect, LLC 02-3037 38/38R Prospect/Birdsong Water feature & hardscaping 55.4.4/80.1 B Meerbergen

Voting Pohl, Camp, Coombs, Welch, Thornewill
 Alternates None
 Recused Oliver
 Documentation Landscape design plans, site plan, photos, correspondence, and advisory comments.
 Representing Brook Meerbergen
 Linda Williams
 Rich Gillis
 Public Ann Lingeman Davis, 15 Mill Street
 Ann Dewez, 5 Mill Street
 Concerns (5:37) **Meerbergen** – Reviewed changes made per previous concerns; meets the standard of not being visible.
Backus – Read HSAB comments 6/07: pools and oversized water features have an adverse effect on the character of any dense neighborhood due to nighttime reflected light and accentuated sounds; these features are especially not appropriate in the old historic district (OHD). This is not visible from a public way.
Davis – Regarding visibility, the HDC does consider the natural context, and pools change the environment whether or not you can see them. In this neighborhood, yards are wide open and inviting, maintaining the historical feel. We are 100% opposed to pools or spas because they are detrimental to the historic context.
Dewez – Nearly 85% of the group who purchased the pony field have written letters of opposition regarding this application because pools and spas are not appropriate in historic neighborhoods. Permitting this will set a precedent for the 9-lot development.
Williams – Says she is not opposed to a spa in this location as it meets the Zoning bylaw definition. It is not visible from a publicly travelled way. Concerns expressed by the neighbors are not relevant to the HDC jurisdiction.
Gillis – This is a very small spa and not visible.
Camp – A development like this in a neighborhood like this should have had a comprehensive review of how the subdivision will look. Feels the spa is inappropriate in this neighborhood and would set a precedent here and in other historic neighborhoods. As the neighbors indicated, this area has open yards; the hedge all the way around to screen the feature and the circular driveway are too formal and should be adjusted to fit the neighborhood.
Thornewill – This isn't about this setting a precedent; the precedent here is no spas in this neighborhood. A spa here is not appropriate. Even if it is invisible, it is there and will change the character of the neighborhood.
Coombs – HDC has a mission to approve applications that fit into the neighborhood; we don't have to approve something because you can't see it if it isn't appropriate. That neighborhood is one of the most popular because it's what Nantucket used to be like.
Welch – This commission is in tenuous grounds denying this application; however, we have a policy that is clear and guidelines. Pools have been approved on Main Street, Milk Street, Saratoga Lane, and other similar neighborhoods.
Pohl – It's clear there is no support for this "water feature." The rules are in place; given the number of lots here, this would become a death by 1000 cuts. Asked the applicant if they want a denial or want to withdraw the application.
 Motion **Withdrawn.**
 Vote N/A Certificate #

7. 38 Prospect, LLC 02-3094 38/38R Prospect/Birdsong Shed 55.4.4/80.1 B Meerbergen

Voting Pohl, Camp, Coombs, Welch, Thornewill
 Alternates None
 Recused Oliver
 Documentation Architectural design plans, site plan, photos, and advisory comments.
 Representing Brook Meerbergen
 Public None
 Concerns (6:06) **Meerbergen** – This was held to track; no revisions were made.
Backus – Read HSAB comments 6/07: Could be a little shorter in height; smaller windows on west.
Welch – Clarified the changes to the north and east elevations. No concerns.
 No concerns.
 Motion **Motion to Approve as submitted. (Welch)**
 Vote Carried 5-0 Certificate # **HDC2021-02-3094**

