



# 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), John McLaughlin, Diane Coombs, Vallorie Oliver,  
**Associate Commissioners:** Stephen Welch, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Tuesday, July 27, 2021

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

Called to order at 5:04 p.m. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, Administrative Specialist; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker  
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Dutra, Thornewill  
Remote Participation: Per 940 CMR 29.10, Diane Coombs is participating remotely via ZOOM  
Absent Members: None  
Late Arrivals: Welch, 5:02 p.m.  
Early Departures: Oliver, 7:56 p.m.; Dutra, 8:36 p.m.; Welch, 9:00 p.m.

Adoption of Agenda.

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

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

## I. PUBLIC COMMENT

None

## II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Andrea Giroux <b>07-4205</b>	25 Hummock Pond Rd	Renew 69288	56/8	Thornewill Dsgn
2.	Andrea Giroux <b>07-4204</b>	25 Hummock Pond Rd	Renew 69289	56/8	Thornewill Dsgn
3.	Laura Pasy <b>07-4218</b>	6 Bayberry Lane	Re-site shed	67/73	Thornewill Design
4.	Gerard Layden, Jr. <b>07-4232</b>	22 Atlantic Avenue	Remove unapproved chimney	55/26	Matthew Rider
5.	REC 21 WP, LLC <b>07-4253</b>	21 Washing Pond Road	Rev. 0990: railings	31/31	Botticelli & Pohl
6.	Beach ACKcess, LLC <b>07-4261</b>	9 Falmouth Avenue	Renew 68757	82/423	NAG
7.	Beach ACKcess, LLC <b>07-4260</b>	9 Falmouth Avenue	Renew 58760	82/423	NAG
8.	Robin London <b>07-4248</b>	67 Fairgrounds Road	New dwelling – 900sf	67/117	Val Oliver Design
Voting	Camp (acting chair), McLaughlin, Coombs, Welch, Dutra				
Alternates	None				
Recused	Pohl, Oliver, Thornewill				
Documentation	None				
Representing	None				
Public	None				
Concerns	No concerns.				
Motion	<b>Motion to Approve. (Welch)</b>				
Roll-call vote	Carried 5-0//Welch, McLaughlin, Dutra, Coombs, and Camp-aye			Certificate #	<b>HDC2021-07-(as noted)</b>

## III. CONSENT WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Thirteen Pleasant Trust <b>05-3648</b>	13 Pleasant Street	Chimney flashing	42.3.6/122	Self
	• Flashing painted to match chimney				
2.	Richard McCready Tr <b>07-4252</b>	239 Hummock Pond Rd	Pool	82/41	Self
	• Pool must not be visible at time of inspection and in perpetuity				
3.	John Murray <b>07-4230</b>	4 Mikes Drive	Pool	66/76	Permits Plus
	• Pool must not be visible at time of inspection and in perpetuity				
4.	Elizabeth Draughon <b>07-4233</b>	30 Nobadeer Avenue	Pool	87/35	Julie Jordin
	• Pool must not be visible at time of inspection and in perpetuity				
5.	Alexandr Zhabrovets <b>06-4060</b>	11 Tashama Lane	Shed	55/470	Self
	• Due to lack of visibility				
6.	P.J. Rubin <b>07-4235</b>	67 South Shore Road	Pool	80/304	Julie Jordin
	• Pool must not be visible at time of inspection and in perpetuity				
Voting	Pohl, Camp, McLaughlin, Coombs, O				
Alternates	Welch, Dutra, Thornewill				
Recused	None				

Documentation None  
 Representing None  
 Public None  
 Concerns No additional concerns.  
 Motion **Motion to Approve through staff per noted conditions. (Coombs)**  
 Roll-call vote Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye

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

**IV. PUBLIC HEARING – SIGNBOOK AMENDMENT TO CONSTRUCTION AND SITE GUIDELINES – RESCIND VOTE FROM 6/15/21 HDC MEETING**

Voting Pohl, Camp, McLaughlin, Coombs, Oliver  
 Alternates Welch, Dutra, Thornewill  
 Motion **Motion to Rescind the motion of June 15, 2021. (Coombs)**  
 Roll-call vote Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-ay  
 Documentation Draft Sign Advisory Council update to Construction Signs and Site Guidelines  
 Public Kevin Kuester, Sign Advisory Council (SAC)  
 Discussion (5:05) Motion to Open the Public Hearing at 5:08 p.m. (Oliver)  
 Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye  
 No public comments or commissioner comments.  
 Motion to Close the Public Hearing at 5:08 p.m. (Coombs)  
 Carried 5-0// Oliver, Camp, McLaughlin, Coombs, and Pohl-aye  
 Motion **Motion to Approve the amended Construction and Site sign guidelines. (Coombs)**  
 Roll-call vote Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye

