



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

**Tuesday September 13, 2022**

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

Called to order at 4:03 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist; Billy Saad, Land Use Specialist; Adrian Rodriguez, Administrative Specialist

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

Absent Members: Dutra

Late Arrivals: None

Early Departures: Oliver, 8:20

Adoption of Agenda:

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

Vote Carried unanimously

## I. COMMISSION COMMENTS

1. Welch – An application might be going into the Community Preservation Committee to get funds for the Tree Warden and Department Public Works to create overlay GIS maps. Suggested the HDC submit a letter in support.  
Pohl – Asked that it be noted a letter of support be drafted and to go on the agenda for discussion and vote.
2. Welch – Street trees, as part of our recommendations and approvals as relating to new construction, should be part of our screening because the relate to setting.  
Pohl – He would be concerned about the legality of that since it’s not part of the architectural. Asked to have it put on as other business.

## II. DISCUSSION

1. Request Select Board to Formally Reconstitute SAC Under Town Charter Provisions

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Thornewill

Other speakers None

Concerns (4:02) **Pohl** – The Select Board reconstituted the SAC. The issue remains of the other advisory boards. We proposed options to the Select Board; he hasn’t heard if there has been any discussion other than SAC.

**Coombs** – Last Wednesday, they did not discuss the other advisory boards. She will be there tomorrow night to ask if they can reestablish the other boards.

**Pohl** – We outlined in our letter that they reconstitute the other boards with HDC having a say over the members.

**Welch** – The discussion as he saw it was about what the SB should do and how: establish workgroups or reconstitute as they are. The Select Board has a lot to do, and this would be welcomed that the HDC provide the who, what, when and why. We should have about it. The Design Advisory Committee could be very useful to get back; he’d like staff input on that.

**Camp** – She would like the advisory boards reconstituted with their “current” members. The HDC should create rules on how the advisory boards should be conducted.

2. Discussion of 43 Kendrick Street – main dwelling

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Thornewill

Other speakers Chip Webster, Chip Webster Associates representative

Concerns (4:16) **Pohl** – Billy (Saad) asked him about handling the situation when a small detail of the finished construction doesn’t exactly match the approval.

**Saad** – He responded to a complaint from the public. In the video the representative said it wouldn’t be visible.

**Pohl** – When people say that something won’t be visible from a public way, we have to be careful not to accept their word for it.

**Welch** – It was his understanding that this would have a shingle façade; he also doesn’t recall approving the stone on the chimney. The minutes support that agent indicated minimal visibility. Subsequent to this approval and contrary to the determination we made, it came in on consent with comments about lack of visibility.

**Webster** – As he recalls this came before the board with the initial approval and subsequent revisions. A second application related to the front door; the 3<sup>rd</sup> application of March 3, 2022, was submitted while under construction; he thinks it was put on consent for the rear elevation. The discussion is around the most recent, which was put on consent.

**Oliver** – She reviewed the file with Mr. Saad; the 3 items that the initial approval addressed were incrementally returned to the structure over 3 revisions that went on consent. Read a statement into the record; she thinks it went on consent because the reviewer noted that it was designated not visible. She feels she won't be able to trust "lack of visibility" again.

**Camp** – The drawings for the approval of the 3<sup>rd</sup>- floor do not look professionally done, like it was cut and paste.

**Coombs** – Can't imagine why HDC would ever approve a roof walk as depicted with windows and doors in the skirt.

**Webster** – He and his client have discussed the issue. His client is willing to supplement the vegetation; we haven't discussed specifics. The drawings were all done in the same program his firm uses. We will double check the chimney height and fix that issue.

**Pohl** – Get back to us on the vegetation. Ms. Thornewill would like to see the stamped drawings of the final approval. This whole idea of applicants saying something won't be visible from a public way, and we take it on faith because we have such a heavy agenda.

**Welch** – We could require they sign their applications under penalty of perjury.

**Pohl** – That is a very interesting concept. If an applicant is legally held to the assertions they made during the hearing, they'd be less cavalier.

Discussion about the visibility of the 2<sup>nd</sup>-floor across the Island.

**Backus** – Having things on consent eases the load, but perhaps when it comes to revisions new construction, we push it to the commission for a full review, especially when it was noted there was a statement of lack of visibility.

**Pohl** – On consent stuff, we need to err on the side of caution. We have to track this. Asked Mr. Webster to get back to the HDC with some solution.

### III. PUBLIC COMMENT

None

### IV. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Matt Dixon <b>09-7035</b>	26 Nanina Drive	New patio	67/513.7	Matt Dixon
2. Kim Glowacki <b>08-6973</b>	19 Nancy Ann Lane	Move off studio	68/140	Structures Unlimited
3. Kim Glowacki <b>09-7064</b>	3B Miller Lane	Move on studio	68/120	Structures Unlimited
4. 55 Eel Point Hldngs, LLC <b>08-6913</b>	55 Eel Point Road	Rev. 04-6096: resite garage	32/47	Botticelli + Pohl
5. Parizeau Nant. R Trst <b>09-7020</b>	10 Fulling Mill Road	Rev. 02-5679: garage	27/31	Botticelli + Pohl
6. 5 Wood Hollow, LLC <b>09-6992</b>	5 Wood Hollow Road	Addition	72/19	EMDA
7. Frederich Hahn <b>HELD</b>	50 Eel Point Road	Roofwalk skirt	32/25.1	EMDA
8. John Rosenberg <b>09-7061</b>	15 Hedgebury Lane	New shed	41/602	Val Oliver
9. AF 12, LLC <b>09-7059</b>	26 Naushon Way	Rev. 04-6131: pool house	80/190	Val Oliver
10. Bomeisler Family <b>09-7022</b>	28 Crooked Lane	Rev. 03-5911: shift onsite	41/333	Val Oliver
11. Catherine Cathey <b>09-7040</b>	8 Deacon's Way	Egress well	40/84	Gryphon Architects
12. Matt & Julie White <b>09-7062</b>	33 Brewster Road	Sport court	54/85	NAG
13. Domboys Realty, LLC <b>09-7000</b>	2 Hanabea Lane	Basement infill	68/319	NAG
14. Todd & Laura Maclean <b>09-7043</b>	100 Madequecham Vly Rd	Rev. 05-6310: main house	88/62	BPC
15. Todd & Laura Maclean <b>09-7044</b>	100 Madequecham Vly Rd	garage revisions	88/62	BPC
16. Todd & Laura Maclean <b>09-7042</b>	100 Madequecham Vly Rd	Rev. 07-4303: spa	88/62	BPC
17. Frank Falck <b>09-7060</b>	8 Nanahumacke Lane	Hardscape/patio	65/77	Jeff Morash
18. Michael Conway <b>09-6991</b>	98 Somerset Road	Window & door chgs	66/222	Michael Conway
19. Barbara Constantine <b>09-7012</b>	5 Wamasquid Road	Add dormers	56/13.4	Permit Plus
20. Sarah Vazirani <b>08-6982</b>	26 Lyons Lane	New shed	71/9	JB Studio
Voting	Welch (acting chair), Coombs, Camp, Thornewill			
Alternates	None			
Recused	Pohl, Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	<b>Camp</b> – Asked to look at 50 Eel Point Road.			
Motion	<b>Motion to Approve Items 1-6 &amp; 8-20. (Camp)</b>			
Vote	Carried 4-0		Certificate #	<b>HDC2022-(as noted)</b>
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Thornewill			
Concerns	<b>Camp</b> – She doesn't think a skirt is appropriate on this.			
Motion	Motion to Approve 50 Eel Point Road as submitted. (Oliver) Not carried.			
	<b>Motion to Hold for representation. (Welch)</b>			
Vote	Carried unanimously		Certificate #	