8.	Jennifer Silva 04-3381	14 Harborview Way	Lift, addition & roofwalk	42.4.1/26	Thornewill Dsgn
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	Thornewill				
Documentation	Architectural design plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Luke Thornewill, Thornewill Design Don Bracken, Bracken Engineering Lind Williams				
Public	None				
Concerns (6:11)	<p>Thornewill – Reviewed changes made per previous concerns.</p> <p>Bracken – Due to amount of work, this must meet the flood elevation of 7; the 1st floor is currently at 8.1, but for the 1st floor to be flood resistant, the construction method results in adding another one foot to the height.</p> <p>Williams – Presented the history of the structure. Revisions are sensitive to the original house.</p> <p>Backus – Circa 1930s, contributing, owned by Stiller and Meara. The action of raising doesn't meet the 50% revision and therefore this is exempt from storm protection required in the Building Code. Read HSAB comments 6/07: the increase in height and addition of the roof walk make this house seem very multilayered and tall; eliminating the roof walk would help considerably; the shed dormer in the side addition is not very appealing, changing to a gable dormer might improve the look; no other house on this street has 2 decks facing the road; eliminate the smaller deck; the pitch of the lower shed roof on the front should be a 4 pitch to match the other one next to it; the front door and door casing could be made more attractive, instead of a 9-lite door; these additions obliterate this 1930's structure too much and change the expansion.</p> <p>Coombs – Agrees with HSAB regarding the roof walk; historically there is no roof walk. It should be as simple as possible; the front is too busy; front left shed dormer should be reduced.</p> <p>McLaughlin – The proposed finished height would be 35'; the HDC policy is not over 30'. Wants to know the type of brick to be used on the "fake" chimney.</p> <p>Welch – Appreciates changes to south elevation dormer eave. Agrees with many of HSAB's comments. South elevation 2nd mass the left most roof over the 3 windows should be a 5/12 pitch and would be more congruent as seen from the west. His problem is reconciling the west elevation, which tells a story of how masses relate, versus the south elevation. If you reduce the width of the addition by 1', it wouldn't change the interior program. Wants clarification on treatment of material proposed for the supports. Asked the proposed color pallet (trim, sash, & doors white).</p> <p>Thornewill – The piers are rusticated concrete blocks. The lattice is natural to weather wood.</p> <p>Oliver – Thinks the addition should be reduced 2', which goes to the setback line; it's 18' and the existing house is 28'. The additive mass dormer should be reduced to 2 doors; the 3rd-floor dormers are wide for single windows. The roof walk should be smaller with no skirt; it's not really appropriate on this house; they could come back for it later.</p> <p>Pohl – The existing structure is 34'. He's not loving the roof walk.</p>				
Motion	Motion to Hold for revisions. (Welch)				
Vote	Carried 5-0			Certificate #	

V. NEW BUSINESS (06/07/2021)

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Diane Catino Et al 05-3892	11 D Street	New dwelling	60/2.1	E McMorrow
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural design plans, site plan, photos, correspondence, and advisory comments.				
Representing	Ethan McMorrow, E. McMorrow Design Associates				
Public	Mary Chalke, 7 D Street				
Concerns (6:43)	<p>McMorrow – Presented project; location dictated by septic field.</p> <p>Pohl – Read MAB comments.</p> <p>Chalke – Read a statement of concerns into the record.</p> <p>Welch – There is depth in the structure that would mitigate the regularity of the windows; however, the area is quirky and different-sized windows are okay. Width is a little concern, but the additive massing is appropriate. The 2nd-floor deck should be reduced some.</p> <p>Thornewill – This is a cute building with a lot of additive massing; it's only 22'6" tall; suggested reducing the windows a tiny bit on the right mass. Suggested 2 small decks rather than one wrap-around.</p> <p>McLaughlin – North elevation, the 1st-floor 9-light is a casement and east elevation 6-lights are awnings; they should be double-hung to match the rest of the house.</p> <p>Coombs – West elevation 2 right most "A" windows should be smaller; same on the east elevation. Agrees about reducing the size of the deck.</p> <p>Pohl – His only concern is the huge 2nd-floor deck; likes the idea of breaking it up into two: one on the east and one on the north both centered on the dormers.</p>				
Motion	Motion to Approve through staff with the right most "A" windows on the east and west to be "B" and the wrap around deck split into 2 centering on the dormers. (Coombs)				
Vote	Carried 5-0			Certificate #	HDC2021-05-3892