**V. OLD BUSINESS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Housing Nantucket <b>06-4068</b>	31 Fairgrounds Road	New Dwelling- bldg. 1	67/149	Emeritus
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:11)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns. Asked the HDC to reconsider the smaller cupolas at some time before construction; Building 1 &amp; 8 were designed to look like former stables.</p> <p><b>Oliver</b> – Appreciates removal of the cupolas; historic photos showed cupolas were only on the raceway stand building. The groove board is not in keeping with the neighborhood; the barns that were there were shingled.</p> <p><b>Coombs</b> – Agrees with Ms. Oliver.</p> <p><b>Welch</b> – Appreciates changes. Hopes he has the opportunity in the future to review the cupolas.</p> <p><b>McLaughlin</b> – Asked where the front doors are located.</p>				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Roll-call vote	Carried 3-2//McLaughlin, Welch, and Pohl-aye; Oliver, & Coombs-nay			Certificate #	<b>HDC2021-06-4068</b>
2.	Housing Nantucket <b>06-4071</b>	31 Fairgrounds Road	New Dwelling- bldg. 8	67/149	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Welch				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:19)	<p><b>MacEachern</b> – The only buildings in this subdivision with barnboard are these two and the barn.</p> <p><b>Coombs</b> – Ms. Oliver’s comments about barnboard for Building 1 still stand for her.</p> <p><b>Welch</b> – Feels it is unfair that we are singling out buildings over 100 feet from the road behind landscaping in an area where barnboard is appropriate.</p>				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Roll-call vote	Carried 5-0//Coombs, Camp, McLaughlin, Welch, and Pohl-aye			Certificate #	<b>HDC2021-06-4071</b>

3. Housing Nantucket <b>06-4069</b>	31 Fairgrounds Road	New Dwelling- bldg. 2	67/149	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Emeritus			
	Billy Cassidy, Developer			
Public	None			
Concerns (5:24)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns and the planting plan.</p> <p><b>Camp</b> – Asked if the fence goes along the driveway. Okay with the design. The trees should turn the corner near the bike rack in a natural way.</p> <p><b>Cassidy</b> – Explained the fence around the back half of the property.</p> <p><b>Welch</b> – This was held for a landscape plan with the fence and screening. The house is approvable with the fence and screening. They should plant a vining material at every 3<sup>rd</sup> panel of the fence on the neighbor's side. Landscapers tend to plant trees in a line regardless of how they are indicated on the site plan.</p> <p><b>Coombs</b> – Asked if trees are placed between the fence and structure; she doesn't want to see the trees planted in a straight line. She has no concerns with the structure.</p> <p><b>McLaughlin</b> – East elevation, the connector gable roof should be a steeper pitch.</p>			
Motion	<b>Motion to Approve through staff with the plantings to be supplemented and staggered near the bike rack in a natural manner and the connector roof pitch to be 6/12. (Welch)</b>			
Roll-call vote	Carried 5-0//Camp, McLaughlin, Coombs, Welch, and Pohl-aye		Certificate #	<b>HDC2021-06-4069</b>

### VI. NEW BUSINESS 07/06/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Lisa Botticelli <b>06-4091</b>	10R Gray Avenue	Rooftop solar	55/470	Cotuit Solar
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Dutra				
Alternates	Welch, Thornewill				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Karen Alence, Cotuit Solar				
Public	None				
Concerns (5:40)	<p><b>Alence</b> – Presented project.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call vote	Carried 5-0//Oliver, Dutra, McLaughlin, Coombs, and Coombs-aye		Certificate #	<b>HDC2021-06-4091</b>	
2.	Betty Browning <b>06-4034</b>	69 Somerset Road	Rooftop solar	67/178.1	Cotuit Solar
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Karen Alence, Cotuit Solar				
Public	None				
Concerns (5:44)	<p><b>Alence</b> – Presented project; trees block the view from the road.</p> <p><b>Coombs</b> – Has concerns with the panels on the south roof facing the road; they should be on the west elevation roof.</p> <p><b>Camp</b> – She thinks the trees will adequately screen the view from the road.</p> <p><b>Oliver</b> – The south roof is against our guidelines; agrees with Ms. Coombs. The panels on the main roof should be moved; would be okay with them moved to the lower secondary mass.</p> <p><b>McLaughlin</b> – No concerns.</p> <p>Discussion about moving the south elevation panels to another roof plane.</p>				
Motion	<b>Motion to Approve through staff with the 11 panels on the south-facing main mass moved to the west. (Coombs)</b>				
Roll-call vote	Carried 4-1//Oliver, Camp, McLaughlin, Coombs-aye; Pohl-nay		Certificate #	<b>HDC2021-06-4034</b>	
Discussion	Possibly rescind the motion in favor of a motion to hold for revisions to allow them to come back with another array pattern or additional screening. The motion stands.				

