



# 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, September 21, 2021**

*This meeting was held via remote participation using ZOOM and YouTube,  
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 5:02 pm. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, Interim HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker  
 Attending Members: Pohl, McLaughlin, Coombs, Oliver, Welch, Dutra, Thornewill  
 Absent Members: Camp  
 Late Arrivals: McLaughlin, 5:40 pm  
 Early Departures: Dutra, 8:12 pm; Welch, 9:02 pm

Adoption of Agenda.

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

Roll-call vote Carried 5-0//Oliver, Thornewill, Welch, 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. John Schafer <b>09-4598</b>	10A Miacomet Avenue	Shed revision	67-872	Billy Saad
2. Hillari Ghatti <b>09-4576</b>	8 Thurstons Way	Pool & hardscape	66/500	Self
3. Christopher Strausser <b>08-4505</b>	7 Finback Lane	Shed	66/510	Structures Ultd
Voting	Pohl, Coombs, Oliver, Welch, Dutra			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Roll-call Vote	Carried 5-0// Oliver, Welch, Dutra, Coombs, and Pohl-aye		Certificate #	<b>HDC2021-(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. ABCET, LLC <b>09-4502</b>	58 Baxter Road	Pool & hardscape	49/54	Will Stephens
	<ul style="list-style-type: none"> <li>Pool not to be visible at time of inspection and thereafter.</li> </ul>			
Voting	Pohl, Coombs, Oliver, Dutra, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns			
Motion	<b>Motion to Approve through staff per noted conditions. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Dutra, Coombs, and Pohl-aye		Certificate #	<b>HDC2021-09-4502</b>

**IV. NEW BUSINESS 08/31/2021**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 45 Shawkemo Rd, LLC <b>08-4484</b>	45 Shawkemo Road	New main dwelling	27/18	Workshop APD
Voting	Coombs (acting chair), Oliver, Welch, Dutra, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (5:04)	<p><b>Kotchen</b> – Reviewed the project; the cabana and garage are connected subterranean; there is no visibility from Shawkemo with visibility from the harbor only being the roof; Hamilton blue and Quaker grey are a soft combination.</p> <p><b>Thornewill</b> – It is a lot of small joined masses. Some of the huge windows are unnerving but far enough from the harbor not to be discernible as such. No concerns.</p> <p><b>Welch</b> – It’s a house on the hill but screened by dense vegetation. While it’s atypical, it’s quirky; the lack of visibility is critical and should be part of the motion.</p> <p><b>Oliver</b> – This is an example of additive massing. It’s all 26’ or less. She has some concern about blue windows and doors in an open landscape; would prefer a color that blends in with the background.</p> <p><b>Coombs</b> – She loves it.</p>			
Motion	<b>Motion to Approve subject to maintaining the existing dense vegetation. (Welch)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Welch, and Coombs-aye		Certificate #	<b>HDC2021-08-4484</b>
2. 45 Shawkemo Rd, LLC <b>08-4485</b>	45 Shawkemo Road	New guest house	27/18	Workshop APD
Voting	Coombs (acting chair), Oliver, Welch, Dutra, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (5:19)	<p><b>Kotchen</b> – Reviewed the project; the shutters have been removed; doesn’t think the north elevation double-height window will have a lot of visibility.</p> <p><b>Oliver</b> – Suggested approving without the double window at this time; they can come back when it’s framed up.</p>			
Motion	<b>Motion to Approve through staff with the double window to be broken up and no shutters. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Welch, Oliver, and Coombs-aye		Certificate #	<b>HDC2021-08-4485</b>