**V. 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. Jennifer Ware <b>09-7024</b>	36 Lyons Lane	Rev. 05-6269: chng pool site	72/38	Atlantic Landscaping
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application				
2. Sharon Jones <b>09-7038</b>	7 Monohansett Road	Addition	79/172	Thornewill Designs
• Due to lack of visibility				
3. Michael & Meg Gallugi <b>08-6983</b>	11 Gray Avenue	New pool	67/909	Victoria Ewing, LINK
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application				
4. Ocean Dojo, LLC <b>09-7047</b>	20 Bartlett Farm Road	Rev. 03-5847: rotate Pool	65/76	Atlantic Landscaping
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application				
5. Bungalow Deux, LLC <b>09-7048</b>	22 Bartlett Farm Road	Rev. 03-5848: rotate Pool	65/75&76.1	Atlantic Landscaping
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application				
6. Taco 1, LLC <b>09-7056</b>	24 Bartlett Farm Road	Rev. 03-5849: rtat/rdc pool	65/76.1	Atlantic Landscaping
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application				
7. 27 Cato Lane, LLC <b>09-7055</b>	27 Cato Lane	Pool & hardscape	55/118	Atlantic Landscaping
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application				
8. Ramon Nicholl <b>09-7054</b>	216 Cliff Road	Pool & hardscape	40/55	Atlantic Landscaping
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application				
9. Hack Investment <b>09-7053</b>	6 Ackermuck Way	Pool & hardscape	41/299	Atlantic Landscaping
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application				
10. Steven Arst <b>09-7052</b>	5 Flintlock Road	Pool & hardscape	75/94	Atlantic Landscaping
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application				
11. Christopher Drake <b>09-7041</b>	3 Primrose Lane	Addition	40/47.1	Gryphon Architects
• Due to lack of visibility				
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	None			
Recused	Thornewill			
Documentation	None			
Representing	None			
Public	None			
Concerns	None			
Motion	<b>Motion to Approve through staff per noted comments. (Welch)</b>			
Vote	Carried 4-1//Camp opposed		Certificate #	<b>HDC2022-(as noted)</b>

**VI. VIEWS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Matthew Stone <b>07-6662</b>	47 Milk Street	Cabana	42.4.2/102	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, correspondence and photos.			
Representing	Linda Williams			
Public	None			
Concerns (5:16)	<p><b>Martinez</b> – She forwarded to the commissioners, notification that the ridge poles were up; she did not receive any other information.</p> <p><b>Oliver</b> – She drove by and took photos; this is wide open with no vegetation. Vegetation was to remain.</p> <p><b>Welch</b> – To clarify, the category “VIEWS” was to notify us there information to review in relation to the view. We had a view pole because it might be visible from the rear.</p>			
Motion	<b>No action at this time.</b>			
Vote	N/A		Certificate #	

**VIII. OLD BUSINESS 08/09/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	14 Bishops Rise Nant, LLC <b>07-6715</b>	14 Bishop Rise	Main house alterations	40/124	Emeritus
Voting	Camp (acting chair), Welch, Coombs, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:55)	(4:45) <b>Martinez</b> – Mr. MacEachern asked this to be held until he arrives. <b>MacEachern</b> – Reviewed changes made per previous concerns. Pulled off consent due to concerns to visibility of the amount of decking on the rear; we’re over the 30% guidelines by 6%. <b>Welch</b> – Still too much decking and exceeds the 8’ deep rule. Despite the lack/limited visibility; this is atypical and could open the flood gates of very large 2 <sup>nd</sup> -floor decks, especially should it become visible. <b>Thornewill</b> – It’s complicated and makes the building look chaotic; it should end at the main mass or go all the way across; you will some but not all of it. Feels coming out more than 8’ will make it more visible. <b>Coombs</b> – It should terminate at the main mass. The number of columns makes the 1 <sup>st</sup> floor look overly busy. The 2 4-light windows in the gable should be 1 (existing).				
Motion	<b>Motion to Approve through staff with the north elevation 2<sup>nd</sup>-floor deck to terminate per Exhibit A and the left gable dormer to remain a shed dormer. (Coombs)</b>				
Vote	Carried 4-1//Welch opposed			Certificate #	<b>HDC2022-07-6715</b>
2.	<b>Lindsay Matthews 03-5955</b>	37 West Chester Street	Addition	41/150	NAG
Voting	Camp (acting chair), Coombs, Oliver Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Bill McGuire, Nantucket Architectural Group				
Public	None				
Concerns (4:45)	<b>McGuire</b> – Reviewed the project and changes made per previous concerns. <b>Backus</b> – “Little Gem” circa 1953 Cape with garage. This has visibility from 3 streets. Curious of south elevation overall height. Appreciate 6-over-6, which should be double hung. East elevation porch should be gable or hipped. Read former HSAB members comments: The 2 windows on the south elevation marked “X” are proposed as casement windows; the style and proportion are inappropriate for the front of this house; should be double hung and at least as tall, if not taller than, the dormer windows above. The blank shingled wall to the right of those windows is under-fenestrated and should have one or two windows to fill the void. The front door should have more substantial trim. Open sided porches traditionally have shed or hipped roofs; the gabled porch roof on the east side presents as negative massing and should be changed to a shed or hipped roof. <b>Oliver</b> – She thinks the comments were based upon a previous submission. West elevation, the height throws everyone off because it says it’s 24’ but it’s higher. South elevation, the dormer face could come down more; some of the windows should align with those below; the existing seems to have more trim and this has none; understands right side negative porch space but a shed or hipped roof would be nice. North elevation, the dormer face could be reduced as well and shift either the center window or one below to align. <b>Coombs</b> – Agrees. South elevation, the dormer should be shorter, pulled off the roof, and windows rearranged to align; the front door needs more presence and trim; the 1 <sup>st</sup> floor feels tight. Same on the north. <b>Welch</b> – The main roof is changing to a traditional cape; he doesn’t think it’s appropriate for the area. Something lower pitched with a smaller dormer would be more appropriate. The dormer header beam could be dropped and drop the sill height. <b>Thornewill</b> – The scale of the dormer and window overwhelms the 1 <sup>st</sup> floor; she’s okay with the casements that look like double hung; those should be put in the dormer, which would allow it to be reduced and set back on the roof. Agrees with all comments. <b>Camp</b> – Agrees with front door trim, front dormer and window alignment, and hipped roof on the porch.				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously			Certificate #	

3. Mike Romano 05-6245 55 Easton Street Addition & move on site 42.4.1/ 68 Shelter 7

Voting Pohl, Welch, Camp, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.  
 Representing Jason Olbres, Shelter 7  
 Public None  
 Concerns (4:59) **Olbres** – Reviewed changes made per previous concerns.