3. Margaret Owen **06-4089** 16 Golfview Drive Rev. 3209: Rooftop solar 66/188 ACK Smart

Voting Pohl, Camp, McLaughlin, Coombs, Thornewill  
 Alternates Welch, Dutra  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, and manufacturer spec sheet.  
 Representing Tim Carruthers, ACK Smart  
 Public None

Concerns (6:01) **Carruthers** – Presented project; this is heavily screened toward the 7<sup>th</sup> hole fairway.  
**Camp** – Thinks the panels on the upper roof will be visible from the golf course; would have liked to see a photo from that direction.  
 No others have concerns.

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

Roll-call vote Carried 4-0//Thornewill, McLaughlin, Coombs, and Pohl-aye; Camp-abstain Certificate # **HDC2021-06-4089**

4. Norris Building Co. Inc. **06-4086** 14A Lowell Place Spa and fence 41/164 Atlantic Lndscpng

Voting Pohl, Camp, McLaughlin, Coombs, Dutra  
 Alternates Welch, Thornewill  
 Recused None  
 Documentation Landscape design plans, site plan, photos, and advisory comments.  
 Representing Lindsay Congleton, Atlantic Landscaping Inc.  
 Marc Norris, owner  
 Public None

Concerns (6:09) **Lindsay** – Presented project; contends no visibility; 10X15 spa; spa at elevation 37, flush with the back of the house.  
**Backus** – Read HSAB comments 7/12: minimal visibility, but not in favor of pool-sized spas in the old historic district (OHD); too much hardscape so close to property lines; keep pool lighting to a minimum; stack parking instead of double wide for less impact on the street. This is a 1920 bungalow; it's a large spa with too much hardscaping and might be visible from Lowell Place; the apron should be a material consistent with other properties.

**Norris** – Could move the spa in front of the deck and reduce the hardscape; the front of the house is elevation 46. The hedge is on the neighbor's property.

**Coombs** – She's against a 5' fence surrounding the whole yard; pool fences are usually 4'. The bluestone path is inappropriate. She wants to know how close the spa is to the neighbors' houses; put those houses on the site plan. Agrees with Ms. Camp about what is happening to the neighborhood.

**Dutra** – The suggestions are good ones, but he feels this won't be visible so not in HDC jurisdiction. Asked about the elevation on this property as it relates to abutting properties.

**Camp** – Agrees with HSAB wholeheartedly. We are forgetting what this neighborhood was versus what it is becoming. There is too much hardscaping, right up to the fence and property line; there is too much fencing.

**McLaughlin** – The fence is on a 12" retaining wall, that makes it 6' tall.

**Pohl** – The fencing should be reduced and brought in off the property line and the grading reduced so the fence isn't on a retaining wall.

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

Roll-call vote Carried 5-0//Dutra, McLaughlin, Coombs, Camp, and Pohl-aye Certificate #

5. Jacqueline Pizzi **06-4081** 3 Winn Street Pool and hardscape 41/593 Atlantic Lndscpng

Voting Pohl, Camp, McLaughlin, Coombs, Welch  
 Alternates Dutra, Thornewill  
 Recused None  
 Documentation Landscape design plans, site plan, and photos.  
 Representing Lindsay Congleton, Atlantic Landscaping Inc.  
 Public None

Concerns (6:25) **Lindsay** – Presented project; will plant trees around the north edge of the pool to screen from the road.

**McLaughlin** – No comments.

**Welch** – His only concern would be visibility once this is in place; subject to our restriction, it could be approvable.

**Camp** – It's a lot with roads on three sides. We used to never okay pools on the street; we had a building or something to obscure the pool. We can't depend on deciduous trees and privet to screen it. This is not appropriate on this lot.

**Coombs** – Asked if the pool has an autocover (yes). Photo shows that it will be visible, and you can't count on trees to adequately screen it. The pool should be tucked in where it won't be visible.

**Pohl** – The privet is existing. There is a contentious pool, which is narrowly screened and visible through a privet hedge; he thus has no faith in privet as a screen. A building would be a more effective screen. Deer eat Arbor Vitae, and no one likes Leland Cyprus

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

Roll-call vote Carried 5-0//McLaughlin, Welch, Camp, Coombs, and Pohl-aye Certificate #