**V. OLD BUSINESS (9/7/2021)**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Lot 27 N Mill, LLC, <b>06-4021</b>	Lot 27B Birdsong	New dwelling	55.4.4/80.1	Brook Meerbergen
Voting	Pohl, Coombs, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.			
Representing	Brook Meerbergen Steven Cohen, Cohen & Cohen Law P.C.			
Public	Anne Dewez, 5 Mill Street and for the neighborhood group			
Concerns (5:22)	<p><b>Meerbergen</b> – Reviewed changes made per previous concerns; the 2<sup>nd</sup> floor of the tertiary mass was pushed forward but not the 1<sup>st</sup> floor, which is obscured by the garage; we can do Quaker grey trim and Hamilton blue.</p> <p><b>Backus</b> – Appreciate the middle mass dormer changes; the setback isn’t reflected in the site plan; front door transom lights look contemporary. If the commission agrees, she recommends more of a drop in the middle mass.</p> <p><b>Cohen</b> – This has gone through a lot of review with detailed and helpful comments. He would like comments today to be hyper-focused on HDC’s purview as set in the Act. This area is the intersection of the formality of Town and the casualness of a rural area.</p> <p><b>Dewez</b> – The neighborhood group appreciates what has been done but still have concerns about the height of the secondary mass and that the tertiary mass with a porch stands proud of the main mass; there is plenty of room to push that mass farther back.</p> <p><b>Coombs</b> – The center mass height should drop further; this is an area of old Quaker houses; the right most piece shouldn’t extend forward of the main mass.</p> <p><b>Dutra</b> – Thinks the middle mass is where it should be; if it drops more, it will look like 2 masses instead of 3. Thinks the changes to the tertiary mass are okay, especially with the garage in front of it. Okay with the transoms over the door.</p> <p><b>Pohl</b> – What troubles him is the secondary eave chops off the 2<sup>nd</sup>-floor of the left side of the tertiary gable; does appreciate pushing that wing back.</p> <p>Discussion about whether or not to add a bit of fascia to the 2<sup>nd</sup>-floor tertiary gable left side.</p>			
Motion	<b>Motion to Approve through staff with Quaker grey trim and Hamilton blue sash and doors. (Dutra)</b>			
Roll-call Vote	Carried 3-0//Coombs, Dutra, and Pohl-aye		Certificate #	<b>HDC2021-06-4021</b>

<b>2. MBL Norris 07-4268</b>	<b>14A Lowell Place</b>	<b>Shed</b>	<b>41/164</b>	<b>Emeritus</b>
Voting	Pohl, McLaughlin, Coombs, Thornewill, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (5:44)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns; this is for storage of recreational gear – bicycles, surfboards, etc. There is historic precedent in the core district for small structures like this in front of the house.</p> <p><b>Backus</b> – This is on a contributing lot; if this is approved in this location, appreciate it’s not blocking the left window of the right wing; would prefer it be located in the rear of the lot.</p> <p><b>Coombs</b> – Asked why it isn’t behind the house; this needs to be in the back; our policy is no shed in front of the house at the head of the driveway.</p> <p><b>Thornewill</b> – Agrees with Ms. Coombs; it’s sad it’s in the front, and it looks crammed in on the little site. It should be half the size; suggested Mr. MacEachern look at the proportion of the shed to the house.</p> <p><b>McLaughlin</b> – Asked about visibility of the mechanicals from the street behind the house. No concerns.</p> <p><b>Welch</b> – East elevation, his concern is the height; it should be about 2.5 feet shorter with the doors being no more than 7’, so it doesn’t dwarf the porch; the garage doors should have smaller vertical boards. This commission has approved sheds in front of houses in the core district.</p> <p><b>Pohl</b> – The 8’ doors are very high for a shed; this could come down more to allow the piece behind to be more visible. Doors should be 6’8” with a lower roof. He’d like to see photos for precedent. If this were attached to the building, we’d have a different view of how it fits in.</p>			
Motion	<b>Motion to Hold for revisions. (Welch)</b>			
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Welch and Pohl-aye		Certificate #	
<b>3. 33 N Mill, LLC 05-3789</b>	<b>7 North Mill Street</b>	<b>New dwelling</b>	<b>55.4.4/77</b>	<b>Sophie Metz Design</b>
Voting	Coombs (acting chair), McLaughlin, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.			
Representing	Sophie Metz, Sophie Metz Design			
Public	<p>Jay Hanley, owner</p> <p>Joan Taylor, 16 Mill Street</p> <p>Arthur Reade, Reade, Gullicksen, Hanley, &amp; Gifford LLP, for the Taylors</p> <p>Anne Dewez, 5 Mill Street and for neighborhood group</p> <p>Bob Kargman, 8 Mill Street</p>			
Concerns (5:59)	<p><b>Metz</b> – Presented the redesigned structure; only 3 of the 34 trees are impacted by construction; could do a faux chimney.</p> <p><b>Backus</b> – Appreciates the change and footprint reduction; south elevation, the dormer seems out of place for this type of architecture.</p> <p><b>Taylor</b> – Appreciates the redesign but there are still concerns about height, visibility, and grading. Referenced a letter with pictures of the neighborhood. This will sit 10’ to 12’ above the Land Bank property and the rear façade will be very visible from Mill Street and the Pony Field. The northwest corner is on the edge of a bank with no plans to mitigate damage to the bank; also work could endanger a tree on our property we worked to save.</p> <p><b>Reade</b> – He can see issues with runoff and excavation for construction on the bank; moving the house back from the bank alleviates those issues and mitigates the view from the Pony Field.</p> <p><b>Hanley</b> – Feels they have worked hand-in-glove with the neighbors. He’d be happy to move the house a little northeast; it’s impractical to move it farther south. Listed Mill Street structures that are 2 or more stories. Feels the design is very appropriate to the neighborhood.</p> <p><b>Dewez</b> – We support the concerns of the Taylors.</p> <p><b>Kargman</b> – Because of the height of the house and the hill, height poles would show the impact and be helpful.</p> <p><b>Thornewill</b> – This building fits into the neighborhood. The trees at the bottom of the hill will mitigate the view from the Pony Field.</p> <p><b>Oliver</b> – Agrees with much Ms. Thornewill said; the neighborhood does have large homes. This is appropriate. She’s disappointed that the HDC has to sit through hearings where neighbors air their displeasure with the subdivision; the time to have been upset was when the property was at the Planning Board. Most houses are large in front and trail back on skinny lots; this is a wide lot so is appropriately designed.</p> <p><b>McLaughlin</b> – There has been a lot of nit-picking against this property; this structure is harmonious and approvable.</p> <p><b>Coombs</b> – She’d like it moved south and east to protect the trees and mitigate the visibility. She’d like to see a chimney on this.</p>			
Motion	<b>Motion to Approve through staff with the house shifted 5’ east and 2’ south and with a chimney added to the left end of the main mass south elevation. (Thornewill)</b>			
Roll-call Vote	Carried 4-0//Oliver, McLaughlin, Thornewill, and Coombs-aye		Certificate #	<b>HDC2021-05-3789</b>