2.	Hatcreek Cattle Co. 05-3898	15 Beach Grass Road	New dwelling	68/394	Karsten Reinemo
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	Welch break				
Documentation	Architectural design plans, site plan, and photos.				
Representing	Karsten Reinemo				
Public	None				
Concerns (7:02)	Reinemo – Presented project. Flynn – Trim natural to weather, sash and door trim, and dual grey roof. McLaughlin – North & south elevation, the gable louvers should be wood. It fits in. Thornewill – It’s simple and useful. The air-conditioning units (A/C) on the north should be fenced in. It could use a little porch roof but that’s not a make-or-break. Oliver – It’s typical of what’s going out there. Agrees a porch would be nice. North elevation, suggested door be a 4-light to match all the window panes. Coombs – Agrees a porch on the north elevation would add interest.				
Motion	Motion to Approve through staff with 4-light door on north elevation and wood louvers in the gable end and screen the A/C. (McLaughlin)				
Vote	Carried 5-0		Certificate #	HDC2021-05-3898	
3.	Patti Duester 05-3876	13 Monomoy Road	As built deer fence	54/198	Self
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:09)	Not opened at this time.				
Motion	Motion to Hold for representation. (Oliver)				
Vote	Carried 5-0		Certificate #		
4.	Magnus Nicolin 06-3957	6 Brier Patch Road	Rooftop solar	21/136	Karen Alence
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Karen Alence, Cotuit Solar				
Public	None				
Concerns (7:12)	Alence – Presented project. Oliver – When we approved the 1 st small section; it was on the secondary mass. You can’t see it but it is on the main mass wood roof; she can’t support this. Coombs – Agrees with Ms. Oliver. Wants to see another proposal. McLaughlin – This is approvable. Welch – Asked for clarification on the proprietor way and its impact on our purview. It doesn’t fit our guidelines but is limited visibility. He is concerned about solar on a wood roof. Backus – The proprietor way is privately owned on private property. Pohl – He’d prefer it be on the 2 nd -floor dormer; you can’t see the top of the high roof. He supports this due to lack of visibility.				
Motion	Motion to Approve through staff with a tree planted to block the view of the cheek of the dormer from Brier Patch. (Coombs)				
Vote	Carried 3-2//Welch & Oliver-nay		Certificate #	HDC2021-06-3957	
5.	Robert Meyer, Jr. 06-3961	307 Polpis Road	Renovate barn	25/39	CWA
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (7:22)	Webster – Presented project, circa 1980s. Oliver – There will be visibility but except for the cupola, it’s appropriate. The cupola sticks up too far. Thornewill – She thinks the cupola is appropriate on this; it adds to the quirkiness and won’t be visible. McLaughlin – Anything is an improvement. Coombs – North elevation, reduce the 9-light window.				
Motion	Motion to Approve as submitted. (Thornewill)				
Vote	Carried 4-1//Oliver-nay		Certificate #	HDC2021-06-3961	