6.	Frederick Hahn <b>06-4094</b>	50 Eel Point Road	Elim garage & fenest changes	32/25.1	EMDA
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ethan McMorrow, E. McMorrow Design Associates				
Public	None				
Concerns (6:38)	<p><b>McMorrow</b> – Presented project.</p> <p><b>Oliver</b> – The west elevation with the extension looks like a snout but all in all the changes are positive.</p> <p><b>Coombs</b> – What has been proposed is okay.</p> <p><b>Thornewill</b> – Agrees with Ms. Oliver. The way it’s sited, however, the “snout” won’t be visible.</p> <p><b>Pohl</b> – Agrees with Ms. Oliver.</p> <p><b>McLaughlin</b> – This is 82’ long.</p>				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Oliver, and Pohl-aye		Certificate #	<b>HDC2021-06-4094</b>	
7.	21 Amelia Drive, LLC <b>06-4097</b>	21 Amelia Drive	New mixed used building	67/427	EMDA
Voting	Pohl, McLaughlin, Coombs, Oliver, Dutra				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ethan McMorrow, E. McMorrow Design Associates				
Public	None				
Concerns (6:45)	<p><b>McMorrow</b> – Presented project; grey trim black sashes.</p> <p><b>Coombs</b> – Asked how tall it is (27’6”). As she recalls, there were guidelines for new structures on Amelia Drive.</p> <p><b>Oliver</b> – This is congruent to the neighborhood; the proposed doors are common in this area.</p> <p><b>Dutra</b> – No concerns; though vertical board might add some character.</p> <p><b>Coombs</b> – No concerns; this fits with the buildings in the area.</p> <p><b>McLaughlin</b> – No comments.</p>				
Motion	<b>Motion to Approve as submitted. (Coombs)</b>				
Roll-call vote	Carried 5-0//Dutra, Oliver, McLaughlin, Coombs, and Pohl-aye		Certificate #	<b>HDC2021-06-4097</b>	
8.	Allie Scheffelin <b>06-4098</b>	23 Starbuck Road	Rev. 2533: staircase	60/107	Thornewill Design
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch				
Alternates	Dutra				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Luke Thornewill, Thornewill Design				
Public	None				
Concerns (6:53)	<p><b>Thornewill</b> – Presented project.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Roll-call vote	Carried 5-0//McLaughlin, Oliver, Coombs, Welch, and Pohl-aye		Certificate #	<b>HDC2021-06-4098</b>	
9.	Oliveira Martim Trust <b>06-4082</b>	87 Cliff Road	Pool and patio	30/168.1	Ahern
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (6:58)	<p><b>Ahern</b> – Presented project; 16X30 with bluestone surround; screening is enhanced between pool and Cliff Road.</p> <p><b>Coombs</b> – The pool should not be on the front of the house; it should be pushed back to where the spa is located, and the spa eliminated. The pool should not be equal to the front of the house.</p> <p><b>Camp</b> – This will be highly visible; it should be tucked back between the garage and house. This is in front of the house on Cliff Road and screening is dependent on deciduous trees.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Dutra</b> – Agrees with what’s been said. Swap the pool and spa.</p> <p><b>Pohl</b> – This property is heavily screened.</p>				
Motion	<b>Motion to Hold for revisions. (Camp)</b>				
Roll-call vote	Carried 5-0//Dutra, McLaughlin, Coombs, Camp, and Pohl-aye		Certificate #		

10. Joshua Leffler	07-4133	22 Pleasant Street	MH – color & clapboard	42.3.2/50	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (7:07)	<p><b>Williams</b> – Presented project; circa 1920s; clapboard is unique German clapboard; Nantucket grey for the foundation; platinum or dove grey clapboard, windows and trim remain white, and Hamilton blue door.</p> <p><b>Backus</b> – Read HSAB comments: this siding material is original to this unusual building and should remain; color can change to light color –preferably off-white or very light grey; show color sample on building; door color can change to Hamilton blue, Essex or chrome green; foundation should be a dark color. Circa 1930s per National Historic Landmark (NHL) data; unique with historic clapboard; asked the age on the clapboard; a color sample for the brick wasn't provided.</p> <p><b>Camp</b> – Currently this house is a little depressing. Asked if they might come back with fenestration revision. Agrees with HSAB about Chrome green.</p> <p><b>Oliver</b> – Agrees with Ms. Camp.</p> <p><b>Coombs</b> – She would appreciate seeing the foundation go to grey. The changes are good.</p> <p><b>McLaughlin</b> – Need color samples in the file.</p> <p><b>Pohl</b> – He has no concerns.</p>				
Motion	<b>Motion to Approve through staff with the application to be corrected in terms of the colors; color chips to be submitted and reviewed by the chair; and a drawing of the shower enclosure. (Oliver)</b>				
Roll-call vote	Carried 5-0//Camp, McLaughlin Coombs, Oliver, and Pohl-aye		Certificate #	HDC2021-07-4133	
11. Joshua Leffler	07-4132	22 Pleasant Street	Garage – color & clapboard	42.3.2/50	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (7:23)	<p><b>Williams</b> – Presented project; circa 1950s; would like to shingle this; foundation, windows, and doors to Nantucket grey.</p> <p><b>Backus</b> – Read HSAB comments: colors should match the main house. Circa post 1949.</p> <p><b>Coombs</b> – The garage door should match the front door of the house.</p> <p><b>Oliver</b> – The garage door should be Nantucket grey.</p> <p><b>Camp</b> – Doors Nantucket grey.</p>				
Motion	<b>Motion to Approve through staff with the clapboard to match the house, and the doors to be Nantucket grey. (Camp)</b>				
Roll-call vote	Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye		Certificate #	HDC2021-07-4132	
12. Joshua Leffler	07-4131	22 Pleasant Street	Hardscape:fenc/patio/wall/drive	42.3.2/50	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (7:29)	<p><b>Williams</b> – Presented project.</p> <p><b>Backus</b> – Read HSAB comments; okay with fence, retain wall and patio; prefer brick driveway; a more accurate landscape plan would be very helpful and save everyone time. Brick should be running bond for the apron; need a proper landscape plan.</p> <p><b>Oliver</b> – We need a proper landscape plan.</p> <p><b>Camp</b> – She'd go with a brick driveway but wants another material to the right of the garage to break up the brick. Wants more vegetation on the right side of the driveway.</p> <p><b>Coombs</b> – Brick is a good idea if it's perpendicular to the sidewalk. Wants to see drawings of the proposed. She'd prefer plantings up to the garage. Define the edge of the driveway.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Pohl</b> – We need a proper landscape plan. Okay with the proposed.</p>				
Motion	<b>Motion to Approve through staff with a formal landscape plan clearly identifying the proposed work. (Oliver)</b>				
Roll-call vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye		Certificate #	HDC2021-07-44131	

