



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Tuesday July 12, 2022

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

Called to order at 5:01 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist; Adrian Rodriquez, Administrative Specialist; Terry Norton, Town Minutes Taker

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

Absent Members: Dutra

Late Arrivals: Welch, 5:03 pm; Camp 5:08 pm.

Early Departures: Welch, 6:51 pm

Adoption of Agenda.

Motion Motion to Approve as drafted. (Coombs) Carried unanimously

Motion to reopen the adoption of the agenda. (Welch) Carried unanimously

**Motion to move the discussion of Thursday meetings to beginning of agenda. (Welch)**

Vote Carried unanimously

## I. COMMISSION COMMENTS

1. **Oliver** – We need to convene an organizational meeting where we come up suggestions on how to streamline our process. We also need to talk about the schedule and possibly eliminating the Thursday meetings.

**Welch** – Historically HDC started after 4 pm so working people can attend the meetings; however, the model is primarily agents of applicants, whose job it is to attend the meetings. It is beyond too much of a burden for commissioners to come in regularly for 2 days a week – staying until 9 on Tuesday and interrupting our workday on Thursday. If we are more efficient with a shorter schedule, that would be good. Suggested the meeting on Tuesday from 3:30 to 8 pm would provide enough time to go through the agenda efficiently and still get out at a decent hour; it would be good for morale.

**Pohl** – 3:30 to 8:30 on Tuesday would take ½ hour off our current weekly schedule.

**Coombs** – She cannot be here at 3:30 pm because of mobility issues. Fears changing the time would force her off the Commission. We deal with the public, which also has businesses to run; we went to the current hours, so they could get to the meetings. Thursday was brought in as an emergency meeting day. Convenience is why she feels ZOOM allows more of the public to take part in the meeting.

**Oliver** – As someone who works full time, it is a better scenario not to have to be here on Thursday; it has become mandatory. She would be in favor of shifting; Ms. Coombs would arrive when she gets here.

**Thornewill** – She agrees with Ms. Oliver but understands Ms. Coombs’ concerns. Commissioners take breaks during the meeting and starting late would be Ms. Coombs’ “break”.

**Camp** – Likes the idea of no Thursdays and starting earlier. However, she is concerned for Ms. Coombs; she could just get here when she can.

**Pohl** – Appreciates the issues we each face. In the interest of compromise, we could meet 4:00 to 8:30 pm, which would reduce our weekly commitment by 1 hour.

**Welch** – The ability to have ZOOM meetings have been extended to December; Ms. Coombs still has an alternative for attending the meeting. He thinks a 3:30 start is worth it because it would be less of a burden to break away from work than meeting on Thursdays.

**Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP** – As a member of the public who attends HDC meetings, he agrees the Thursday meeting schedule doesn’t work out well and that there some improvements to be made in streamlining the process; he has some ideas and would like to sit down with commissioners because to discuss how to proceed with meetings. Starting at 3:30 pm on Tuesday and no meeting on Thursday would be help him as an agent.

**Martinez** – One meeting a week would alleviate a lot of staff’s workload.

Motion **Motion to revamp our schedule for 4-8:30 pm regular meeting time on Tuesday’s and no Thursday meeting for a 7-month trial. (Welch)**

Vote Carried unanimously

2. **Coombs** – There are two houses threatened by demolition by neglect.

**Backus** – The Town is aware of them.

## II. PUBLIC COMMENT

1. **Backus** – Regarding the significant loss of 3 historic structures, cited Clay Lancaster regarding the Veranda House. Listed the other value of the other 2 historical structures lost to fire. Coincidentally, Wednesday July 13<sup>th</sup> is the anniversary of the Great Fire of 1846. Further discussion about possible damage to other structures than the 3 lost.

**III . CONSENTS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Erik Kaminski 07-6609	2 Seven Mile Lane	Change Front Door Style	72/52	Erik Kaminski
2. Norris Building Co 06-6590	14A Lowell Place	Hardscape Revisions	41/164	Linda Williams
3. Faro Strada, LLC 06-6562	20 Sankaty Head Road	Rev. 10-1951: MH clr chng	48/31	Botticelli + Pohl
4. Faro Strada, LLC 07-6618	20 Sankaty Head Road	Rev. 04-3524: Grg clr chng	48/31	Botticelli + Pohl
5. Daniel Wight Tr 06-6584	15 Milestone Crossing	Rev. 5185	68/457	Sanne Payne
6. Jason Vogel 06-6529	6 Hedgebury Lane	New Shed	41/590	Structures Unlimited
7. Rbrt & Brndte Meyer 07-6602	307 Polpis Road	New Spa	25/39	CWA/ Ernst Designs
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried unanimously			Certificate # <b>HDC2022-(as noted)</b>