6.	5 Sherburne Way, LLC 06-3958	5 Sherburne Way	New guest house	30/38	Botticelli & Pohl
Voting	Coombs (acting chair), McLaughlin, Oliver, Welch, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	None				
Representing	Ray Pohl, Botticelli & Pohl				
Public	None				
Concerns (time)	Pohl – Asked this be held for July 20 th .				
Motion	Motion to Hold at applicant's request to July 20th. (Oliver)				
Vote	Carried 5-0			Certificate #	
7.	Kristen Engle Trust 06-3979	90 Pocomo Road	Relocate pool and hardscape	15/43	CWA
Voting	Coombs (acting chair), McLaughlin, Oliver, Welch, Thornewill				
Alternates	Pohl-break				
Recused	None				
Documentation	Landscape design plans, site plan, and aerial photo.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (7:28)	Webster – Presented project; stonewall will be made of existing stone from the site. Oliver – We don't have any photos; the house is in place. Found a Google Earth aerial photo Thornewill – She's convinced it won't be visible due to the nature of the area and nature of the house. The outdoor fireplace is the mass she'd be concerned about. A planting plan would help. Welch – It's appropriate for the area even without additional landscaping. The fireplace chimney scale is appropriately sized. The 8' deer fence isn't of a scope to be a concern. McLaughlin – No comments.				
Motion	Motion to Approve as submitted and not to be visible at time of inspection or thereafter. (Welch)				
Vote	Carried 5-0			Certificate #	HDC2021-06-3979
8.	Howard + Holt _____	10 Bayberry Lane	Addition	67/71	Newman Inc.
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:34)	Not opened at this time.				
Motion	Motion to Hold for representation. (Welch)				
Vote	Carried 5-0			Certificate #	
9.	Oliver Carr 06-3954	84 Cliff Road	New dwelling	30/74.1	Robert Newman
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Robert Newman, Sandcastle Construction Inc.				
Public	Ron Neumanz, 37 Pilgrim Road, for Mary Semjen at 39 Pilgrim and the Fitzsimmons at 1 Kings Way				
Concerns (7:36)	Newman – Presented project; explained how the grade is being taken into account. Neumanz – The site was completely clear cut. Concerned about excessive number of rear windows causing light pollution. Concerned about the height because if the basin is filled in for the structure, it will appear very high. Expressed concern about functionality of the driveway and parking. Backus – Read HSAB comments McLaughlin – South elevation, asked about fencing around the basement access. North elevation, the front door should be a typical Nantucket front door. Thornewill – South elevation, the 3 gable windows feel top heavy and should be reduced to 2. The garage throws off the symmetrical main mass. Coombs – North elevation, the triple-ganged windows should be reduced to 2 separated windows. Oliver – Doesn't understand the grading. Asked if grade can be changed without permission. Pohl – There is a 6' grade change from the front to the back of the house; asked about retainage. He'd like the existing grade dashed in on all four elevations.				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried 5-0			Certificate #	

10. Robert Newman 06-3972	6 Topping Lift Road	Addition/garage	66/308	Robert Newman
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Robert Newman, owner			
Public	None			
Concerns (7:55)	<p>Newman – Presented project; height is 24’.</p> <p>McLaughlin – North elevation, front door is atypical (existing). Circular stairs are inappropriate.</p> <p>Welch – This is appropriate for the area. On the north, make the pedestrian and garage doors more similar because they will be visible up the driveway.</p> <p>Coombs – She’s okay with the circular staircase, it won’t be visible. No concerns.</p> <p>Oliver – Agrees with Mr. Welch about the north elevation; asked that the dormer be smaller and/or add a window.</p>			
Motion	Motion to Approve through staff with three “A” windows on the north elevation dormer and harmonize the garage and 9-light doors. (Welch)			
Vote	Carried 5-0		Certificate #	HDC2021-06-3972
11. Downyflake Inc 06-3974	14 West Creek Road	Commercial building	55/175	Robert Newman
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (8:03)	<p>Newman – Presented project;</p> <p>Oliver – The height has to come down; it says it has a mud block, but the elevation shows 2 steps up to the door. It needs to move back so it’s not right on the corner; that would alleviate losing the tree and turning-vehicle site lines.</p> <p>Coombs – Agrees with Ms. Oliver about pushing it back off Pleasant Street. The two trees could be Town trees.</p> <p>Thornewill – This is forward of Community Sailing and is really massive. East elevation has a huge overhang, which is inappropriate. Agrees about pushing off the road; they might consider turning the building.</p> <p>McLaughlin – The transom over the picture windows is typical for Federal Street but not here.</p> <p>Pohl – He doesn’t like the idea of going over 30’; the Stop & Shop is only 30’ tall. Agrees with Ms. Thornewill about the overhang.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried 5-0		Certificate #	
12. Downyflake Inc 06-3971	14 West Creek Road	Rooftop solar array	55/175	Robert Newman
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spread sheet.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (8:17)	<p>Oliver – Not on the main mass front of the building. The black roof is a good start.</p> <p>Coombs – Agrees.</p> <p>McLaughlin – No comments.</p> <p>Thornewill – Agrees with Ms. Oliver.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried 5-0		Certificate #	
13. Stuart Whitlock 06-3965	101 Orange Street	As built fence	55.1.4/17	Self
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:19)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Vote	Carried 5-0		Certificate #	