13. OHOM, LLC <b>06-4102</b>	28 Main Street, Sias	Rev. 3610: color change	73.3.1/47	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:41)	<p><b>MacEachern</b> – Presented project; the skylights were approved.</p> <p><b>Backus</b> – Read SAB comments: prefer dark green door and shutter; not in favor of black trim unless historically documented; asked for research for the as-built skylight. NHL data is incorrect; the original owner was Matthew Cosby and this is an example of ‘Sconset vernacular architecture; black is not appropriate; the brick chimney should be natural.</p> <p><b>Coombs</b> – Black is too modern for the shutters and doors. The chimney should not be white.</p> <p><b>Oliver</b> – Historically this house was very ornate, and the chimneys look painted. Agrees dark green is better than black.</p> <p><b>Camp</b> – Essex green is almost black. Natural brick chimneys would be better.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Pohl</b> – Black is very formal; thinks black shutters would be appropriate on this house. Could go with a whitewash on the chimneys.</p>			
Motion	<b>Motion to Hold for revisions. (Oliver)</b>			
Roll-call vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	
14. Altman Michael Tr Etal <b>07-4120</b>	37 Sankaty Head Road	Pool	48/2	BPC
15. Altman Michael Tr Etal <b>07-4121</b>	37 Sankaty Head Road	Cabana	48/2	BPC
Voting	Camp, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch, Dutra			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Joe Paul, BPC			
Public	none			
Concerns (7:53)	<b>Paul</b> – We’ve met with the neighbors and are planning to put up ridge poles. Asked these to be held for next Tuesday. Not opened at this time.			
Motion	<b>Motion to Hold for ridge poles and to come back on August 3<sup>rd</sup>. (Oliver)</b>			
Roll-call vote	Carried 5-0//McLaughlin, Camp, Coombs, Thornewill, and Oliver-aye		Certificate #	
16. High Tide Partners, LLC <b>07-4117</b>	8 Ackermuck Way Lot 2	New dwelling	41/618	BPC
Voting	Pohl, Coombs, Welch, Dutra, Thornewill			
Alternates	(Camp and McLaughlin took a break)			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and 3D streetscape.			
Representing	Joe Paul, BPC			
Public	None			
Concerns (7:56)	<p><b>Paul</b> – Presented project.</p> <p><b>Welch</b> – Clarified the site plan and the east-west change in grade. North elevation, the left corner is at elevation 24.5; the site plan indicates 22.8 at that point. He wants a clear picture of existing versus proposed grade. This is a nice design and is appropriate. There will be a need for retainage in front of the house; that will have to come back to the HDC.</p> <p><b>Thornewill</b> – This is appropriate to the neighborhood.</p> <p><b>Dutra</b> – Nice design; not much will be visible. The 18” elevation discrepancy can be washed out.</p> <p><b>Coombs</b> – This will fit in well; has good additive massing and a well-defined main mass.</p> <p><b>Pohl</b> – Suggested visible window sills and would prefer more narrow windows.</p>			
Motion	<b>Motion to Approve as submitted and with any required retainage in the front to be applied for as hardscape. (Welch)</b>			
Roll-call vote	Carried 5-0//Dutra, Coombs, Thornewill, Welch, and Pohl-aye		Certificate #	<b>HDC2021-07-4117</b>