**IV. CONSENTS WITH CONDITIONS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Kara Gibson 06-6554	1 Todd Circle	Inground Pool	66/298	Kara Gibson
	• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.			
2. Vic Ferrantella 07-6610	18B Gray Avenue	Spa/Pool	67/183	Val Oliver
	• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.			
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve per noted conditions and adding “original” before “application”. (Coombs)</b>			
Vote	Carried unanimously			Certificate # <b>HDC2022-(as noted)</b>

**V. OLD BUSINESS 06/14/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Lions Foot, LLC 03-5844	9 Sherburne Way	MH move off or demo	30/37	Topham Designs
Voting	Camp (acting chair), Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Joe Topham, Topham Design Linda Williams Richard Beaudette, Vaughan, Dale, Hunter & Beaudette, P.C.			
Public	None			
Concerns (5:42)	<p><b>Topham</b> – Reviewed the construction and remodeling history of the structure.</p> <p><b>Bachus</b> – Windyside, colonial, circa 1900. HSAB didn't provide official comments. Read emails from HSAB members regarding opinions – should not be moved off or demolished. It would be nice to have clarification on what will be retained and what will be removed; the dates Mr. Topham cited should be in the file. It is a fallacy to assume because something would not be approved today it can be demolished. Though the guidelines are based upon 1840s whaling era, Sherburne Heights was one of the first areas to appeal to tourists.</p> <p><b>Williams</b> – She looked at all the aerials; HDC allowed a couple of houses to the west to be removed and major changes to almost all houses along the bluff.</p> <p><b>Beaudette</b> – It has been shown that a vast majority of structures have been changed over time. It would be difficult to keep this structure on the lot.</p> <p><b>Welch</b> – We're getting to the point where we need to think about having 3D, digitally-scanned models so we have an archive of historic structures. If it's a structural integrity issue, the request is appropriate but some of the silhouette of this should be reflected in the new structure. This is a big lot, but much isn't buildable; he wants to utilize the area for the most historic sections of the structure. The windows should be the same on the new house because it's appropriate. Asked if there's a possibility to retain some of the structure and just remove the newer sections.</p> <p><b>Oliver</b> – The old historic section should be kept and worked with. To allow a complete demo because it's convenient isn't a precedent we should allow to start.</p> <p><b>Coombs</b> – Agrees with Ms. Oliver; she'd like to see an engineer's report regarding its structural soundness. At a meeting 2 weeks ago, HSAB said the main mass should be kept and not demolished and also asked for an engineer's report.</p> <p><b>Camp</b> – Asked which mass is circa 1938; agrees it should be kept. Also, wants to see what they intend for the site.</p>			
Motion	<b>Motion to Hold for revisions and additional information and to go back to HSAB. (Coombs)</b>			
Vote	Carried 4-0		Certificate #	
2. Juraj Bencat 03-5957	15 Wappossett Circle	Solar roof array	67/571	ACK Smart
Voting	Camp (acting chair), Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Tobias Glidden, ACK Smart			
Public	Ray Pohl			
Concerns (6:09)	<p><b>Glidden</b> – Reviewed changes made per previous concerns; only the side with solar will be painted black; cited precedent supporting the 2-tone roof.</p> <p><b>Oliver</b> – She can't agree to the roof being black on one side and grey on the other. We need to be consistent. She would vote for this as a test for the paint but only if the whole roof is painted.</p> <p><b>Thornewill</b> – The 2-tone roofs were not applied for or approved. Agrees the whole roof should be the same color. Supports the layout of the panels.</p> <p><b>Coombs</b> – Agrees with what's been said.</p> <p><b>Camp</b> – She'd prefer solar on a grey roof rather than a 2-tone roof; doesn't think it would be egregious.</p> <p><b>Pohl</b> – Cited a structure on Arrowhead Drive where the roof was painted 5 years ago and that the owner is pleased.</p>			
Motion	<b>Motion to Approve through staff with the entire roof painted black. (Oliver)</b>			
Vote	4-0		Certificate #	<b>HDC2022-03-5957</b>