**VI. NEW BUSINESS (9/14/2021)**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Mark Aguiar <b>08-4489</b>	4 Pond Road	Rooftop solar	56/158	Sunwind, LLC
Voting	Pohl, McLaughlin, Coombs, Dutra, Thornewill			
Alternates	Welch			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Timothy Holmes, SunWind, LLC			
Public	None			
Concerns (6:35)	<b>Holmes</b> – presented project. No concerns.			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Roll-call Vote	Carried 5-0//McLaughlin, Thornewill, Dutra, Coombs, and Pohl-aye		Certificate #	<b>HDC2021-08-4489</b>
2. Pamela Perun <b>08-4492</b>	4 Roberts Lane	Rooftop solar	56/34	Sunwind, LLC
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Timothy Holmes, SunWind, LLC			
Public	None			
Concerns (6:40)	<b>Holmes</b> – Presented project; roof is going to black; explained logic for placement and problems with the west roof. <b>Oliver</b> – It's on the front of the house; she'd like to have visibility of the porch roof mitigated with a tree. <b>Coombs</b> – It shouldn't be on the front of the house; the flat, low porch roof is clearly visible. <b>McLaughlin</b> – It's not in the old historic district (OHD), but we have to watch where solar panels are going. <b>Welch</b> – Nantucket Island is a National Historic Landmark (NHL); these will overtake the front of structures if HDC allows it to happen. We have regulations in place to protect the historic lines all over the Island. This doesn't meet the guidelines; the western roof would be much more appropriate. Where the garage meets the porch would be problematic. We recently approved a fully rectilinear pattern that covered an entire, shallow roof much father from the road. <b>Pohl</b> – He had considered adding vegetation to cut the view but that might be hard to pull off. You could have more panels on the east-facing roof.			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Welch, Coombs, and Pohl-aye		Certificate #	
3. Sarah Schwarz <b>08-4491</b>	44 Sankaty Road	Alter: chim/fenest/deck	49.2.3/55	Topham Design
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (6:51)	<b>Topham</b> – Presented project. <b>Backus</b> – Circa 1987; shame to lose the chimney; it gives a nod to 1980s architecture. Read SAB comments 9/13: recommend removing the roof walk. <b>Coombs</b> – Agrees with keeping the chimney and removing the roof walk. Wonders if there's a simpler way to egress the 2 <sup>nd</sup> -floor than the stairs. <b>Oliver</b> – Agrees with SAB. <b>McLaughlin</b> – The changes blend with the existing architecture. <b>Thornewill</b> – Eliminating the garage doors is a huge improvement. Okay with removing the unattractive chimney and adjusting the stairs. <b>Pohl</b> – The 1980s weren't a good decade for external chimneys; okay with it going away.			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Thornewill, Oliver, and Pohl-aye		Certificate #	<b>HDC2021-08-4491</b>