17. High Tide Partners LLC <b>07-4115</b>	8 Ackermuck Way Lot 2	Garage	41/618	BPC
Voting	Pohl, Coombs, Welch, Dutra, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Joe Paul, BPC			
Public	None			
Concerns (8:14)	<p><b>Paul</b> – Presented project; making it wider makes sense.</p> <p><b>Coombs</b> – South and north elevations should be 2' wider to fix the proportions; it too thin for the height.</p> <p><b>Dutra</b> – Agrees it would look better if it were wider or shorter, but that would push it closer to the house.</p> <p><b>Thornewill</b> – Could bring the shed roof around to the side and make a porch. The dormer windows are too wide.</p> <p><b>Welch</b> – Agrees with much that's been said. Agrees about the perception of being tall and narrow. Suggested making the dormer headcasings disappear so it's a header in the fascia; that will bring dormer down; suggested also reducing the windows one size each direction</p> <p><b>Pohl</b> – Agrees with Ms. Coombs about the proportions.</p>			
Motion	<b>Motion to Hold for revisions. (Dutra)</b>			
Roll-call vote	Carried 5-0//Thornewill, Welch, Coombs, Dutra, and Pohl-aye		Certificate #	
18. High Tide Partners LLC <b>07-4116</b>	8 Ackermuck Way Lot 2	Pool	41/618	BPC
Voting	Pohl, Coombs, Welch, Dutra, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Joe Paul, BPC			
Public	None			
Concerns (8:23)	<p><b>Paul</b> – Presented project.</p> <p><b>Welch</b> – Visibility is highly limited, and this is a large lot.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Roll-call vote	Carried 5-0//Thornewill, Dutra, Coombs, Welch and Pohl-aye		Certificate #	<b>HDC2021-07-4116</b>
19. Janice Hoff Trust <b>07-4140</b>	26 Quidnet Road	New 2 <sup>nd</sup> dwelling	21/35	McMullen Assoc
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Nathan McMullen, McMullen Associates.			
Public	None			
Concerns (8:26)	<p><b>McMullen</b> – Presented project; want to make the dormers large than presented and move the basement stairs to the east elevation.</p> <p><b>Camp</b> – No concerns with the proposed changes.</p> <p><b>Dutra</b> – Likes the filled-out dormers as proposed at the table. This is nice and simple.</p> <p><b>Coombs</b> – Likes the proposed changes.</p> <p><b>McLaughlin</b> – No concerns.</p>			
Motion	<b>Motion to Approve through staff per Exhibit A submitted at the table. (Camp)</b>			
Roll-call vote	Carried 5-0//Dutra, Coombs, McLaughlin, Camp, and Pohl-aye		Certificate #	<b>HDC2021-07-4140</b>
20. Wayne & Lea Berman <b>07-4229</b>	98 Tom Nevers Road	Add, roof walk, fenestration	91/40	NAG
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Bill McGuire, Nantucket Architectural Group			
Public	None			
Concerns (8:36)	<p><b>McGuire</b> – Presented project.</p> <p><b>Camp</b> – She likes what's there; the proposed nano-doors on the south don't relate to the front. North elevation, she likes the existing roof line coming down from the dormer rather than the large center gable.</p> <p><b>Thornewill</b> – North elevation, the center gable throws off the other two; it should be the same proportions so that the ridge peak doesn't come to the roof walk. South elevation isn't a concern; it's not as nice looking but won't be visible.</p> <p><b>McLaughlin</b> – (Can't hear him)</p> <p><b>Coombs</b> – The roof walk shouldn't have a skirt; it's behind the gable, which draws attention to it. South elevation, she prefers it as is; that many single-pane doors is extraordinary and believes it will be visible.</p> <p><b>Pohl</b> – The roof walk posts should continue through the skirt. Agrees with much that's been said.</p>			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Roll-call vote	Carried 5-0//Thornewill, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	



21. ACK Laundro, LLC <b>07-4122</b>	4 Hanabea Lane	Exterior rev.: siding	69/15	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:50)	<b>MacEachern</b> – Presented project. No concerns.			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Roll-call vote	Carried 5-0//Camp, Coombs, McLaughlin, Welch, and Pohl-aye		Certificate #	<b>HDC2021-07-4122</b>
22. Bill and Cindy Burke <b>07-4239</b>	54 Pochick Avenue	Fenestration revisions	79/128	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:54)	<b>MacEachern</b> – Presented project. <b>Camp</b> – West elevation, the transoms should be larger windows. <b>Thornewill</b> – Agrees with Ms. Camp. <b>Coombs</b> – West elevation, suggested a single 6-over-6 window. <b>McLaughlin</b> – Transoms not appropriate.			
Motion	<b>Motion to Approve through staff with the west elevation transoms to be 6-light windows. (Camp)</b>			
Roll-call vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Camp, and Pohl-aye		Certificate #	<b>HDC2021-07-4239</b>