3. Arline Bartlett <b>12-5454</b>	21 Pleasant Street	Windows, doors, sml add	55.4.1/1	LINK
Voting	Camp (acting chair), Coombs, Oliver (read back in), Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Victoria Ewing, LINK			
Public	None			
Concerns (6:17)	<p><b>Ewing</b> – Reviewed changes made per previous concerns.</p> <p><b>Backus</b> – Read HSAB comments 6/27: The front shingled railing should remain. The side porch brackets should change to vertical posts; the left bracket could interfere with the head height for the stairs. It would be preferable to have the back stair in a less visible location.</p> <p><b>Welch</b> – Appreciates architectural changes. However, his concern is the grade because it's relevant to the presentation of the north and west elevations. The grade drops 42"; if this is approved, it should include the grade as sit exists. Confirmed the west elevation stairs and the extension of the deck is no more than the depth of the stairs.</p> <p><b>Coombs</b> – Likes the changes. It's important to let the land drop down to the next street. Wants to see something ensuring they have removed the excess grade from around the trees.</p> <p><b>Oliver</b> – Appreciates the changes.</p> <p><b>Camp</b> – Thinks 3 stories is still too vertical; the stairs over the obscured window feel like an afterthought.</p>			
Motion	<b>Motion to Approve through staff with the west elevation stairs moved right by half the length of the stairs, grade to be 32" at the front, 62" at the middle, and 80" at the right most corner and the grade maintained in perpetuity. (Welch)</b>			
Vote	Carried 4-0		Certificate #	<b>HDC2021-12-5454</b>

**VI. NEW BUSINESS 06/21/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Sam Phelan <b>06-6473</b>	65 Pleasant Street	New fence	55/36.2	Sam Phelan
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Sam Phelan, owner			
Public	None			
Concerns (6:29)	<p><b>Phelan</b> – Presented project; replicate the 1890 fence.</p> <p><b>Backus</b> – Circa 1834-1838; concurs with this proposal</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve. (Oliver)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-06-6473</b>
2. Elizabeth Dorn <b>06-6475</b>	23 Front Street	Roof chng (3 tab – Arch)	73.1.3/92	James Lydon
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	James Lydon			
Public	None			
Concerns (6:32)	<p><b>Lydon</b> – Presented project – asphalt Moray black.</p> <p><b>Backus</b> – Read SAB comments: Architectural shingles not preferred in the SOH.</p> <p>Circa 1800 Robinson George Meader House moved from Sacacha pond, individually significant. Agrees with SAB.</p> <p><b>Camp</b> – She thinks black is a bit harsh, but we've agreed that it is permissible in old historic districts (OHD).</p> <p>No others have concerns.</p>			
Motion	<b>Motion to Approve. (Oliver)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-06-6475</b>

3. Julia Morash **06-6549** 18½ Gray Avenue New cottage 67/183.1 Thornewill Design  
 Voting Pohl, Camp, Coombs, Oliver, Welch.  
 Alternates None  
 Recused Thornewill  
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.  
 Representing Carrie Thornewill, Thornewill Design  
 Public None  
 Concerns (6:36) **Thornewill** – Presented project.  
**Camp** – A window to the right on the north elevation would balance the door; but not visible.  
 No concerns.  
 Motion **Motion to Approve as submitted. (Oliver)**  
 Vote Carried unanimously Certificate # **HDC2022-06-6549**

4. Cailen Casey **06-6474** 77 Sparks Avenue Hardscape & driveway 55/138.1 Cailen Casey  
 Voting Pohl, Camp, Coombs, Oliver, Welch  
 Alternates Thornewill  
 Recused None  
 Documentation None  
 Representing None  
 Public None  
 Concerns (6:39) Not opened at this time.  
 Motion **Motion to Hold for July 19<sup>th</sup>. (Coombs)**  
 Vote Carried unanimously Certificate #

5. Jennifer Doble-Check Tr **06-6553** 1 Stone Post Way Garage/apartment 74/82 Val Oliver  
 Voting Pohl, Camp, Coombs, Welch, Thornewill  
 Alternates None  
 Recused Oliver  
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.  
 Representing Val Oliver, V. Oliver Design  
 Public None  
 Concerns (6:40) **Oliver** – Presented project; height 24’11”; natural-to-weather trim and terratone sash.  
**Backus** – Read SAB comments 6/27: Should reflect more of the main house for continuity; southwest elevation glass sliders inappropriate; should have vertical lights on the garage door.  
**Welch** – The main house is “squatty” so this should stay true to form. Left and right elevation, incorporate a header beam over the windows to lower the dormer eaves and ridge.  
**Camp** – It appears squat; the dormers at such a strange angle exacerbate that appearance. Needs a steeper pitch.  
**Coombs** – Agrees it should reflect the main house. Agrees a steeper roof pitch would help.  
**Thornewill** – Suggested gable dormers would reflect the house and allow for lower eaves. It does read as very square.  
**Pohl** – The pent roof over the garage doors seems to have an extremely steep pitch; it could be removed.  
 Motion **Motion to Hold for revisions. (Coombs)**  
 Vote Carried unanimously Certificate #