**Backus** – Radford kit-house bungalow circa 1912, Windward. Must follow Resilient Nantucket so requires an elevation certification and will need a Historic Determination. This structure was used as an example of what’s appropriate for raising a historic house. The brick is a character-defining feature of this historic structure. Not necessary to move closer to Easton Street. Exterior chimney is not appropriate. In the kit-plan, the railing is shingled; 1989 plans show it as crossbucks, which is characteristic of Nantucket architecture. Foundation should be compatible with historic material. Agrees with HSAB on the foundation.

Read former HSAB comments 8/15: The simplified cross-buck railing with one cross-buck section might work on the main mass but should not be repeated on the side deck. The foundation material is shown as cement which is what is existing; however, once it is raised, much more foundation will be exposed; a more appropriate material for an elevated structure would be panels of lattice or spaced vertical boards between brick piers. The side deck is still too large and is very visible from the street; it should stop at the edge of the addition. Moving this house closer to the neighbor disrupts the existing streetscape and is unnecessary.

**Camp** – She’s concerned about the 1<sup>st</sup>-floor right side porch; asked that it be broken up with brick posts; the stairs could be brought in closer to the house.

**Thornewill** – Front elevation, the crossbucks on the main mass should be the previous version; on the new deck it could be shingled, and deck should not extend beyond the right wall; disagrees about the brick posts; that would bring attention to the deck.

**Welch** – Front elevation, the shingled rail in the kit photo is more appropriate; the vertical-board skirt should be wider and wider spaced. Left elevation, ridge height of the addition needs to be more subordinate. Right elevation, same issues as the left. Agrees with HSAB about the chimneys.

**Pohl** – He’d support a parapet wall on the porch. Agrees with Ms. Thornewill about the deck.

Motion **Motion to Hold for those revisions and an elevation certificate and historic determination application. (Welch)**  
 Vote Carried unanimously Certificate #

- |                          |                    |                        |        |          |
|--------------------------|--------------------|------------------------|--------|----------|
| 4. CC VTACK, LLC 04-6106 | 120 Old South Road | New commercial bldg. A | 68/969 | Link/CWA |
| 5. CC VTACK, LLC 04-6105 | 122 Old South Road | New commercial bldg. B | 68/969 | Link/CWA |
| 6. CC VTACK, LLC 04-6104 | 124 Old South Road | New commercial bldg. C | 68/969 | Link/CWA |

Voting Pohl, Coombs, Camp, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Chip Webster, Chip Webster Associates  
 Public Val Oliver  
 Stephen Welch

Concerns (5:22) **Webster** – Reviewed changes made per previous concerns.

**Oliver** – The zoning is CMI with 30’ height limit.

**Welch** – These are big. He wants to know where air-conditioning units (A/C) will go. The dormers are oversized; the south elevation porch roof is shallow.

**Thornewill** – Scale down and bring down the height; once that is done, other details will work out.

**Camp** – The three buildings are too tight to each other; that will read like a city block at this height. The other side of Macy Lane is rural and should relate to that rather than being so urban.

**Coombs** – Reduce the height; drop the 1<sup>st</sup> floor plate height; bring in the dormers; these are big rectangles; the buildings need some height variation.

**Pohl** – Too tall and too close together. The application is incomplete: no dimensions, no locus plan, no roof pitches. The windows have too much space between header and eaves, reduce the dormers if they are allowed.

Motion **Motion to Hold for a complete application and reversions per comments made. (Welch (who is not sitting))**  
 Vote Carried unanimously Certificate #

7. Amanda & Kevin Jacobs 04-6226 4 Rays Court Addition & historical reno 42.3.2/3 Design Assoc. Inc.

Voting Pohl, Welch, Coombs, Camp, Thornewill  
 Alternates Oliver  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.  
 Representing Chris Dalmus, Design Associates Inc.  
 Public Linda Williams

Concerns (5:34) **Dalmus** – Reviewed changes made per previous concerns. He can provide information supporting the attached garage.  
**Backus** – Circa 1797 George Gray Cooper with an 1835 addition. The plans need to accurately reflect existing historic material; it's not clear. It would be more appropriate to keep the garage separate; it's inappropriate to attach a garage to a pre-Civil War structure. The rear should show additive massing. Questions visibility of the view from Judith Chase Lane, the porch is not characteristic within the old historic district (OHD).

Read former HSAB comments 8/15: The rear addition is still disproportionately wide; it should be more subordinate to the main mass, and the ridge should drop a couple feet below the main ridge; rear eaves are usually much narrower and don't normally conceal so much of the rear elevation. Exterior fireplaces are not appropriate anywhere in the OHD; this one will be very visible from Judith Chase Lane and should be eliminated. On the north and west elevations, the height of the side entrance porch skirt board may not be drawn accurately. On the north elevation the grade at the bottom of the steps must slope toward the driveway which would increase the height of the skirt board on the west elevation creating an awkwardly tall skirt adjacent to the driveway. The two windows on the west elevation are awkwardly close to the corners; they should be much closer to center. The proposed window changes to the main mass are no longer shown on the drawings; this information should be on each revision, so it is clear what is being moved and replaced.

**Williams** – She only knows of only one other structure in the OHD on Orange Street with an attached garage; it would be a travesty to try and attach this garage to the 1797 house. The addition looks too modern and out of scale for this historic house.

**Thornewill** – With the garage having a shed roof, being at such a low level, and being set back, she's not very concerned. The north elevation 6-panel door on the right is odd. Agrees with HSAB about the rear addition eave line and ridge. The smaller rear mass chimney is very modern.

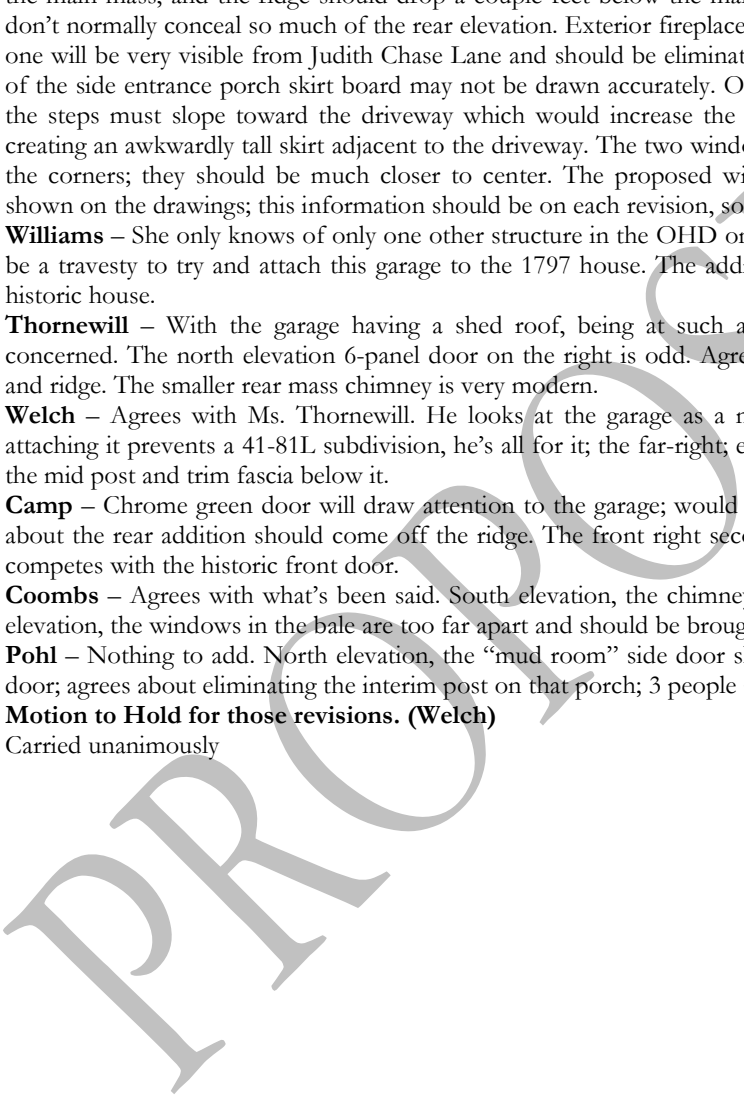
**Welch** – Agrees with Ms. Thornewill. He looks at the garage as a net benefit; as it exists it looks inappropriate; if attaching it prevents a 41-81L subdivision, he's all for it; the far-right; effect of the 6-over-6 is lost; right deck, eliminate the mid post and trim fascia below it.