Rest held for Thursday July 29<sup>th</sup>

23. Craig Majernik <b>07-4240</b>	63 Burnell Street	New main house	49.3.2/1.1	Workshop APD
24. Craig Majernik <b>07-4241</b>	63 Burnell Street	New garage/studio	49.3.2/1.1	Workshop APD
25. Craig Majernik <b>07-4243</b>	63 Burnell Street	New cabana	49.3.2/1.1	Workshop APD
26. Craig Majernik <b>07-4242</b>	63 Burnell Street	New shed	49.3.2/1.1	Workshop APD
27. 8 Walsh, LLC <b>07-4128</b>	8 Walsh Street	Rev. 3819: fenestration	41/618	BPC
28. Jessica Millard <b>06-4017</b>	5 Cudweed Road	Fenestration	82/145	Val Oliver Design

**VII. OLD BUSINESS 07/13/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Thomas Rhodes II Trst <b>06-3932</b>	125 Main Street	New dwelling	42.3.3/49	Gryphon Arch
2.	Village Way RT <b>05-3782</b>	6 Village Way	New dwelling	14/42	James Browsers
3.	17 Lincoln RT <b>06-3968</b>	17 Lincoln Avenue	Pool and hardscape	30/118	Ben Champoux
4.	14 MVR LLC <b>04-3420</b>	14 Madequecham Valley Rd	New dwelling	89/13	Emeritus
5.	Doug Meyer <b>05-3841</b>	18 Gardner Road	New dwelling	43/135	Emeritus
6.	Zero India Street, LLC <b>03-3268</b>	1 Cambridge Street	Alteration + addition	42.3.1/130.2	Emeritus
7.	Nantucket Invest. Hldgs <b>06-4041</b>	22 Pocomo Road	New dwelling	14/73.1	Emeritus
8.	Jennifer Silva <b>04-3381</b>	14 Harborview Way	Lift, addition, & roofwalk	42.4.1/26	Thornewill Dsgn
9.	38 Prospect, LLC <b>05-3831</b>	38 Prospect Street	Lot 29 – spa	55.4.4/56	Linda Williams
10.	Stelphanie Basile <b>04-3602</b>	8 New Mill Street	Rev. Garage/apartment	42.3.3/33.2	Linda Williams

**VII. NEW BUSINESS 07/20/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	TJL Properties, LLC <b>07-4193</b>	21 Pleasant Street	Demo garage	55.4.1/1	Linda Williams
2.	Daniel Bartlett <b>07-4144</b>	4 Mioxes Way	Move off to 41B Bartlett Farm	68/87	NAG
3.	Daniel Bartlett <b>07-4143</b>	41 Bartlett Farm Road	Move on frm 4 Mioxes Way	82/500	NAG
4.	Moor Better, LLC <b>07-4148</b>	4 Moors End Lane	Dormers	41/211	Topham Design
5.	Mark Burlingham <b>07-4163</b>	15 Beach Street	New fence + gate	73.1.3/26	Topham Design
6.	Cinda Gaynor <b>07-4149</b>	84 Old South Road	Hoop tent	68/415	Greyson Keller
7.	Tom Hanlon Lndscpng <b>07-4184</b>	117 Old South Road	New commercial bldg.	68/111	EMDA
8.	JDB 34 Liberty, LLC <b>07-4200</b>	34 Liberty Street	Fence	42.3.4/82	Linda Williams
9.	Chris Loftus <b>07-4206</b>	8A Evergreen Way	New cottage	68/703.1	Linda Williams
10.	NHA Macy Warehouse <b>07-4199</b>	12 Straight Wharf	Barn doors	42.3.1/138	Linda Williams
11.	Joseph Arvay <b>07-4214</b>	11 Front Street	Replace 3 windows	73.1.3/99	Nolasco Const
12.	Ann Laurilliard <b>07-4192</b>	22 Cliff Road	Replace all windows	42.4.4/51	Thornewill Dsgn
13.	Nicholas Boyle <b>07-4188</b>	31 York Street	Spa/fence/arbor/ODS/patio	55.4.1/205	David Troast
14.	Seawing, LLC <b>07-4178</b>	13 Low Beach Road	MH- addition	74/45	Smith & Hutton
15.	Seawing, LLC <b>07-4177</b>	13 Low Beach Road	Shed	74/45	Smith & Hutton
16.	Seawing, LLC <b>07-4176</b>	13 Low Beach Road	Garage move off/demo	74/45	Smith & Hutton