6. 26 Pine Crest, LLC **06-6492** 26 Pine Crest Lane New dwelling 68/426 EMDA  
 Voting Pohl, Camp, Coombs, Oliver, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Ethan McMorrow, Ethan McMorrow Design Associates  
 Public None  
 Concerns (6:51) **McMorrow** – Presented project; it’s a very narrow lot.  
**Oliver** – Given the context of the lot and area, she likes this. Asked if the vegetation along the road is remaining (yes).  
**Thornewill** – South elevation, a porch would help the verticality of this side.  
**Camp** – No concerns.  
**Coombs** – It’s simple and probably won’t be visible.  
**Pohl** – Likes the idea of a porch on the south elevation but not a deal breaker.  
 Motion **Motion to Approve as submitted. (Coombs)**  
 Vote Carried unanimously Certificate # **HDC2022-06-6492**

7.	18 Center St, LLC <b>06-6486</b>	18 Center Street (Sias)	Addition & raise roof	73.1.3/105	Twig Perkins
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Twig Perkins, Twig Perkins Inc.				
Public	None				
Concerns (6:58)	<p><b>Perkins</b> – Presented project; this will become a single-family dwelling and will need foundation and floor system work.</p> <p><b>Backus</b> – Read SAB comments 6/27: ‘Sconset original on Center has been mostly untouched; breaking through the roof would be a significant loss of historic material.</p> <p>Mary Bergman noted it’s one of the oldest Island structures. Individually significant, Mathew Barney-Frederick Mitchell House called Ivy Lodge. There are examples of 2-story structures in the area but that doesn’t mean it’s appropriate to do that to this. The other 2-story structures have stood at those heights for at least 90 years. Agrees shed dormers would be simpler. Noted that this application doesn’t include any foundation changes.</p> <p><b>Oliver</b> – She thinks this is a sensitive approach with minimal change. Left gable dormers could be smaller and tighter.</p> <p><b>Thornewill</b> – Agrees it’s sensitive and the dormers could be smaller, but they are proportionate to the structure. Thinks the dormer breaks up the long ridge line.</p> <p><b>Camp</b> – The west elevation shed dormers should mimic the east elevation.</p> <p><b>Coombs</b> – North elevation, doesn’t like the new gable element. Everything else is very simple; questions the use of gable dormers. If it didn’t have the history it has, she would have no concerns. The left bumpout on the south elevation helped break up the long roof line.</p> <p><b>Pohl</b> – Agrees this is a sensitive addition. Likes the idea of making the west elevation dormers shed dormers.</p>				
Motion	<b>Motion to Approve through staff with the west elevation gable dormers to be a shed dormer. (Camp)</b>				
Vote	Carried unanimously		Certificate #	<b>HDC2022-06-6486</b>	
8.	Susan O’Malley <b>06-6490</b>	10 New Mill Street	New deck	59.4.4/9	Boris Nikolov
9.	Susan O’Malley <b>06-6489</b>	10 New Mill Street	Fence	59.4.4/9	Boris Nikolov
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:14)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Camp)</b>				
Vote	Carried unanimously		Certificate #		
10.	Horchow & Routman <b>06-6534</b>	33 Cliff Road	MH fenest, ramp, dormer	42.4.4/5	CWA
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (7:15)	<p><b>Webster</b> – Presented project; according to the family, it was built in the 1980s.</p> <p><b>Backus</b> – HSAB did not review this. Any existing structure in the OHD should have the date on the application; none of these applications include the dates. There are 3 different dates, the earliest 1920s, for this house; that needs to be clarified.</p> <p><b>Thornewill</b> – The proposed front portico is over scaled; simpler would be better. Rear 3<sup>rd</sup>-floor dormers are extensive when there is already so much fenestration, and the roof walk hits the dormer; the rear reads as 4 stories.</p> <p><b>Camp</b> – Okay with what’s proposed but it’s a little over the top. The rear is “dormered out” with triple sheds and quadruple windows; it could be visible.</p> <p><b>Coombs</b> – There are too many mullied windows. The rear “4<sup>th</sup>” floor will be visible; it should remain simple.</p> <p><b>Oliver</b> – Agrees with much that’s been said. Her main concern is the north elevation, 3<sup>rd</sup>-floor dormers; they should be reduced.</p> <p><b>Pohl</b> – Agrees with what’s been said. Front portico is over scaled.</p>				
Motion	<b>Motion to Hold for revisions, verification of the age, and to go to HSAB. (Coombs)</b>				
Vote	Carried unanimously		Certificate #		