14.	17 Lincoln Realty Trust 06-3968	17 Lincoln Circle	Pool and hardscape	30/18	Ben Champoux
Voting	Coombs (acting chair), McLaughlin, Oliver, Welch, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Ben Champoux, Champoux Landscaping				
Public	None				
Concerns (8:22)	<p>Champoux – Presented project; pool is at elevation 38.7.</p> <p>Backus – Read HSAB comments 6/14: parking looks commercial and is excessive; to formal.</p> <p>Thornewill – The pool won't be visible. Looks like 6' is being added to the grading for the pool; should step down so the pool is sunk into the natural grade, then the retaining walls don't have to be so tall.</p> <p>Welch – looking at the existing slope, the right most corner is 30' to 26'; in the proposed it goes up to 35' to 37'. The upper left corner is at 34' and goes up to 38'. The concern is with respect to the impact of the grade change to other lots creating a domino effect that changes the bluff as seen from Jefferson Avenue. He wants a sectional view through three locations looking east to west; wants a line staked out showing the retaining wall for viewing from Jefferson Avenue.</p> <p>McLaughlin – No comments.</p> <p>Oliver – Agrees with Mr. Welch.</p>				
Motion	Motion to View with the retaining wall staked and additional information. (Welch)				
Vote	Carried 5-0			Certificate #	
15.	Gary Winn 06-3960	25 North Water Street	Window replacement	42.4.2/2.1	Linda Williams
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (8:36)	<p>Williams – Presented project; Green Mountain true-divided lights (TDL) except for the egress gable window.</p> <p>Backus – Circa 1789 typical Nantucket house contributing. Read HSAB comments 6/14: need window survey; okay to replace newer windows; single gable window looks old and should be replaced; are like-kind applications for windows in the OHD are required for HDC review.</p> <p>Welch – We should have a window schedule. We should try to save the windows if possible.</p> <p>Coombs – Wants to see the window schedule. Wants a list of the windows age and problems.</p> <p>Oliver – Okay as long as we have information added to the file on the sizes.</p> <p>McLaughlin – No comments.</p>				
Motion	Motion to Approve through staff with window schedule documentation of existing windows. (Coombs)				
Vote	Carried 5-0			Certificate #	HDC2021-06-3960
16.	Peter Dupont 06-3963	47 Millbrook Road	New dwelling	56/231	E McMorrow
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ethan McMorrow, E. McMorrow Design Associates				
Public	None				
Concerns (8:44)	<p>McMorrow – Presented project.</p> <p>Oliver – No concerns.</p> <p>Thornewill – A plain 4-bay doesn't fit in this neighborhood.</p> <p>Coombs – No comments.</p> <p>McLaughlin – No comment.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried 5-0			Certificate #	HDC2021-06-3963
17.	Tim Quinlisk 06-3962	88 Quidnet Road	Rev. 0793: fenst & add dormer	21/109	Botticelli + Pohl
Voting	Coombs (acting chair), McLaughlin, Oliver, Welch, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (8:48)	<p>Botticelli – Presented project.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Welch)				
Vote	Carried 5-0			Certificate #	HDC2021-06-3962

18. Thomas Rhodes II Trst 06-3932	125 Main Street	New dwelling	42.3.3/49	Gryphon Arch
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.			
Representing	Ethan Griffin, Gryphon Architects			
Public	None			
Concerns (8:54)	<p>Griffin – Presented project; the structure exists in this location.</p> <p>Backus – Read HSAB comments 6/14 & 6/21: being so close to the street, should address Main Street and look like a small dwelling; round window above sliding doors inappropriate. Read Mr. Robert Ernst's letter of opposition dated 6/22.</p> <p>McLaughlin – West elevation, the round window should be a square 4-light; it will be visible.</p> <p>Coombs – She wants to view this; thinks it might be visible from the old cemetery.</p> <p>Oliver – Agrees with what's been said. The side facing Main Street is acceptable. Her main concern is the glass doors and the round window.</p> <p>Welch – Agrees with much that's been said. Okay with doors facing into the yard. The round window as far as visibility is a concern. Buildings of this size should be encouraged along Main Street.</p> <p>Pohl – Not loving the round window.</p>			
Motion	Motion to View and hold for minor revisions. (Welch)			
Vote	Carried 5-0			Certificate #