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4.	Mark Knight <b>08-4494</b>	60 Nobadeer Avenue	Addition and renovation	88/10	Permit Plus
5.	Margaret Nolen <b>08-4528</b>	28 Easton Street	LK replace of ext. materials	42.1.4/15	Permits Plus
Voting	Pohl, McLaughlin, Coombs, Welch, Dutra				
Alternates	Thornewill				
Recused	(Oliver logging out and back in.)				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:00)	<b>McCarthy</b> – No one from Permits Plus. Not opened at this time.				
Motion	<b>Motion to Hold Items 4 &amp; 5 for representation.</b>				
Roll-call Vote	Carried 5-0//McLaughlin, Welch, Dutra, Coombs, and Pohl			Certificate #	
6.	Richard Tolsdorf <b>08-4516</b>	23 Ranger Road	Add 2 <sup>nd</sup> -floor deck	39/45	Self
Voting	Pohl, McLaughlin, Coombs, Welch, Dutra				
Alternates	Thornewill				
Recused	(Oliver logging out and back in.)				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Richard Tolsdorf, owner				
Public	None				
Concerns (7:02)	<b>Tolsdorf</b> – Presented project; deck faces away from Douglas Way and the east side is visible from Ranger Road. <b>McLaughlin</b> – The deck should be no more than 8’ deep; the rest is approvable. <b>Coombs</b> – The deck is facing away from the road but needs to come in to 8’. <b>Welch</b> – He’s concerned about the 12’ depth; asked for a view. <b>Dutra</b> – Agrees with Mr. Welch.				
Motion	<b>Motion to View and to come back next Tuesday. (Welch)</b>				
Roll-call Vote	Carried //Dutra, Coombs, McLaughlin, Welch, and Pohl-aye			Certificate #	
7.	Mary Ottaviano <b>08-4527</b>	13 North Star Lane	Dwelling addition	30/206	NAG
Voting	Pohl, McLaughlin, Coombs, Dutra, Thornewill				
Alternates	Welch				
Recused	(Oliver logging out and back in.)				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (7:11)	<b>Theroux</b> – Presented project; suggested a view. <b>Backus</b> – Circa 1983; not historic. Read HSAB comments 9/13: might be visible from the end of North Star; 4-panel French doors are not appropriate on the front of the house; prefer single pair of French doors with flanking windows				
Motion	<b>Motion to View and to come back Tuesday, September 28<sup>th</sup>. (Coombs)</b>				
Roll-call Vote	Carried 5-0//McLaughlin, Thornewill, Dutra, Coombs, and Pohl-aye			Certificate #	
8.	Mary Ottaviano <b>08-4503</b>	13 North Star Lane	Hardscape revisions	30/206	NAG
Voting	Pohl, McLaughlin, Coombs, Dutra, Thornewill				
Alternates	Welch				
Recused	(Oliver logging out and back in.)				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (7:50)	<b>Theroux</b> – Presented project; pool approved in 2019; willing to make changes per HSAB for next week. <b>Backus</b> – Read HSAB comments: prefer wood deck; denser evergreen screen to hide pool and grill.				
Motion	<b>Motion to View and hold for revisions and to come back Tuesday, September 28<sup>th</sup>. (Coombs)</b>				
Roll-call Vote	Carried 5-0//McLaughlin, Thornewill, Dutra, Coombs, and Pohl-aye			Certificate #	