<b>11. Horchow &amp; Routman 06-6540</b>					
	33 Cliff Road	Guest house: addtn/fenest	42.4.4/5	CWA	
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (7:26)	<p><b>Webster</b> – Presented project.</p> <p><b>Backus</b> – Read HSAB comments 6/27 This building is very close to Cliff Road; there are a handful of accessory buildings that are similarly close to the road as this one is, but none have the length, the height or the fenestration that is proposed for this addition. Any proposed additions to this building should be directed away from Cliff Road toward the main house. The scale of the addition and the dormers are inappropriate additions to this accessory building. This creates a wall along Cliff Road with no additive massing; it should be reduced in scale.</p> <p><b>Camp</b> – It's being doubled in length along Cliff Road; the addition should go off the back.</p> <p><b>Thornewill</b> – Agrees with Ms. Camp. Turn the addition and create a gable forward shortening the length.</p> <p><b>Coombs</b> – It's too big and detracts from the main house. The addition should go north.</p> <p><b>Oliver</b> – Likes the idea of an ell shape and scaling down the 2<sup>nd</sup> floor to be more modest. There is no height on the application or drawings.</p> <p><b>Pohl</b> – Agrees. Likes the existing, very subordinate, at-the-street structures. Any addition should be subordinate to the current mass and situated farther from the road.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously			Certificate #	
<b>12. Horchow &amp; Routman 06-6541</b>					
	33 Cliff Road	Garage	42.4.4/5	CWA	
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (7:34)	<p><b>Webster</b> – Presented project; north elevation faces into the property and not visible; east faces the guesthouse.</p> <p><b>Backus</b> – Read HSAB comments 6/27: The proposed flush shed dormer will be marginally visible from Cliff Road; however, it would be much more architecturally appropriate if it were a set-back dormer rather than flush. The proposed new central dormer on the road is proportionally out of scale and should be a single window dormer matching the existing dormers.</p> <p>There is no date associated with this.</p> <p><b>Camp</b> – Something nice should face Cliff Road; setback shed dormers are better.</p> <p><b>Thornewill</b> – From the end, the shed dormer looks shallow. Agrees with HSAB about the south-elevation dormers.</p> <p><b>Coombs</b> – South elevation is too heavy and should remain simple. Don't know the height or width of the structure. North elevation, reduce the mulled windows and bring in the shed; a garage should be a simple building.</p> <p><b>Oliver</b> – Nothing to add. The north won't be visible. Need dimensions and pitch on the drawings. Simple is best.</p> <p><b>Pohl</b> – Agrees with most that's been said. South elevation dormers should harmonize with those being kept on the guesthouse; doesn't like the hierarchy of gable dormers. Need dimensions on all drawings and the application.</p>				
Motion	<b>Motion to Hold for revisions and dimensions included on all the application and drawings. (Oliver)</b>				
Vote	Carried unanimously			Certificate #	
<b>13. India &amp; Rose Tr 06-6484</b>					
	28 India Street	Rev. 02-5776: fenestration	42.3.4/108	Botticelli + Pohl	
Voting	Camp (acting chair), Coombs, Oliver, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:45)	<b>Pohl</b> – This is being held.				
Motion	<b>Motion to Hold for Tuesday, July 19<sup>th</sup>. (Camp)</b>				
Vote	Carried unanimously			Certificate #	