Rest held for Thursday July 1

19. Tim Vieth 06-3912	3 Gladlands Avenue	Pool and hardscape	88/234	Atlantic Landscap
20. Aileen Newquist 06-3911	29 Main Street	Pool and hardscape	73.3.1/9	Atlantic Landscap
21. Rhack, LLC 06-3909	20 Sherburne Turnpike	Pool and hardscape	30/195	Atlantic Landscap
22. Brian Nester 06-3908	4 East Lincoln Avenue	Pool and hardscape	42.4.1/49	Atlantic Landscap
23. Local Buoy Props. 05-3890	39 Beach Grass Road	New duplex	66/368	Val Oliver Design
24. 41 Beach Grass, LLC 06-3953	41 Beach Grass Road	New dwelling	68/367	Val Oliver Design
25. 43 Beach Grass, LLC 06-3952	43 Beach Grass Road	New dwelling	66/358	Val Oliver Design
26. John Barry 06-3956	22 Eel Point Road	New guest house	40/45	Emeritus
27. John Barry 06-3955	22 Eel Point Road	New garage	40/45	Emeritus
28. Barbara Henderson 06-3981	6A Silver Street	Spa and hardscape	55.4.1/184.1	Waterscapes
29. Thomas Wynn Trst 06-3966	10 Moors End Lane	Addition	43/214	Studio Ppark
30. Kingfisher R.T. 05-3519	278 Polpis Road	Rev. 2488: relocate on site	25/2	Gryphon Archit.

VI. OLD BUSINESS (06/15/2021)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Peter Garren 04-3615	36 Pocomo Road	2 nd dwelling/garage	14/79	NAG
2.	Eliza Silva 04-3391	16 Helen's Drive	Rooftop solar	66/53	ACK Smart
3.	Jennifer Khoury 05-3768	27 West Chester Street	Spa	42.3.4/2	David Troast
4.	Westmoor Club 05-3636	109 West Chester Street	Dorm A	41/805	JGG Architects
5.	Westmoor Club 05-3637	105 West Chester Street	Dorm B	41/805	JGG Architects
6.	Carol Anne Surface 04-3605	47 Warren's Landing	New dwelling	38/34	BPC
7.	Carol Anne Surface 04-3606	47 Warren's Landing	Studio	38/34	BPC
8.	Carol Anne Surface 04-3607	47 Warren's Landing	Pool	38/34	BPC
9.	14 MVR LLC 04-3420	14 Madequecham Valley Rd	New dwelling	89/13	Emeritus
10.	Frederick Hahn 05-3797	50 Eel Point Road	Pool and hardscape	32/25.1	Atlantic Lndscp
11.	Zero India Street 03-3268	1 Cambridge Street	Addition	42.3.1/150.2	Emeritus
12.	One Folger Road, LLC 05-3642	1 Folger Road	Studio	30/195.1	Studio Ppark
13.	Delores Martin 05-3796	80 Easton Street	Spa & fence	42.4.2/6	Self

VII. NEW BUSINESS (06/21/2021)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nantucket Marine	14 Sun Island Road	Rooftop solar	69/105	ACK Smart
2.	Corey Gammill	56 Miacomet Avenue	Rooftop solar	67/350	ACK Smart
3.	Richard Meisenberg	86 Polpis Road	Pool, spa, and hardscape	44/25.4	Ahern
4.	Timothy Quinlisk	88 Quidnet Road	Patio	21/104	Ahern
5.	Mike White	8 Grey Lady Lane	New dwelling	66/704	Val Oliver Design
6.	Jack Barry	1 Goose Cove Way	Rev 69708; downsize pool	59.4/133	Val Oliver Design
7.	Amy Ambrecht	13 Giny Lane	Rev. 71359: pool and spa	41/850	Robert Newman
8.	Phil Pastan	16 Beach Grass Road	New dwelling	68/384	KOH Arch
9.	Phil Pastan	18 Beach Grass Road	New dwelling	68/383	KOH Arch
10.	Michael Herbert	4 Harbor View Way	Revisions to spa and hardscape	42.4.1/30	Topham Design
11.	Fredrick Hahn	50 Eel Point Road	Shed	32/25.1	EMDA
12.	Hydrangea Ln No. 3, LLC	10 Hydrangea Lane	New dwelling	73/89	B. Meerbergen
13.	Hydrangea Ln No. 3, LLC	10 Hydrangea Lane	Pool and hardscape	73/89	B. Meerbergen
14.	Hydrangea Ln No. 3, LLC	10 Hydrangea Lane Lot 5	New dwelling	73/89	B.Meerbergen