9. Dana DeNiro	<b>08-4506</b>	8A Hawthorne Lane	Shed	56/802	Structures Unlimited
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Dutra				
Recused	(Welch logging out and back in.)				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Nancy Drazhal, Structures Unlimited				
Public	None				
Concerns (7:19)	<b>Drazhal</b> – Presented project; behind profuse landscaping; doors and trim cedar natural to weather and black sash; no side or rear setback. No concerns.				
Motion	<b>Motion to Approve. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye			Certificate #	<b>HDC2021-08-4506</b>
10. Timothy Quinlisk	<b>08-4509</b>	88 Quidnet Road	Rev. 3962: fdt&chmy mtrl	21/109	Botticelli + Pohl
Voting	Coombs (acting chair), McLaughlin, Oliver, Dutra, Thornewill				
Alternates	None				
Recused	Pohl (Welch logging out and back in)				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (5:50)	<b>Botticelli</b> – Presented project; grey liberty stone. <b>Oliver</b> – This is appropriate. <b>Thornewill</b> – Doesn't know of any other stone foundations in Quidnet, but this probably isn't visible; would prefer foundation be clad in wood; okay with chimney being stone. <b>Dutra</b> – He's okay with it as proposed; it will not be very visible. <b>McLaughlin</b> – No concerns.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Dutra, McLaughlin, Oliver, and Coombs-aye; Thornewill-abstain			Certificate #	<b>HDC2021-08-4509</b>
11. Snuggedin Trust	<b>09-4550</b>	86 Polpis Road	Cabana revisions	44/25.4	Botticelli + Pohl
Voting	Coombs (acting chair), McLaughlin, Oliver, Thornewill				
Alternates	Dutra				
Recused	Pohl (Welch logging out and back in)				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (7:31)	<b>Botticelli</b> – Presented project. <b>Oliver</b> – She has no concerns. <b>Thornewill</b> – No railing is shown around the area well. <b>McLaughlin</b> – No concerns.				
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>				
Roll-call Vote	Carried 4-0//Thornewill, Oliver, McLaughlin, and Coombs-aye			Certificate #	<b>HDC2021-09-4550</b>
12. Clay Twombly	<b>08-4510</b>	10 Berkeley Street	New cottage	76.1.3/38+52	Self
Voting	Pohl, McLaughlin, Coombs, Oliver, Dutra				
Alternates	Thornewill				
Recused	(Welch logging off and back in)				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Clay Twombly				
Public	None				
Concerns (7:34)	<b>Twombly</b> – Presented project; east elevation visible from Arlington; the new septic determines the location; height is 24'1"; had submitted revised drawings showing everything centered on the east elevation. <b>Oliver</b> – Her only concern is that it seems large; the second-floor ceiling height could be lowered so eave sits on top of the window frames. Thinks it might look better with the front door on a gable end with the porch carried across the front. <b>Coombs</b> – East elevation, suggested separating the 2 <sup>nd</sup> -floor windows more and adding a 3 <sup>rd</sup> window and beefing up the front door trim. The height should come down closer to 22'. <b>McLaughlin</b> – It's acceptable as submitted. <b>Dutra</b> – It's approvable as is but open to Ms. Oliver's suggestion. <b>Pohl</b> – Ms. Oliver's suggestion of turning the gable would bring the ridge down				
Motion	<b>Motion to Approve through staff with the gable turned 90 degrees and more trim around the front door. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Dutra, Oliver, and Pohl-aye			Certificate #	<b>HDC2021-08-4510</b>

13. David Preschlack	<b>08-4513</b>	41 Millbrook Road	Shed move/demo	56/69	MCA+
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Dutra				
Recused	(Welch logging off and back in)				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Doug Mills, Mark Cutone Architecture				
Public	None				
Concerns (7:46)	<b>Mills</b> – Presented project. <b>Backus</b> – Based upon NHL data for the house, the shed is possibly circa 1977. No concerns.				
Motion	<b>Motion to Approve as a move-off/demolition. (Oliver)</b>				
Roll-call Vote	Carried 5-0//	Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye	Certificate #	<b>HDC2021-08-4513</b>	
14. David Preschlack	<b>08-4514</b>	41 Millbrook Road	New garage	56/69	MCA+
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Dutra				
Recused	(Welch logging off and back in)				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Doug Mills, Mark Cutone Architecture				
Public	None				
Concerns (7:49)	<b>Mills</b> – Presented project. No concerns.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 5-0//	Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye	Certificate #	<b>HDC2021-08-4514</b>	
15. Anne Dougherty Et al.	<b>08-4519</b>	2 Lincoln Street, Sias	Patio	73.4.2/83	Thornewill Design
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch				
Alternates	Dutra				
Recused	Thornewill				
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Luke Thornewill, Thornewill Design				
Public	None				
Concerns (7:51)	<b>Thornewill</b> – Presented project. <b>Backus</b> – Questions the visibility from New Street; the material should be the same as the driveway apron. No SAB comments. <b>Oliver</b> – Doesn't think it will be visible because of the way the bank is planted looking up from the street. <b>Coombs</b> – Agrees. <b>McLaughlin</b> – No concerns. <b>Welch</b> – No comments. <b>Pohl</b> – Given the casual nature of the house, he would prefer irregularly cut bluestone.				
Motion	<b>Motion to Approve with stone to be irregular shape. (Oliver)</b>				
Roll-call Vote	Carried 4-0//	Coombs, McLaughlin, Oliver, and Pohl-aye; Welch-abstain	Certificate #	<b>HDC2021-08-4519</b>	
16. Glenn Lajeuenesse	<b>09-4685</b>	4 Mioxes Way	New dwelling	65/87	Thornewill Design
Voting	Pohl, McLaughlin, Coombs, Welch, Dutra				
Alternates	Oliver stepped off				
Recused	Thornewill				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Luke Thornewill, Thornewill Design				
Public	None				
Concerns (7:57)	<b>Thornewill</b> – Presented project; window trim should be 1X4. <b>McLaughlin</b> – No comment; it's suitable for the neighborhood. <b>Dutra</b> – Southwest elevation, the dormer "D" windows look squat. Northwest elevation, "B" and "C" windows could line up better. <b>Welch</b> – Clarified orientation and location. He has no concerns. <b>Coombs</b> – Northeast elevations, all the windows and doors are ganged. Southeast elevation, ungang the 1 <sup>st</sup> -floor windows; the right mass needs a window in the gable. <b>Pohl</b> – There are a lot of small windows that make this building look big; his biggest concern are the windows on the southwest elevation should be larger. The trim needs to be corrected.				
Motion	<b>Motion to Approve through staff with a window added to the gable end of the southeast elevation and reduce the trim around the windows to 1X4. (Coombs)</b>				
Roll-call Vote	Carried 5-0//	McLaughlin, Welch, Dutra, Coombs, and Pohl-aye	Certificate #	<b>HDC2021-09-4685</b>	