**Camp** – Chrome green door will draw attention to the garage; would prefer simple grey or natural to weather. Agrees about the rear addition should come off the ridge. The front right secondary door should be very simple; otherwise, it competes with the historic front door.

**Coombs** – Agrees with what's been said. South elevation, the chimney to the outdoor fireplace is inappropriate. West elevation, the windows in the bale are too far apart and should be brought in off the corner boards.

**Pohl** – Nothing to add. North elevation, the "mud room" side door should be a 9-light to be subordinate to the main door; agrees about eliminating the interim post on that porch; 3 people at the table would prefer it be a 12-light door.

Motion **Motion to Hold for those revisions. (Welch)**  
 Vote Carried unanimously Certificate #



8. K225, LLC 03-5944	126 Main Street	Renovation	42.3.2/98	Linda Williams
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Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Linda Williams			
Public	Stephanie Bradford, 128 Main Street Hillary Rayport, Main Street			
Concerns (5:58)	<b>Williams</b> – Reviewed changes made per previous concerns.			

**Backus** – Circa 1750 typical Nantucket EW Cobb house. The property-line condition is self-inflicted; moving had 2 for and 3 against at the last meeting. The foundation and portions of the structure might predate 1750. Appreciates the foundation photos and engineer letter. Agrees with HSAB regarding the front elevation; 1<sup>st</sup> floor should be at its current height. The proposed addition Option 3 is best. The windows should be true-divided lights (TDL) not simulated-divided light (SDL) as shown on the plans.

Read former HSAB comments 8/15: Moving this building two feet will require completely rebuilding the foundation; this is entirely unnecessary and will change the appearance of the original brick and rubble foundation; a new brick or rubble wall will never look as old as the original; the building should remain where it has been for centuries. The applicant claims that the front fenestration is not changing, but the drawings show otherwise; the proposed drawing shows the door sitting at the shingle line, but it is currently about 7” or 8” above the shingle line. It is clear that the space between the 1<sup>st</sup>- and 2<sup>nd</sup>-floor windows is shown greater than what is existing; lowering the 1<sup>st</sup> floor would alter the front façade and should not be allowed. The 1<sup>st</sup> floor should be kept at the existing height. HDC policy has always been that new roof walks should not be allowed on a house that never had one because it will completely change the appearance of the house and create a distraction and intrudes on the simplicity of the roof and the structure itself; this house has stood for over 270 years without a roofwalk; its presence would affect the chimney height and location, further altering this historic building; plus, its off-center location looks completely out of place and should not be allowed. The north flush dormer simply isn’t working; flush dormers on a building of this age were rare and never faced the street; the option showing the addition raised to a full 2 stories also doesn’t work; the secondary mass should be subordinate to the main mass which means lowering the plate height; almost all the example photos of similar side additions show the addition closer to the street where it nestles into the main mass roof line; this proposal sets the addition completely behind and disconnected from the main mass creating a competing gable; there are other ways of adding on to this building to create the desired space such; turn the addition toward the rear where it won’t be as visible from Main Street; different massing options should be presented.

**Bradford** – The proposed plans significantly alter the historic façade and its simplicity as well as upper Main Street; agrees with all concerns expressed thus far. We do not feel the revisions are sufficient and do not keep the historic character of upper Main Street.

**Rayport** – It would be a travesty to allow this house to be moved 2 feet; the condition is self-imposed. We look to HDC to maintain not only the context and setting but also what is authentically old. Moving the chimney is unnecessary and inappropriate. Replacing the foundation would be a loss of historic material. Asked for a denial.

**Coombs** – Several years ago, she proposed that engineers should be paid for by someone other than the client. We had discussion about the ability to strengthen the foundation from the inside leaving the original foundation untouched. She would prefer this structure not be moved. The windows should not be SDL, especially on the front.

**Oliver** – We’ve done shoring up the foundation from the inside before; the exterior foundation is significant for this house and shouldn’t be lost for a 2’ move. She has a demo plan but not the addition before her; needs more information. When you move a building, it has the potential to lose its historic status; the Secretary of the Interior has 4 criteria for a valid move of a historic structure; none of those criteria apply here.

**Camp** – The foundation should be shored up in place and the chimney should remain in its historic location. Confirmed the right-side proposal is not asking for the dormer.

**Welch** – Removing the roof walk simplifies points of contention. We need complete drawings for the options. Anything being demolished should be in red to include windows. On the foundation, we need clarification on the relevancy of the foundation replacement and its condition and the impact on historic status. The grey-painted foundation is inappropriate; it should be left as natural material. Appreciates the letter; given a determination of what the replacement threshold not affecting the historic rating, that could play into our future foundation replacement approvals.

Discussion about replacing the foundation and Secretary of Interior guidelines for work on historic foundations.

**Pohl** – The addition is 2-stories like the current addition; the difference is the new eave is higher and aligns with the main mass rather than stepping down; the addition should be subordinate in the same way the current addition is subordinate; we need a complete set of drawings for that.

Motion	<b>Motion to Hold for those revisions. (Coombs)</b>			
Vote	Carried unanimously		Certificate #	