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15.	Hydrangea Ln No. 3, LLC	10 Hydrangea Lane Lot 5	Pool	73/89	B.Meerbergen
16.	Norbonne LLC	104 Main Street	Addition	42.3.3/159.1	Lucas Velle
17.	Boughrum Fam NT	28 Old Tom Nevers Rd	Windows	92.4/252	Self
18.	Letini Salvatore	20 Field Avenue	Main house addition	80/149	Chip Webster
19.	Letini Salvatore	20 Field Avenue	Addition	80/149	Chip Webster
20.	Letini Salvatore	20 Field Avenue	Pool	80/149	Chip Webster
21.	Letini Salvatore	20 Field Avenue	Pool cabana	80/149	Chip Webster
22.	NHA	89 A-B Bartlett Road	AC and roof overhang	66/410	Linda Williams
23.	6 OWF Road, LLC	6 Old Westmoor Farm Rd	Pool	41/821	Ahern
24.	John Dalton	30 Vestal Street	Pool/patio	41/45	Ahern
25.	Lot 27 North Mill, LLC	Lot 21 Birdsong Lane	New dwelling	55.4.4/80.1	B. Meerbergen
26.	Lot 27 North Mill, LLC	Lot 21 Birdsong Lane	Studio/garage	55.4.4/80.1	B. Meerbergen
27.	Jessica Millard	5 Cudweed Road	Fenestration	82/145	Val Oliver Design
28.	Anna Samuels	3 Evergreen Way	New dwelling	68/726.1	Val Oliver Design
29.	17 FGR ACK, LLC	17 Fairgrounds Road	New dwelling	67/885	Val Oliver Design
30.	17 FGR ACK, LLC	17 Fairgrounds Road	Tertiary dwelling	67/885	Val Oliver Design
31.	Hayden Hurley Trust	5 Sandy Drive	MH move off to 11 Hulburt Av	29/74	Val Oliver Design
32.	11 Hulbert Ave, LLC	11 Hulbert Avenue	MH move on fm 5 Sandy Dr	24.2.3/2	Val Oliver Design
33.	Hayden Hurley Trust	5 Sandy Drive	Grg move off to 11 Hulburt Av	29/74	Val Oliver Design
34.	11 Hulbert Ave, LLC	11 Hulbert Avenue	Grg move on fm 5 Sandy Dr	24.2.3/2	Val Oliver Design
35.	Nant. Whales End II, LLC	43 Squam Road	Gym building	13/24	M. Cutone Arch.
36.	Nant. Whales End II, LLC	43 Squam Road	Pool	13/24	M. Cutone Arch.
37.	Nant. Whales End II, LLC	43 Squam Road	Sport court	13/24	M. Cutone Arch.
38.	Eloy Nava	79 Milk Street	Gрге addition and color change	56/213	SMRD
39.	Brian Harris	51 Weweeder Avenue	Move off/demo dwelling	88/12	Emeritus
40.	Brian Harris	51 Weweeder Avenue	Move off/demo shed	88/12	Emeritus
41.	Brian Harris	51 Weweeder Avenue	New dwelling	88/12	Emeritus
42.	Robin Tweedy	3 Grand Avenue	Renovation	73.3.1/13.1	Emeritus
43.	Nantucket Inves. Holding	22 Pocomo Road	New dwelling	14/73.1	Emeritus
44.	Housing Nantucket	31 Fairgrounds Road	New dwelling 1	67/149	Emeritus
45.	Housing Nantucket	31 Fairgrounds Road	New dwelling 2	67/149	Emeritus
46.	Housing Nantucket	31 Fairgrounds Road	New dwelling 3	67/149	Emeritus
47.	Housing Nantucket	31 Fairgrounds Road	New dwelling 8	67/149	Emeritus
48.	Mark Atkinson	82 Baxter Road	Addition	49/39	Botticelli + Pohl
49.	Fleur De Lis	8 Shimmo Pond Road	Demo/move off	54/258	Botticelli + Pohl
50.	Fleur De Lis	8 Shimmo Pond Road	New dwelling	54/258	Botticelli + Pohl
51.	Fleur De Lis	8 Shimmo Pond Road	Garage	54/258	Botticelli + Pohl
52.	Parren Nantucket	10 Fulling Mill Road	New main house	27/31	Botticelli + Pohl
53.	Parren Nantucket	10 Fulling Mill Road	Garage/apartment	27/31	Botticelli + Pohl
54.	Howard Martin	2 Back Street	Move off/demo	55/359	LINK
55.	Howard Martin	2 Back Street	New dwelling	55/359	LINK
56.	Richard Arnold	8 Winn Street	Demo dwelling	41/51.2	Richard Arnold
57.	Sean & Gina O'Callaghan	16 Boulevard	Addition	80/79	Studio Ppark