17. 3 Raceway, LLC <b>08-4520</b>	2 Clara Drive	New dwelling	66/281	EMDA
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ethan McMorro, E. McMorro Design Associates			
Public	None			
Concerns (8:12)	<p><b>McMorro</b> – Presented project; main-mass height is 24’2”; sash and trim are white, everything else natural to weather.</p> <p><b>Oliver</b> – This is lovely.</p> <p><b>Coombs</b> – Agrees.</p> <p><b>McLaughlin</b> – South elevation, the 2 sets of 4 French doors is too much glass; should be 2 sets of 3 doors.</p> <p><b>Thornewill</b> – Because it is so low, she’s okay with the length of the south elevation roof.</p> <p><b>Pohl</b> – The 2 sets of 4 French doors are in a courtyard on the rear; he has no concerns because they won’t be visible.</p>			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Roll-call Vote	Carried 4-1//Coombs, Thornewill, Oliver, and Pohl-aye; McLaughlin-nay	Certificate #	<b>HDC2021-08-4520</b>	
18. 10 Gay Street, LLC <b>09-4546</b>	10 Gay Street	Fenestration changes	42.3.4/14	EMDA
Voting	Pohl, McLaughlin, Coombs, Oliver. Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Ethan McMorro, E. McMorro Design Associates			
Public	None			
Concerns (8:23)	<p><b>McMorro</b> – Presented project.</p> <p><b>Backus</b> – This is a circa 1920s garage associated with Sherburne Inn circa 1835; asked that the south elevation window be reused. Read HSAB comments: no concerns. Confirmed the existing garage doors will not be removed or replaced.</p> <p><b>Welch</b> – Asked what the fence is screening (condensers).</p> <p><b>Oliver</b> – No concerns.</p> <p><b>Coombs</b> – It looks good; the history of 10 Gay Street is interesting.</p> <p><b>McLaughlin</b> – No comments.</p>			
Motion	<b>Motion to Approve. (McLaughlin)</b>			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Welch, McLaughlin, and Pohl-aye	Certificate #	<b>HDC2021-09-4546</b>	
19. Nan. Land Council <b>08-4534</b>	6 Ash Lane	New screen door	42.4.2/79	Lucy Dillon
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Lucy Dillon			
Public	None			
Concerns (8:28)	<p><b>Dillon</b> – Presented project; she saw a lot of metal doors on houses in the OHD.</p> <p><b>Backus</b> – Circa 1800 Timber Frame typical Nantucket; she concurs with HSAB. Read HSAB comments: prefer painted wood over metal.</p> <p><b>Coombs</b> – Prefer a wooden door with a center piece; painted it okay but natural to weather is better.</p> <p><b>Oliver</b> – Agrees.</p> <p><b>Thornewill</b> – Confirmed if it is painted or natural to weather.</p> <p><b>McLaughlin</b> -</p> <p><b>Pohl</b> – The 2 sections make it more stable and make swapping out glass and screen easier.</p>			
Motion	<b>Motion to Approve through staff a wood storm door with 2 panels with a center cross piece and to be painted green with unlacquered brass pieces. (Coombs)</b>			
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Coombs, and Pohl-aye; McLaughlin abstain	Certificate #	<b>HDC2021-08-4534</b>	