9. Bank of America <b>06-6494</b>	15 Sparks Avenue	Lighting plan	55/177	Bisbano Assoc.
Voting	Coombs (acting chair), Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Bruce Bisbano, Bisbano Associates			
Public	None			
Concerns (6:28)	<p><b>Bisbano</b> – Reviewed changes made per previous concerns – wall mounted fixtures LED, die-cast aluminum frame. The warmth of the LED light can be adjusted. Explained the specification of the coding in the lighting survey.</p> <p><b>Thornewill</b> – She is okay with this proposal with 3000 Kelvin lights in this location, not necessarily for downtown.</p> <p><b>Welch</b> – He has no concerns.</p>			
Motion	<b>Motion to Approve through staff with revisions indicating 3000 Kelvin lights. (Welch)</b>			
Vote	Carried 3-0		Certificate #	<b>HDC2022-06-6494</b>
10. Bank of America <b>06-6396</b>	65 Main Street	Lighting plan	42.3.1/197	Bisbano Assoc.
Voting	Camp (acting chair), Welch, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Bruce Bisbano, Bisbano Associates			
Public	None			
Concerns (6:37)	<p><b>Bisbano</b> – The branch is closed for light interior renovation work. Reviewed the lighting plan and changes made per previous concerns. The finish is dark anodized, powder-coated aluminum. The light engineer has worked to meet Town requirements and meet federal bank lighting requirements. Asked for a vote tonight.</p> <p><b>Backus</b> – The Pacific National Bank circa 1818 brownstone. Agrees with HSAB that the proposed fixtures are too many and too modern; the LED should comply with the Town Decorative Light Initiative of 2200 Kelvin; coordinate with the Town Energy Coordinator. Elevation with light fixtures might change the character defining features of this historic structure.</p> <p>Read former HSAB comments 8/15: To suggest placing what looks like a plastic shower fan/light on the front portico of the Pacific National Bank building is absurd; it will be extremely visible from the sidewalk. Adding two additional bracketed fixtures measuring 2’ wide by 2½’ tall to the front façade will compete with the existing corner fixtures and is also very inappropriate; photos of the proposed fixture found on Google show it to be of modern design and completely out of character. Adding 6 more of these bracketed fixtures to the Liberty Street side is also completely inappropriate. Bank of America needs to realize that this property is not like the rest of their “portfolio” and will need to accept different lighting standards. No additional lights should be added to the façade and very few if any to the side.</p> <p><b>Coombs</b> – None of the lighting should be changed; the building is being reconditioned and we have not seen any information on that. This has been satisfactorily lit for years; feels the additional lighting on Liberty Street is inappropriate.</p> <p><b>Oliver</b> – We need to see a fixture in real time. She’d like to see how the LED canopy light over the entry will look. Pointed out historic structures can get exceptions to building codes.</p> <p><b>Welch</b> – The rear south elevation light is a good model of what would be appropriate; should cut back on the number of fixtures on the other sides; with the height of the canopy and the light there, 2 fixtures could be eliminated. North elevation, feels 3 light would be adequate and modeled off the light on the south.</p> <p>Camp – Agrees with HSAB and Ms. Backus about the type of light fixtures that are more appropriate for this Important historic structure. The canopy fixture looks like a bathroom fixture; it should be more historic.</p>			
Motion	<b>Motion to Deny based upon the fact that the proposed lighting is incongruent with the historic character of the building and setting with respect to design, locations, and heights. (Welch)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-06-6396</b>



<b>11. Not So Easy, LLC 06-5679</b>		<b>26 Easy Street</b>	<b>New mixed-use structure</b>	<b>42.4.2/23</b>	<b>Emeritus</b>
Voting	Camp (acting chair), Welch, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development Billy Cassidy				
Public	Tobias Glidden				
Concerns (7:09)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns; height is now 30’6”; grey trim &amp; sash, natural to weather sidewall, brick foundation. The 3<sup>rd</sup>-floor is an apartment. The flood plain we are designing to is 6’ above grade.</p> <p><b>Backus</b> – site occupies circa 1940s garage by Harry Gordon; must meet Resilient Nantucket Chapter 11 and requires an engineer elevation certificate. Agrees with HSAB about dropping the plate height; the 2<sup>nd</sup>-floor shows 8’ ceilings; agree with adding a window in the dormers. Recommend using old brick on the brick foundation to fit in.</p> <p>Read former HSAB comments 8/15: Dropping the plate height a couple feet would bring the eave line down to a more typical relationship to the second floor windows; as drawn, there is an awkward amount of space between the top of the windows and the bottom of the rake boards; this would also reduce the verticality of the shed addition; typically, on a shed, the window heads would be tucked up close to or touching the fascia board; here there is almost 2 vertical feet of shingled area. The proposed shed dormers have too much shingled wall area; they need more windows or to be separated into two small dormers; the roof pitch is shown at 3/12 which does not meet the guidelines. The section shows 9½’ from floor to floor. This could easily be reduced to lower the plate height; if using modular boxes is driving the design and appearance, then stick framing should be considered to lower the height; this is a prominent location, and every effort should be made to reduce the height as much as possible.</p> <p><b>Cassidy</b> – Mr. MacEachern has been working on this since 2020 and feels he has been very responsive; this is shorter than any building around it. Asked if the changes are in by the end of the week, could it come in next week. He would have no problem shingling the wall down.</p> <p><b>Glidden</b> – This building floods all the time; the brick doesn’t catch fire and is resilient to wave action.</p> <p><b>Welch</b> – Appreciates the changes. The height overall is still a concern so agree with comments about that. We need a sample of the brick to be used.</p> <p><b>Thornewill</b> – This is a tiny building with maximum height; it would be great in San Francisco but not downtown; 3-story buildings are getting out hand; at this rate we will end up with tall-tall downtown; 3<sup>rd</sup>-floor dormers should not be flush. The building next door is dwarfed by this tall, skinny thing.</p> <p><b>Coombs</b> – The 3<sup>rd</sup>-floor, south elevation window is too large; the 3<sup>rd</sup>-floor dormer pitch is weird. West elevation is very plain; it needs more “funk.”</p> <p><b>Oliver</b> – Agrees with much Ms. Thornewill said. There is a disconnect with the 2 elements knit together; suggested 6-over-1s. Old downtown buildings are simple boxes; introducing complexity is creating issues. Not sure how she feels about all that exposed brick along the water; thinks it should be shingled to the ground. Not sure about the balcony because the height differential of the house next door will render it visible; there are no bracketed, stand-alone decks downtown.</p> <p><b>Camp</b> – Thinks this is an anomaly but could fit in if it could be brought down to under 30’.</p> <p>Discussion about accommodating the FEMA flood plain requirements versus the aesthetics of HDC guidelines and Resilient Nantucket new construction guidelines.</p>				
Motion	<b>Motion to Hold for revisions and an option of shingling the 1<sup>st</sup> floor and a FEMA certificate and reduction in height. (Welch)</b>				
Vote	Carried unanimously		Certificate #		

**IX. NEW BUSINESS 08/16/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	<b>Gail Johnson 08-6865</b>	<b>21 South Water Street</b>	<b>Replace awning</b>	<b>42.4.2/102</b>	<b>Gail Johnson</b>
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:39)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Coombs)</b>				
Roll-call Vote	Carried unanimously		Certificate #		