Proposed HDC Minutes for July 27, 2021

17. John Khann 07-4181	8 Okorwaw Avenue	New dwelling	79/132	M Cutone Arch
18. Sally Horchow 07-4191	27 East Tristram Avenue	Hardscape	31/2	Ahern, LLC
19. Joe Tirone 07-4180	25 Honeysuckle	New duplex	68/389	Val Oliver Design
20. Liz & Mark Norris 07-4175	14A Lowell Place	Revisions to proposed cottage	41/164	Emeritus
21. Housing Nantucket 07-4171	31 Fairgrounds Road	New Dwelling- bldg. 6	67/149	Emeritus
22. Housing Nantucket 07-4172	31 Fairgrounds Road	New Dwelling- bldg. 7	67/149	Emeritus
23. HGMB, LLC 07-4183	34 Prospect Street	Hardscape revisions	55.4.4/77	Mark Godfrey
24. Peter O'Brien 07-4174	36 Low Beach Road	GH Rev. 1842: fenestration	74/55	Emeritus
25. Laura & Doug Fisher	7 Paul Jones Road	New Pool	30/68.1	Emeritus
26. 90 N Liberty Pres.Trst 07-4195	90 North Liberty Street	New Foundation	41/22	Botticelli & Pohl
27. The Braes, LLC 07-4165	23 Baxter Road	Addition	49.2.3/12	Botticelli & Pohl
28. Houghton, Jim 07-4186	12 Upper Tawpawshaw	New Dwelling	53/58	Sheller 7
29. 38 Monohasset, LLC 07-4182	38 Monohansett	New Dwelling	79/60	Val Oliver Design
30. Molly McGrath Irv. Trst 07-4225	50 West Miacomet Road	Rev. 67335: fenestration revs	86/2	Sue Genthner
31. 30 Vestal, LLC 07-4187	30 Vestal Street	755sf cabana	41/45	Studio Ppark
32. Jennifer Bowman 07-4194	14 Starbuck Road	Spa - hardscape	60/114	Jardins Intl
33. Westmoor Club, LLC 07-4189	105 West Chester Street	Tennis/pickleball courts	41/805	JGG Architects
34. ACK 860 QR, LLC	86 Quidnet Road	Rev 2944; win/doors	21/102	NAG
35. Perry Hall 07-4231	19 Medouie Creek Road	Garage	14/33	Self
36. 5 Bunker Hill, LLC 07-4259	7 Bunker Hill Road	New dwelling	73.4.2/39	Topham Design
37. G2 Bunker Hill, LLC 06-4101	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	Topham Design

**VIII. OLD BUSINESS 07/27/21**

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Michael Herbert 06-4046	4 Harbor View Way	Alteration	42.4.1/30	Topham Design
2. David Lazowski	18 Parson Lane	Hardscaping	75/102	M. Cutone Arch.
3. Downyflake	14 West Creek Road	Commercial building	55/175	Robert Newman
4. Downyflake	14 West Creek Road	Rooftop solar	55/175	Robert Newman
5. Lentini, Salvator 06-4048	20 Field Avenue	Main house addition	80/149	CWA
6. Lentini, Salvator 06-4052	20 Field Avenue	Pool	80/149	CWA
7. Lentini, Salvator 06-4054	20 Field Avenue	Pool cabana	80/149	CWA
8. Brian Harris 06-4064	51 Weweeder Avenue	New dwelling	88/12	Emeritus
9. Robin Tweedy 06-4065	3 Grand Avenue	Renovation	73.3.1/13.1	Emeritus
10. Jim Ikard 05-3833	1 Bloom Street	Addition	42.3.3/140	Emeritus
11. Jim Helfrich 05-3834	37 Fair Street	Addition/alteration/porch	42.3.2/212	Emeritus
12. Greg Raiff 05-3832	100 Low Beach Road	Hardscape revisions	75/27	Emeritus
13. John Barry 05-3838	22 Eel Point Road	New dwelling	40/45	Emeritus
14. John Barry 05-3956	22 Eel Point Road	New guest house	40/45	Emeritus
15. John Barry 05-38955	22 Eel Point Road	New garage	40/45	Emeritus
16. Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
17. 33 N Mill, LLC	7 North Mill Street	New dwelling	55.4.4/77	Sophie Metz
18. Mark Atkinson 06-4023	82 Baxter Road	Addition	49/39	Botticelli + Pohl
19. Carol Anne Surface 04-3606	47 Warren's Landing Rd	Pool	38/54	BPC
20. Kristine Amendaloro 05-3625	8 Bank Street Sias	Additions	72.1.3/69	Angus Macleod

**IX. OTHER BUSINESS**

Approved Minutes	July 6, 8, & 13, 2021
Motion	Motion to Approve (Camp)
Roll-call vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye
Review Minutes	July 15, 20, & 22, 2021
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting <b>Thursday, July 29, 2021 at 1:00 pm. 2 Fairgrounds Road, Conference Room</b></li> <li>• Discussion of Advisory Board Review</li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion

**Motion to Adjourn at 9:02 p.m. (Thornewill)**

Roll-call vote

Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council

PROPOSED