14. Frank Rovinski	<b>06-6510</b>	33 Main Street (Sias)	Reno/alteration	73.4.2/34	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:45)	<p><b>MacEachern</b> – Presented project.</p> <p><b>Backus</b> – Read SAB comments 7/11: Suggest increasing mullion space between window units but might not be visible. This is within the ‘Sconset OHD circa 1923. Main house is circa 1848, Hill Top attributed to Charles B Coffin. Concur with SAB; application is requesting simulated divided light rather than true divided light within the OHD.</p> <p><b>Camp</b> – Agrees with SAB.</p> <p>Discussion about widening the mullions on the west elevation windows.</p> <p><b>Thornewill</b> – West elevation isn’t very visible if at all.</p> <p><b>Coombs</b> – No major concerns; it’ll be hard to see.</p> <p><b>Oliver</b> – No concerns</p>				
Motion	<b>Motion to Approve. (Camp)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2022-06-6510</b>
15. Chicken Box	<b>06-6496</b>	12 Dave Street (Bldg. 1)	New dwelling	55/158	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:52)	<p><b>MacEachern</b> – Presented project; same height as structures on Bayberry Court, 31’.</p> <p><b>Backus</b> – Eventually, the proposal will include a demolition of the neighboring structure, circa 1930, and partial demo of Chicken Box, circa 1950. It’s important to look at this side of Dave Street for context. Some contemporary elements are in contrast with the area. Porch details don’t fit with the mid-Island. Agrees with swapping the 2 structures as the other has more mid-Island elements. This is 31’3.5” to the ridge; the scale needs to be brought down.</p> <p><b>Oliver</b> – The scale, Stop &amp; Shop and Bayberry Commons were held at 30’. Agrees with switching the siting of the 2 structures. North elevation, the windows should be aligned and the dormers should be sheds. Bayberry is commercial buildings, and this is residential.</p> <p><b>Coombs</b> – She’d like to see how these fit with the Chicken Box, which though not historic is a building of note and should be proud of these.</p> <p><b>Camp</b> – Agrees with what’s been said; the Chicken Box is only 17’ tall.</p> <p><b>Thornewill</b> – Nothing to add.</p> <p><b>Pohl</b> – This lot has a pretty dramatic slope; questions putting the lower house at the lower elevation. The most objectionable part of the Bayberry buildings is the gable dormers. There would be a net benefit to having the taller building at the lower elevation.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously			Certificate #	
16. Chicken Box	<b>06-6495</b>	12 Dave Street (Bldg. 2)	New dwelling	55/158	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and staff comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:07)	<p><b>MacEachern</b> – Presented project.</p> <p><b>Backus</b> – This is more appropriate for the area. Recommends 6-over-6 window; there are no other 2-over-2s in the area. Asked what is being proposed for demolition on the Chicken Box.</p> <p><b>Oliver</b> – This scale is fine but would hold this for shuffling the structures on the lot.</p> <p><b>Camp</b> – Confirmed the existence of basement living space. Agrees with Ms. Backus about the windows.</p> <p><b>Thornewill</b> – She’d prefer to see it at the front; it’s a great building.</p> <p><b>Coombs</b> – Agrees it should be at the front and agrees it should have 6-over-6 windows.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously			Certificate #	



Proposed HDC Minutes for July 12, 2022

17. Glidden <b>06-6508</b>	24 Rugged Road	Move on dwelling	67/164	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:13)	<b>MacEachern</b> – Presented project. No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-06-6508</b>
18. HMSW LLC <b>06-6498</b>	25 Sankaty Head Road	MH addition/demolition	48/3	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:15)	<b>MacEachern</b> – Presented project. No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-06-6498</b>
19. HMSW LLC <b>06-6499</b>	25 Sankaty Head Road	New shed	48/3	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:20)	<b>MacEachern</b> – Presented project. No concerns.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-06-6499</b>
20. Guy Wisinski <b>06-6545</b>	13 Arkansas Avenue	Solar roof array	59.4/158	Ack Smart
21. Sergey & Yuliya Chumak <b>06-6500</b>	8 Parson Lane	New pool/cabana	75/97	WAPD
22. Ack N Back, LLC <b>06-6502</b>	33 Quidnet Road	Move off/demo	21/27.2	WAPD
23. Ack N Back, LLC <b>06-6501</b>	33 Quidnet Road	Primary dwelling	21/27.2-27.4	WAPD
24. Ack N Back, LLC <b>06-6503</b>	33 Quidnet Road	Garage studio	21/27.4	WAPD
25. Ack N Back, LLC <b>06-6504</b>	33 Quidnet Road	Pool cabana	21/27.4	WAPD
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:21)	<b>Backus</b> – These were requested by the agents to be held.			
Motion	<b>Motion to Hold for Tuesday, July 19<sup>th</sup>. (Camp)</b>			
Vote	Carried unanimously		Certificate #	
26. Jim & Cindy Helfrich	37 Fair Street	Alter/ Add Covered Porch	42.3.2/212	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:22)	<b>Backus</b> – This will go on consent with conditions for Tuesday, July 19 <sup>th</sup> .			
Motion	<b>No action at this time.</b>			
Vote	N/A		Certificate #	<b>HDC2022-06-6</b>