2.	Michael Dubois	<b>08-6823</b>	5 Lilac Court	Solar roof top array	68/361	Ack Smart
Voting	Pohl, Welch, Coombs, Camp, Oliver					
Alternates	Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.					
Representing	Tobias Glidden, Ack Smart					
Public	None					
Concerns (7:40)	<p><b>Glidden</b> – Presented project; part will be visible from Evergreen but through other houses and their landscaping.  <b>Welch</b> – Meets our guidelines.  <b>Coombs</b> – This will be visible from Evergreen.  <b>Oliver</b> – The roof is black, it's a simple layout; she has no concerns.  <b>Camp</b> – No concerns.</p>					
Motion	<b>Motion to Approve. (Camp)</b>					
Roll-call Vote	Carried unanimously				Certificate #	<b>HDC2022-08-6823</b>
3.	37 Starbuck, LLC	<b>08-6884</b>	37 Starbuck Road	Move on site	60/37	NAG
Voting	Pohl, Welch, Coombs, Camp, Oliver					
Alternates	Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and staff comments.					
Representing	Steve Theroux, Nantucket Architectural Group					
Public	Paul Santos, Nantucket Surveyors					
Concerns (7:45)	<p><b>Theroux</b> – Presented project, in danger of erosion; explained the grading up.  <b>Backus</b> – The letter of concern about the grading up is on file.                      Circa 1971 contributing per National Historic Landmark (NHL) data; appreciate moving away from the potential hazard. Regarding the location, the Madaket Harbor Watershed Protection Zone is not HDC purview. Appreciates the reuse of this contributing structure. Suggested a cross section of existing versus proposed would be helpful.  <b>Santos</b> – This is 3 lots pulled together; the fill was placed is not the area where the dwelling is being moved to; he's staked the area where the dwelling is going which is outside Conservation Commission jurisdiction.  <b>Pohl</b> – The house is on pilings and the grade did get graded up maybe 1', he has no concerns.  <b>Oliver</b> – She has no concerns about moving the house; the problem is moving fill before coming to the HDC.  <b>Camp</b> – She has no concerns.</p>					
Motion	<b>Motion to Approve as submitted. (Welch)</b>					
Roll-call Vote	Carried unanimously				Certificate #	<b>HDC2022-08-6884</b>
4.	37 Starbuck, LLC	<b>08-6810</b>	37 Starbuck Road	Renovation	60/37	NAG
Voting	Pohl, Welch, Coombs, Camp, Oliver					
Alternates	Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and staff comments.					
Representing	None					
Public	None					
Concerns (7:54)	<p><b>Theroux</b> – Presented project; chimney is brick but could be pargetted.  <b>Backus</b> – Appreciates simple changes.  <b>Welch</b> – It's a net improvement. Asked the chimney material; the corbelling looks odd.                      No concerns.</p>					
Motion	<b>Motion to Approve as submitted. (Welch)</b>					
Roll-call Vote	Carried unanimously				Certificate #	<b>HDC2022-08-6810</b>
5.	Erin Wilson	<b>08-6856</b>	6 Swayzes Drive	Addition & color change	66/162	EMDA
Voting	Pohl, Welch, 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 (7:57)	<p><b>McMorrow</b> – Presented project; sash and trim Nantucket grey with Hamilton blue door.                      No concerns.</p>					
Motion	<b>Motion to Approve as submitted. (Welch)</b>					
Roll-call Vote	Carried unanimously				Certificate #	<b>HDC2022-08-6856</b>

<b>6. John Sully 08-6894</b>	<b>47 Pleasant Street</b>	<b>As-built Window replace</b>	<b>55/17.1</b>	<b>Aldain Allen</b>
Voting	Pohl, Welch, Coombs, Camp, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:01)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Welch)</b>			
Roll-call Vote	Carried unanimously		Certificate #	
<b>7. KMS126 NT 08-6893</b>	<b>126.5 Main Street</b>	<b>New dwelling</b>	<b>42.3.3/98</b>	<b>Linda Williams</b>
Voting	Pohl, Welch, Coombs, Camp, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:01)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Roll-call Vote	Carried unanimously		Certificate #	
<b>8. Lisa Lawler 08-6814</b>	<b>80 Orange Street</b>	<b>Demo or move off garage</b>	<b>55.4.1/24</b>	<b>Gryphon Architects</b>
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Ethan Griffin, Gryphon Architects			
Public	None			
Concerns (8:01)	<p><b>Griffin</b> – Presented project; circa 1940s; this and the house next to it in the mid-2000 when this garage was relocated.</p> <p><b>Backus</b> – The site has a circa 1837 Greek revival; the revised HDC survey form, it notes a 1-story, 1-bay constructed circa 2009. The existing has character-defining features that it would be nice to retain. Could approve contingent upon photos of the interior supporting its age.</p> <p><b>Pohl</b> – This garage looks to be in great shape. The phot from 1970 has no rake overhang and 8-over-8 windows.</p> <p><b>Coombs</b> – It’s too bad to lose all our small garages downtown. Thinks it would be easy to move it.</p>			
Motion	<b>Motion to Approve through staff with documentation of the interior framing. (Oliver)</b>			
Roll-call Vote	Carried unanimously		Certificate #	<b>HDC2022-08-6814</b>
<b>9. Lisa Lawler 08-6863</b>	<b>80 Orange Street</b>	<b>New garage studio</b>	<b>55.4.1/24</b>	<b>Gryphon Architects</b>
Voting	Pohl, Welch, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Ethan Griffin, Gryphon Architects			
Public	None			
Concerns (8:08)	<p><b>Griffin</b> – Presented project.</p> <p><b>Backus</b> – Main dwelling built in 1837 by John B. Nickleson. A simple gable structure without dormers would be more appropriate and should be shingled so as not to compete with the Greek revival; simple is better; keep the existing batten garage doors; should have a single window at the gable peak; appreciates 6-over-6; questions visibility of the rear 2<sup>nd</sup>-floor balcony from Union Street.</p> <p><b>Coombs</b> – The ganged dormer windows should be separated to fill the dormer. Should not be SDL windows and doors. Should not have vertical boards. Doesn’t like the columns for the 2<sup>nd</sup>-floor deck.</p> <p><b>Thornewill</b> – She thinks an eave forward would be more subtle and in keeping with the historic structure.</p> <p><b>Welch</b> – Agrees an eave-forward would be better and in keeping with the photo of the former barn; the gable forward is “aggressive.” Agrees the garage doors should be simple. Suggested a fatter mull between the ganged window sets.</p> <p><b>Oliver</b> – Simple is better; likes the simplicity of the barn eave forward; could then make it taller.</p> <p><b>Pohl</b> – He doesn’t support glass in the garage doors; there is no reason to have SDL windows in the garage. If this gets taller, it should get wider to maintain proportions. There is a preference for the eave-forward barn; if it stays gable forward, something needs to be done about the perceived height.</p>			
Motion	<b>Motion to Hold for revisions. (Oliver)</b>			
Roll-call Vote	Carried unanimously		Certificate #	

10. Chris Tofalli 08-6813	122 Main Street	Fence replacement	42.3.3/100	Frank Daily
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:20)	Not opened at this time.			
Motion	<b>Held.</b>			
Roll-call Vote	N/A			Certificate #

11. Richmond Great Pt. 08-6868	6 Honeysuckle Drive	New Dwelling	68/888	KOH
Voting	Pohl, Welch, Coombs, Camp, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos.			
Representing	Dinah Klamert, KOH			
Public	None			
Concerns (8:23)	<p><b>Klamert</b> – Presented project; white trim and natural to weather deck; there is nothing around this, no streetscape.</p> <p><b>Camp</b> – It should have a 4-light gable window. Rear elevation should have real French doors with kick panels; this faces Old South Road, and the sliders and pool will be extremely hard to approve.</p> <p><b>Camp</b> – Suggested looking at the screening in the Naushop subdivision.</p> <p><b>Pohl</b> – Because we are getting close to Old South Road and you are proposing pools, we will need a really detailed landscape plan of what's happening in general and all around to ensure the pools and aspect of the architecture are completely blocked from view from Honeysuckle, Ironwood and Old South Road.</p>			
Motion	<b>Motion to Hold for a comprehensive landscape plan that addresses screening to include any structures backing onto Old South Road. (Camp)</b>			
Roll-call Vote	Carried unanimously			Certificate #