20. Matt Gattuso	<b>08-4536</b>	2 Spindrift Road	Pool	66/316	Thornewill Design
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	Thornewill				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Carrie Thornewill, Thornewill Design				
Public	None				
Concerns (8:35)	<p><b>Thornewill</b> – Presented project; auto cover with fencing.</p> <p><b>Welch</b> – This is completely appropriate for the location. It indicates evergreen a minimum of 5'; suggested if using Leland Cyprus, it be sheered to at least 5' so it will fill out.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve due to lack of visibility because of bushes. (McLaughlin)</b>				
Roll-call Vote	Carried 5-0//Coombs, Oliver, Welch, McLaughlin, and Pohl-aye		Certificate #	<b>HDC2021-08-4536</b>	
21. 84 Cliff Road, LLC	<b>08-4537</b>	84 Cliff Road	Cottage/cabana	30/74.1	Robert Newman
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Robert Newman, Sandcastle Construction Inc.				
Public	None				
Concerns (8:40)	<p><b>Newman</b> – Presented project; height 16'10"</p> <p><b>Thornewill</b> – It's cute and the elevation facing the road is fine. She'd want some planting in the corner to mitigate any possible view of the pool.</p> <p><b>Coombs</b> – No major concerns.</p> <p><b>Oliver</b> – No concerns with the building. Her concern is understanding the grade and any retaining; the east elevation faces away from Pilgrim Road and into the property.</p> <p><b>McLaughlin</b> – Thinks the east elevation will be visible; this should be viewed because of the 4 doors and round window.</p> <p><b>Pohl</b> – No concerns; we can address screening under the pool application.</p>				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 4-1//Coombs, Thornewill, Oliver, and Pohl-aye; McLaughlin-nay		Certificate #	<b>HDC2021-08-4537</b>	
22. 84 Cliff Road, LLC	<b>08-4538</b>	84 Cliff Road	Pool and hardscape	30/74.1	Robert Newman
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Robert Newman, Sandcastle Construction Inc.				
Public	None				
Concerns (8:48)	<p><b>Newman</b> – Presented project; along the west line there is some existing privet that turns into native brush.</p> <p><b>Oliver</b> – Asked about the retaining wall approved on the abutting property being extended onto this property.</p> <p><b>Thornewill</b> – With the proposed picket fence, the pool won't be visible.</p> <p><b>Coombs</b> – Asked what is happening along the left side.</p> <p><b>McLaughlin</b> – Confirmed the pool has an auto cover. He doesn't think this will be visible.</p>				
Motion	<b>Motion to Approve through staff with labeling the auto cover on the drawings. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye		Certificate #	<b>HDC2021-08-4538</b>	
23. Larry Levine	<b>09-4547</b>	6 Crestwood Circle	Solar roof array	76/79	ACK Smart
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Tim Carruthers, ACK Smart				
Public	Larry Levine, owner				
Concerns (8:56)	<p><b>Levine</b> – Cited reasons for solar arrays.</p> <p><b>Carruthers</b> – Presented project; roof is wood.</p> <p>No concerns due to minimal visibility.</p>				
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>				
Roll-call Vote	Carried 5-0//Coombs, Oliver, Welch, McLaughlin, and Pohl-aye		Certificate #	<b>HDC2021-09-4547</b>	
The rest held until Thursday.					
24. Karli Hagedorn	<b>09-4553</b>	34 West Chester Street	Hardscaping	41/31	Julie Jordin
25. Mueller Nantuc. Assoc.	<b>09-4554</b>	11 North Mill Street	Fenestration + trim color	55.4.4/77	CWA
26. Tom Donovan	<b>09-4555</b>	106 Surfside Road	2nd floor deck	67/50	JN design
27. Paul Benk	<b>09-4592</b>	8 North Gully Road	Add dormer	73.1.3/48	Emeritus