**VII. OLD BUSINESS 06/28/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Lindsay Matthews <b>03-5955</b>	37 West Chester Street	Addition	41/150	NAG
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:24)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Vote	Carried 4-0			
			Certificate #	
2. Milestone Property M.	28A Evergreen Way	Guest House	68/713.2	BPC
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:24)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Vote	Carried 5-0			
			Certificate #	
3. Maple Lane, LLC <b>05-6335</b>	Maple Lane Lot 1	New Dwelling	67/303	Val Oliver/ Maury
Voting	Camp, Coombs, Thornewill			
Alternates				
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Justin Maury			
Public				
Concerns (8:26)	<b>Maury</b> – Reviewed changes made per previous concerns. <b>Thornewill</b> – Appreciates the change. The main mass eave lines are still too high; there are a ton of eave lines above the headers; drop the eave line to 8” above the 2 <sup>nd</sup> mass <b>Coombs</b> – Appreciates the changes. Agrees with Ms. Thornewill. <b>Camp</b> – Southwest elevation, the way the gable dies into the eave is awkward; dropping that eave allows the gable roof to be lengthened.			
Motion	<b>Motion to Approve through staff with the main mass eave and gable dropped 3 shingle courses. (Thornewill)</b>			
Vote	Carried 3-0			
			Certificate #	<b>HDC2022-05-6335</b>
Rest held for Tuesday, July 19 <sup>th</sup>				
4. Pocomo 53 Trust <b>05-6289</b>	53 Pocomo Road	Main House	15/17	Mellows & Paladino
5. Pocomo 53 Trust <b>05-6291</b>	53 Pocomo Road	Guest House	15/17	Mellows & Paladino
6. 31 Western Ave, LLC <b>05-6312</b>	31 Western Avenue	Pergola & Hardscape	87/94	Ahern
7. Victor Haley <b>03-5943</b>	94 Orange Street	Addition	55.4.4/47	Paul Dreher
8. K225, LLC	126 Main Street	Renovation	42.3.2/98	Linda Williams
9. Mike Romano <b>05-6245</b>	55 Easton Street	Addition	42.4.1/68	Shelter 7
10. Erik Gersten <b>03-6027</b>	25 India Street	Skylight	42.3.4/106	Linda Williams
11. High Tide Partners, LLC <b>04-6196</b>	26 Douglas Way	New dwelling	39/41	BPC
12. High Tide Partners, LLC <b>04-6198</b>	26 Douglas Way	Garage	39/41	BPC
13. High Tide Partners, LLC <b>04-6173</b>	26 Douglas Way	Gazebo	39/41	BPC
14. High Tide Partners, LLC <b>04-6172</b>	26 Douglas Way	Shed	39/41	BPC
15. High Tide Partners, LLC <b>04-6197</b>	26 Douglas Way	Pool	39/41	BPC
16. 450 Green Park, LLC <b>11-5272</b>	2 Stone Alley	Addtn, alter. & foundation	42.3.1/103	Emeritus
17. 17 Ranger Rd, LLC	17 Ranger Road	New garage	39/28	LINK
18. ACK 71 Orange St, LLC	71 Orange Street	New garage	55.4.1/167	LINK
19. High Cliff Trust <b>04-6202</b>	11 East Hollowell Lane	Mh addition & renovation	30/17	Botticelli + Pohl
20. High Cliff Trust <b>04-6191</b>	11 East Hollowell Lane	New garage	30/17	Botticelli + Pohl
21. Stark Point, LLC <b>04-6118</b>	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
22. Nant. 62 Walsh St, LLC <b>04-3608</b>	62 Walsh Street	Rev 12-2551: siding change	29/85	Botticelli + Pohl
23. 32 Hulbert Trust <b>11-5220</b>	32 Hulbert Avenue	New dwelling	29/72	Botticelli + Pohl
24. Sarah Murphy <b>05-6351</b>	Maple Lane Lot 4	New Dwelling	67/303	Emeritus
25. Sarah Murphy <b>05-6380</b>	Maple Lane Lot 4	New Guest house	67/303	Emeritus

Proposed HDC Minutes for July 12, 2022

26. John Wise 05-6346	10 Starbuck Road	New shed	59.3/62	Emeritus
27. Jeffrey Greenberg 05-6381	30 Orange Street	New stoop & rev roofwalk	42.3.2/176	Emeritus