Rest held for September 20<sup>th</sup>

12. Richmond Great Pt. 08-6866	3 Lilac Court	New Dwelling	68/360	KOH
13. Richmond Great Pt. 08-6867	24a Evergreen Way	New Dwelling	68/351	KOH
14. Richmond Great Pt. 08-6948	6 Gooseberry Place	New Commercial Dwelling	68/341	KOH
15. Richmond Great Pt. 08-6949	7 Gooseberry Place	New Commercial Dwelling	68/341	KOH
16. Richmond Great Pt. 08-6950	8 Gooseberry Place	New Commercial Dwelling	68/341	KOH
17. Sheep Pond Prop. 08-6849	14 Sheep Pond Road	Move off/ demo	63/29	Emeritus LTD
18. Sheep Pond Prop. 08-6845	16 Sheep Pond Road	Move off/ demo	63/30	Emeritus LTD
19. Sheep Pond Prop. 08-6852	14 + 16 Sheep Pond Rd.	New dwelling	63/29 +30	Emeritus LTD
20. Robert Kulin 08-6820	9 Orange Street	Hardscape & driveway	42.3.1/150	Robert Kulin
21. Daniel Conway 08-6883	3 Meadow Lane	Like kind Replace doors	41/398	Daniel Conway
22. Scott Dehm 08-6841	8 Ash Street	Hardscape & pergola	42.4.2/94	Jardins Intl.
23. Melissa Neier 08-6842	11 Prospect Street	Add fenestration	55.4.4/42	Twig Perkins
24. 39 Monomoy, LLC 08-6851	39 Monomoy Road	Addition, reno, move	54/79	Emeritus LTD
25. Stark Point, LLC 08-6843	16 Easton Street	New guest house/ garage	42.1.4/11	Botticelli + Pohl
26. Auburn Cottage LLC 08-6857	46 Easton Street	Addition & reno	42.1.4/22	Botticelli + Pohl
27. Fair City, LLC 08-6886	115 Old South Rd Lot F	Commercial Building	68/112	EMDA
28. Fair City, LLC 08-6887	115 Old South Rd Lot E	Commercial Building	68/112	EMDA
29. Morgan Family 08-6900	24A New Lane Sias	Demo or move off dwelling	49/395.2	Val Oliver
30. Morgan Family 08-6901	24A New Lane Sias	New Dwelling	49/395.2	Val Oliver
31. NIR Retail 08-6885	7-8 Old South Wharf	Fenestration Changes	42.4.2/2.4	Permit Plus
32. 11 Hulbert, LLC 08-6899	11 Hulbert Avenue	“Screened-in” Porch	29.2.3/2	Val Oliver

**X. OLD BUSINESS 08/23/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	30 Pear, LLC 07-6593	20 India Street	Addition	42.3.4/137	Botticelli & Pohl
2.	David and Diane Lilly	4 Quince Street	Rear stair egress	42.3.4/20	McMullen & Assoc
3.	Lions Foot, LLC 03-5844	9 Sherburne Way	Demo	30/37	Topham Design
4.	Victor Haley 07-6668	94 Orange Street	Addition	55.1.4/47	Paul Dresher
5.	Soren Sorensen 03-5929	51 Fair Street	Color change	42.3.2/40	Emeritus
6.	Chris & Ashley Austin 07-6692	7 Maple Lane	New dwelling	67/303	Emeritus
7.	Eric Silfen 07-6665	3 Meadow View Drive	Rooftop solar	56/92	Cotuit Solar

**XI. NEW BUSINESS 08/30/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Kim Glowacki 08-6972	13 Woodland Drive	Move on studio	79/208	Structure Unlimited
2.	Michael Zarcone	16 Cherry Street	New shed	55/379	Structures Unlimited

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3.	Bruce Turner	9 Long Pond Road	Solar roof array	59/33	Ack Smart
4.	Kristina Conley	91 Hummock Pond Rd.	New dwelling	56/118	EMDA
5.	Steven Cohen Trust	8 Sachem Road	Demo shed	30/239	WAPD
6.	Steven Cohen Trust	8 Sachem Road	New shed	30/239	WAPD
7.	Olsen Family	28 Prospect Street	Driveway apron & parking	55.4.4/77.1	Val Oliver
8.	William Fordyce	3 Darling Street	Handicap ramp	42.3.2/163	Val Oliver
9.	6 Yawkey Way Nom Tr	6 Yawkey Way	New duplex	69/298	Val Oliver
10.	Lamb & Nassif	38 Wauwinet Road	Window replacement	20/21	Val Oliver
11.	Anthony Mazotas	29 Essex Road	Rooftop solar	67/614	Cotuit Solar
12.	Kathryn Cook	85 Low Beach Road	Demo main house	75/31.3	Michael Bard
13.	Kathryn Cook	85 Low Beach Road	Demo garage	75/31.3	Michael Bard
14.	Kathryn Cook	85 Low Beach Road	Demo pool house	75/31.3	Michael Bard
15.	Braine- Ivey	10 Lily Street	Rev 06-6530: dormer	73.3.1/111	Val Oliver
16.	Eleven Lincoln Ave Trust	32 Jefferson Avenue	Demo main house	30/132	Botticelli + Pohl
17.	Eleven Lincoln Ave Trust	32 Jefferson Avenue	Rev. 12-5457: main house	30/132	Botticelli + Pohl
18.	Shenandoah Trust	40 Easton Street	Rev. 11-6592: fenest chng	42.1.4/20	Botticelli + Pohl
19.	Joseph Motta	38 40 Cliff Road	Addition	42.44/43	Thornewill
20.	Mike Romano	55 Easton Street	New shed	42.4.1/186	Shelter 7
21.	Nick Pappas	7 Beaver Street	Rev. 03-6067: main house	55.1.4/82	Val Oliver
22.	CCH 67 Br, LLC	67 Bartlett Road	Roof top solar	66/435	Sun Wind
23.	High Cliff Trust	11 East Hallowell Lane	Rev 04-6206: windows	30/17	Botticelli + Pohl
24.	High Cliff Trust	11 East Hallowell Lane	Rev. 04-6191: grg windows	30/17	Botticelli + Pohl
25.	Sea Realty Trust	25 Squam Road	Demo cottage	21/5	Botticelli + Pohl
26.	Auburn Cottage, LLC	46 Easton Street	Rev. 06-6463: main house	42.4.1/22	Botticelli + Pohl
27.	Jeannette & Bob, LLC	43 Kendrick Avenue	New guest house	76.4.3/31	CWA
28.	Edward O'Brien	9b Hussey Farm Road	Addition	56/96.2	Linda Williams
29.	Jay Harmon	Lot 2 Maple Lane	New pool	67/303	LINK
30.	Jay Harmon	Lot 2 Maple Lane	Porch addition	67/303	LINK
31.	Nicola Day	5 Essex Road	Add egress windows	67/602	LINK
32.	Nantucket Lifesaving Museum	158 Polpis Road	Replace windows	27/28	LINK
33.	Dorothy ACK, LLC	2 Mariner Way	New dwelling	55.1.4/72.4	Linda Williams
34.	Dorothy ACK, LLC	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams
35.	Dorothy ACK, LLC	4 Mariner Way	New dwelling	55.1.4/72	Linda Williams
36.	Dorothy ACK, LLC	4 Mariner Way	New garage	55.1.4/72	Linda Williams
37.	Dorothy ACK, LLC	4 Mariner Way	New pool & hardscape	55.1.4/72	Linda Williams
38.	Dorothy ACK, LLC	6 Mariner Way	New dwelling	55.1.4/72.2	Linda Williams
39.	Dorothy ACK, LLC	6 Mariner Way	Hardscape	55.1.4/72.2	Linda Williams
40.	John Ribik	12 Chuck Hollow Rd.	Bulkhead shed	72/29	Linda Williams
41.	*Stephen Cheney	67 Bartlett Rd.	Roof replacement	66/435	Cheney Custom Homes
42.	*Corkish Coop	320e Polpis Rd.	New shed	24/1.5	Structures Unlimited