Proposed HDC Minutes for September 21, 2021

28.	Mary Claus Rev Trust 09-4582	31 Low Beach Road	move on site/partial demo	74/36	Botticelli + Pohl
29.	PFox Nantucket, LLC 09-4583	20 Orange Street	Cottage addition	42.3.2/70	Botticelli + Pohl
30.	8 Walbang Nom Trust 09-4581	8 Walbang Avenue	Demo/move off MH	82/146	Botticelli + Pohl
31.	8 Walbang Nom Trust 09-4580	8 Walbang Avenue	New dwelling	82/146	Botticelli + Pohl
32.	Kathleen Waldorf 09-4584	54 Madequecham Valley Rd	Addition	88/20	Botticelli + Pohl
33.	Sea Daze, LLC 09-4585	27 Baxter Road	New bsmt/fenest revisions	49.2.3/10	Botticelli + Pohl
34.	Lauren Stein 09-4574	11 Woodbury Lane	New dwelling	41/550	Normand Residential
35.	Peter Halle 09-4577	24 Pilgrim Road	Rev. 1530:	41/94	Normand Residential
36.	Ramos Family RT 09-4575	24 South Shore Road	Fence and screening	80/116	Leigh Topham
37.	Brian + Toni Franz 09-4589	12 Cannonbury Lane	Deck/stair/fenest revisions	74/9	Workshop APD
38.	Diane Elliot 09-4573	28 Lily Street	Rev. + drvwy material chng	42/43	David Bartsch
39.	ACK Group, LLC 09-4587	18B Park Circle	Front stoop change	69/239	Self
40.	ACKED, LLC 09-4588	18B Bartlett Road	Rev: 4419: addition/fenest	67/113.1	Self
41.	Hristo Rashkov 09-4586	8 Lewis Court	Demo/move off shed	67/37	Self
42.	Rufio ACK Holdings 09-4567	93 Main Street	Rebuild gate to 6' tall	42.3.3/17	JB Studios
43.	Irakli Jibladze 09-4566	30 Devon Street	Cabana, ODS, pergola	76.4.2/1	JB Studios
44.	Irakli Jibladze 09-4565	30 Devon Street	Pool, spa, hardscape	76.4.2/1	JB Studios
45.	Michael Sproule 09-4568	31 Washing Pond Road	Pergola	31/29	Atlantic Landscaping
46.	Norris Building Co 09-4569	16 Lowell Place	Hardscaping	41/164	Atlantic Landscaping
47.	Hedges, LLC 09-4570	10 Bassett Road	Rev to retaining walls	26/39	Atlantic Landscaping
48.	Chris Lorusso 09-4578	316 Polpis Road	As-built retaining wall	25/7	Pat Taaffe
49.	Chris Lorusso 09-4579	316 Polpis Road	Change cooper roof layout	25/7	Pat Taaffe
50.	Tom + Sherry Coffin 09-4576	8 Pinecrest Drive	Move on fm 13 Low Beach	68/421	Scott Menard
51.	Town of Nantucket 09-4673	113/135 Pleasant Street	Renew 73014: trailer move	55/270-271	Erika Mooney
52.	27 Fair Street, LLC 09-4595	27 Fair Street	Historic reno - front bldg	42.3.2/193.1	Workshop APD
53.	27 Fair Street, LLC 09-4594	27 Fair Street	Historic reno - back bldg.	42.3.2/193.1	Workshop APD
54.	27 Fair Street, LLC 09-4596	29 Fair Street	Historic reno - front bldg.	42.3.2/193.1	Workshop APD
55.	27 Fair Street, LLC 09-4597	29 Fair Street	Historic reno - back bldg.	42.3.2/193.1	Workshop APD
56.	Don Dimock	59 Bartlett Road	Add porch roof	66/99.1	Linda Williams
57.	NHA	89 A-B Bartlett Road	Change roof overhang	66/410	Linda Williams

**VII. OLD BUSINESS 09-21-2021**

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. William Scannell 07-4293	119R Eel Point Road	Revisions to pool	33/17.1	Atlantic Landscaping
2. Dan Diplacido 08-4375	20 Goldfinch	New dwelling	66/606	Val Oliver Design
3. Jeffrey Kaschuluk 01-0461	27 North Liberty Street	Addition, <del>move on lot</del>	41/453	Thornewill Design
4. 50 Brewster Rd, LLC	50 Brewster Road	Pool/hardscape/bocce court	43/96	Atlantic Landscaping
5. Andrew Reger 08-4349	7 East Lincoln Avenue	Add roofwalk, clarify color	42.4.1/8	Emeritus
6. Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
7. Conlon James Trust 08-4475	24 Woodbine Avenue	Rev. 1511: add rfwlk, fenest	80/96	Emeritus

**VIII. OTHER BUSINESS**

Approved Minutes	September 7, 2021
Motion	<b>Motion to Approve. (Coombs)</b>
Roll-call vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye
Review Minutes	September 14 & 16, 2021
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting <b>Thursday, September 23, 2021 at 1:00 pm. ZOOM</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> <li>• Discussion of salvaging demolitions</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:04 pm. (Coombs)**  
 Roll-call vote Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye

Submitted by:  
 Terry L. Norton