VIII. OLD BUSINESS (06/29/2021)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Howard Auburn Cottage 12-0324	46 Easton Street	Demo/move dwelling	42.4.1/22	Linda Williams
2.	61 Fairgrounds, LLC	61 Fairgrounds Road Lot B	MH Rev 02-2982	67/173	Linda Williams
3.	ACK 11 Pleasant, LLC	11 Pleasant Street	Window survey	42.3.3/121	Linda Williams
4.	33 N Mill, LLC	7 North Mill Street	New dwelling	55.4.4/77	S Met
5.	22 Easton Street, LLC	22/24 Easton Street	Main house	42.1.4/12.1	Workshop APD
6.	22 Easton Street, LLC	22/24 Easton Street	Pool, Apron, & Fence	42.1.4/12.1	Ahern
7.	Mark Wilmot	35 Monomoy Road	Dormer, fenestration, balcony	54/74	Gryphon Archit
8.	Jim Ikard 05-3833	1 Bloom Street	Addition	42.3.3/140	Emeritus
9.	Jim & Cindy Helfrich 05-3834	37 Fair Street	Addition/alterations/porch	42.3.2/212	Emeritus
10.	William Scannell 05-3849	119R Eel Point Road	Rev. 2446: cupola revs	33/17.1	BPC
11.	Barry Ang 05-3821	11 Jonathan Way	Main dwelling	75/42	McMullen Assoc.
12.	Barry Ang 05-3822	11 Jonathan Way	Cottage	75/42	McMullen Assoc.
13.	Barry Ang 05-3824	11 Jonathan Way	Pool/hardscape	75/42	McMullen Assoc.
14.	Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
15.	Greg Raiff 05-3832	100 Low Beach Road	Rev 10-2182: hardscaping	75/27	Emeritus
16.	Earret, LLC 05-3836	6A Morey Lane	New dwelling	73.3.1/47.1	Emeritus
17.	John Berry 05-3838	22 Eel Point Road	New dwelling	40/45	Emeritus
18.	Kristina Amendaloro 05-3625	8 Bank Street	Addition revisions	72.1.3/69	Angus Macleod

IX. OTHER BUSINESS	
Approved Minutes	June 11, 15, & 17, 2021 Motion to Approve. (Oliver) Carried 4-0//Welch abstain
Review Minutes	June 22 & 24, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Thursday, July 1, 2021 at 1:00 p.m. 2 Fairgrounds Road, Conference Room • HDC Meeting Schedule Update • Coastal Resilience Plan Virtual Open House #2, June 24, 2021, 6-8pm. Registration to attend: https://www.eventbrite.com/e/nantucket-coastal-resilience-plan-open-house-2-tickets-154033750093 • 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	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:08 (McLaughlin)**
Vote Carried 5-0

Submitted by:
Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