**VIII. NEW BUSINESS 07/05/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. JFM Cacique, LLC	36 Easton Street	Revisions	42.1.4/19	EMDA
2. Girard Ruddick	6 Bayberry Lane (Sias)	New Garage Studio	49/92	Thornewill Design
3. 11 Hulbert Ave, LLC	11 Hulbert Avenue	Addition/Alterations	29.2.3/2	Val Oliver
4. Ivey Braine	10 Lily Court	Addition	73.3.1/111	Val Oliver
5. Jonas Jeffrey	9 Columbus Avenue	Addition	59.3/112	NAG
6. PFox Nantucket, LLC	20 Orange Street	Remove Exterior Stair	42.3.2/70	Botticelli + Pohl
7. Patience Killen	1 Old North Wharf	Demo/Move Shed	42.3.1/80.1	Linda Williams
8. Michael Wilson	7 Cornwall Street	Fence	71.3.2/9	Linda Williams
9. 7 New St, LLC	7 New Street	Hardscape	55.4.1/37	Ahern
10. Island Energy	6 New Whale Street	Fuel Tanks	42.3.1/89.1	Val Oliver
11. Chris Gould	7 Beach Grass Road	Duplex	68/882	Val Oliver
12. Frederick Bisailon	65A Surfside Road	Move On	67/223.5	DTA
13. Sheila Coffin Harshman Conway Family	1 Windsor Road 467 Surfside Drive	Windows, Doors, Roof Revisions to New Dwelling	49/195 87/118	Val Oliver Val Oliver
14. 30 Pearl, LLC	30 India Street	Addition	42.3.4/137	Botticelli + Pohl
15. Shenandoah Tr	40 Easton Street	Rev. 11-5235	42.1.4/20	Botticelli + Pohl
16. James Rockett	70 Pochick Avenue	Roof Extension and Porch	79/155	Thornewill Design
17. Ripley A. Petrillo and Thomas Tr	92 Washington Street	Revisions to 0589	42.2.3/22	Smith & Hutton LLC
18. Michael Dobbert	38 Surfside Road	Roof Mount Solar	67/15.1	Sunwind LLC
19. 36 Surfside, LLC	36 Surfside Road	Roof Mount Solar	67/15.2	Sunwind LLC
20. Not So Easy, LLC	26 Easy Street	Mixed Use Structure	42.4.2/23	Emeritus
21. 55 Eel Point Holdings, LLC	55 Eel Point Road	New Cabana	32/47	Botticelli + Pohl
22. Huckleberry Friend Tr	15 E. Tristram Avenue	Adtn & windows chngs	31/4	Botticelli + Pohl
23. Nashaquisset Corp Inc.	15 Washaman Avenue	Trash Enclosure	55/522	LINK
24. Nashaquisset Corp Inc.	15 Washaman Avenue	New Patio Extension	55/522	LINK
25. 4 The Kids Realty Tr	79 Pocomo Road	Rev. 10-4971	15/5	CWA
26. Swedish Foster, LCL	18 Cannonbury Lane	New Shed	74/13	CWA
27. 3 Tetankimmo Dr, LLC	3 Tetakimmo Drive	Rev. 12-5374	53/30	CWA
28. 27 Cato Ln, LLC	27 Cato Lane	Rev. COA	55/118	CWA
29. Back 41, LLC	105 Tom Nevers Road	New Pool Cabana	91/25	CWA

**IX. NEW BUSINESS 07/05/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Richard Sotell 02-5632	10 Hydrangea Lane	Rooftop Solar	73/89	Cotuit Solar
2. JK Baxter, LLC 05-6336	114 Baxter Road	Deck Extension	48/35	Thornewill Design
3. Joseph Minella 03-5939	9 Gingy Lane	MH grading	41/851	SCI
4. Joseph Minella	9 Gingy Lane	MH solar	41/851	SCI
5. Joseph Minella 03-5937	9 Gingy Lane	Pool & hardscaping	41/851	SCI
6. Greg Raiff 09-1845	100 Low Beach Road	Renovate/rebuild dwelling	75/27	Emeritus
7. 9 E Street, LLC 05-6359	9 E Street	MH solar roof array	60.2.1/6	Ack Smart
8. 9 E Street, LLC 05-6360	9 E Street	GH solar roof array	60.2.1/6	Ack Smart
9. Brew Bean 01-5616	2 Candle House Lane	New dwelling	55.4.1/1	Concept Design

**X. OTHER BUSINESS**

Approved Minutes	June 28, 2022
Motion	<b>Motion to Approve. (Camp)</b>
Vote	Carried unan
Review Minutes	June 30 and July 5, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Tuesday, July 14<sup>th</sup> @ 4:00 pm</b> Hybrid – Zoom @ 4 Fairgrounds Rd, Community Room</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

PROPOSED

Adjournment:

Motion

**Motion to Adjourn at 8:41 pm. (Camp)**

Vote

Carried unanimously

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

PROPOSED