**XII. OLD BUSINESS 09/06/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Joseph Minella 03-5939	9 Giny Lane	New Dwelling	41/851	SCI
2.	Joseph Minella 06-6555	9 Giny Lane	Solar main house	41/851	SCI
3.	Joseph Minella 03-5937	9 Giny Lane	Pool & hardscaping	41/851	SCI
4.	Brew Bean 01-5615	2 Candle House Lane	New Dwelling	55.4.1/1	Concept Design
5.	Jason Mendelson 05-6328	7a Sherburne Tp	New dwelling	30/112	Studio Ppark
6.	Nantucket G & S, LLC 07-6725	81 Vestal Street	New fence	56/254	MCA+
7.	Conway Family 08-4328	167 Surfside Road	New dwelling	87/118	Val Oliver
8.	Sankaty, LLC 06-6439	49 Sankaty Road	New dwelling	49/66	Dustin Maury
9.	Gregory Tourto 07-6727	20 Midland Avenue	New dwelling	59.3/164	Gryphon Architects
10.	Gregory Tourto 07-6728	20 Midland Avenue	New garage/studio	59.3/164	Gryphon Architects

**XII. NEW BUSINESS 09/13/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jacqueline Welch	38 Union Street	Covered Deck	42.3.2/88	George Wing
2.	Kim Kilgore	19 Liberty Street	Roof replacement	42.3.4/111	T & T Roofing
3.	Doug Mullen	6 Sconset Avenue	Move off cottage	49.3.2/12	Topham Design
4.	Doug Mullen	6 Sconset Avenue	New dwelling	49.3.2/12	Topham Design
5.	13 Commercial Wharf, LLC	13 Commercial Wharf	Rev. 09-4749: reduce struct	42.2.4/10	NAG
6.	Nantucket Land Bank	70 Washington Street	Move off / demo	42.2.3/16	Normand Residential
7.	11 Hulbert Ave, LLC	11 Hulbert Avenue	Historic Determination	29.2.3/2	Val Oliver
8.	Walter Glowacki	5 Meader Street	Rev 04-3953: addition	42.2.3/37.1	Val Oliver
9.	G2 Bunker Hill, LLC	7 Bunker Hill	Alterations	73.4.2/39	Topham Designs
10.	David Laura Finley	7 New Lane	Door & window change	41/285	EMDA

Proposed HDC Minutes for September 13, 2022

11. Michael Sweeney	1 Longwood Drive	New garage	71/54	EMDA
12. 5 Orange St, LLC	5 Orange Street	Porch doors & windows rev	42.3.1/149	Thornewill Designs
13. 5 HL, LLC	5 Heather Lane	Pool	30/24.1	Joseph Werner
14. 5 HL, LLC	5 Heather Lane	Hardscape	30/24.1	Joseph Werner
15. Elizabeth Almodobar	4 Atlantic Avenue	Like Kind windows & doors	55.4.1/46	Elizabeth Almodobar
16. 41 Hulbert, LLC	41 Hulbert Avenue	Raise GH & fenes revs	29/18	Botticelli + Pohl
17. 32 Hulbert Trust	32 Hulbert Avenue	Rev. 11-5220	29/72	Botticelli + Pohl
18. Carol Muehling	17 Okoraw Way	New Dwelling	79/180	Thornewill Design
19. Carol Muehling	17 Okoraw Way	New pool	79/180	Thornewill Design
20. William Waldorf	50 Madaquecham Vly Rd	New guest house	88/74	EMDA
21. Stark point, LLC	16 Easton Street	Rev. 04-6118: main house	42.1.4/11	Botticelli + Pohl
22. Stark point, LLC	16 Easton Street	Rev. 04-6121: gym	42.1.4/11	Botticelli + Pohl
23. Crow's Nest, LLC	9B Crow's Nest Way	Raise, addition, reno	12/20.22	Botticelli + Pohl
24. Nantucket Boat Basin	29 Commercial Street	Demo/replace like kind	42/24.3	Dennis Patnaude
25. Partners Healthcare	60 Meadowview Drive	New Dwelling	51/167	Dennis Patnaude
26. Partners Healthcare	60 Meadowview Drive	New 2 <sup>nd</sup> Dwelling	51/167	Dennis Patnaude
27. Partners Healthcare	60 Meadowview Drive	New 3 <sup>rd</sup> Dwelling	51/167	Dennis Patnaude
28. Barbara Phillips Trust	7 North Liberty Street	Rev. 12-2628	42.3.4/6	Val Oliver
29. Elizabeth Phillips	4 Pittman Road	New shed	73.4.2/61	Elizabeth Phillips
30. Deborah Wasil	51 Pleasant Street	Replace windows	55/32.3	Structures Unlimited
31. Town of Nantucket	16 Broad Street	Alterations	42.4.2/30	Rick Sears
32. Town of Nantucket	20 South Water Street	Alterations Bldg 1	42.4.2/29	Rick Sears
33. Town of Nantucket	20 South Water Street	Alterations Bldg 2	42.4.2/29	Rick Sears
34. 90 N Liberty Presv	90 North Liberty Street	Historic Determination	41/22	Botticelli + Pohl
35. 5 Sherburne Way, LLC	5 Sherburne Way	New Beach stairs	30/38	Botticelli + Pohl
36. Michael Zarcone	16 Cherry Street	Minor alterations	55/379	Val Oliver
37. TwentyOne Milk St Trust	21 Milk Street	Parking	42.3.3/87	David Troast
38. John Welch	40D Union Street	Infill dormer	42.3.2/89	Gryphon Architects
39. Eleven Lincoln Ave Trust	32 Jefferson Avenue	New guest house	30/132	Botticelli + Pohl
40. 40 OSR, LLC	40 Old South Rd 39/40	New dwelling mixed use	68/410	Emeritus LTD
41. 40 OSR, LLC	40 Old South Rd Lot 41	New Dwelling mixed use	68/10	Emeritus LTD

<b>XIII. OTHER BUSINESS</b>	
Approved Minutes	August 16, 23, 25, & 30, 2022
Motion	<b>Motion to Approve as amended. (Coombs)</b>
Vote	Carried 5-0
Review Minutes	September 6, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Tuesday, September 20<sup>th</sup> @ 4:00 pm</b> Hybrid – Zoom &amp; 4 Fairgrounds Road, 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. architectural drawings, file packet, and photos of 43 Kendrick Street
2. May 03, 2021 draft minutes
3. *Building with Nantucket in Mind.*
4. HDC Chair Ray Pohl's letter from HDC for the Nantucket Select Board
5. Draft minutes as listed

Adjournment:

Motion **Adjourned at 8:30 pm. (Camp)**  
 Vote Carried unanimously

Submitted by:  
 Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Madaket Village District