



# 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, OliverVallorie Oliver,  
**Associate Commissioners:** Stephen Welch, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

**Tuesday, January 18, 2022**

*This meeting was held via remote participation using ZOOM and YouTube.*

Called to order at 5:00 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, PLUS Administrative Assistant; Terry Norton, Town Minutes Taker  
 Attending Members: Pohl, Camp, Coombs, Oliver, Welch, Dutra, Thornewill  
 Absent Members: McLaughlin  
 Late Arrivals: Welch, 5:04 pm; Dutra, 5:09 pm  
 Early Departures: Pohl, 7:17 pm, Welch & Dutra, 8:51 pm

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Coombs)**  
 Roll-call vote Carried 5-0//Oliver, Camp, Thornewill, Coombs, and Pohl-aye

## I. PUBLIC COMMENT

None

## II. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Dale Kevin F Trustee	26 Easy Street	Projecting sign	42.4.2/23	Daniel Lemaitre
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns (5:04)	<b>Backus</b> – SAC recommend this be held.				
Motion	<b>Motion to Hold. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl			Certificate #	
2.	Isaiah Truymen	117 Orange Street	Wall sign	55/377	Self
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	<b>Backus</b> – This was held for representation.				
Motion	<b>Motion to Hold for representation. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl			Certificate #	
3.	Nantucket Land Bank	101/103 Hummock Pd Rd	Sign	56/67.1&307	Robert Newman
Voting	Camp (acting chair), Coombs, Oliver, Welch, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	<b>Backus</b> – Hold for revisions.				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Welch, Oliver, Thornewill, Coombs, and Camp-aye			Certificate #	

<b>4. Sherburne Commons 12-5364</b>	143 Sherburne Cmmns Ln	Wall Sign	80/1	Liz Busted
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	<b>Backus</b> – This was approved with a framed edge or frame banding.			
Motion	<b>Motion to Approve through staff per SAC Comments. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl	Certificate #	<b>HDC2021-12-5364</b>	

<b>5. Al Souza H</b>	56 Pleasant Street	Wall Sign	55/342	Daiva Utariene
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	<b>Backus</b> – Held for revisions.			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl	Certificate #		

<b>6. Mass Audubon</b>	Polpis/Quidnet Road	Boundary Signs		Sam Kefferson
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	<b>Backus</b> – Held for revisions.			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl	Certificate #		

**III. CONSENT**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Dexter Group, LLC <b>12-5458</b>	8 Winn Street	Revision & add window	41/51.2	EMDA
2.	Helene Patterson Trust <b>01-5476</b>	19 Brewster Road	Rev. 4768: Fenestration	54/175.1	Gryphon Architects
3.	3 Raceway, LLC <b>01-5477</b>	3 Raceway Drive	Corner board change	66/281	M. Tomaiolo
4.	Neil Glynn <b>01-5481</b>	23 Ellen's Way	Rev. 12-2394: Studio	81/182	Meerbergen Designs
5.	Neil Glynn <b>01-5480</b>	23 Ellen's Way	Rev. 12-2452: MH	81/182	Meerbergen Designs
6.	Chris Ruggeri <b>01-5494</b>	11 Sandpiper Road	Outdoor kitchen	76/83	NAG
7.	Henry McNamara <b>01-5495</b>	8 Polliwog Road	Basement window	55/423.5	Thornewill Designs
8.	Mindee Blanco <b>01-5483</b>	8 Ackermuck Way	Fenest chg. & outdr shower	41/618	Olson Twombly
9.	Robert Goldrich <b>01-5500</b>	41 Crooked Lane	Window & door replace	41/202	Brant Point Building
10.	Arthur & Page Gosnell <b>01-5502</b>	4 Pond View Drive	Rev. add pergola & fenest	81/13	Botticelli + Pohl
11.	Maple Lane, LLC <b>01-5519</b>	10 Rugged Road	Move MH off to Maple Ln	67/303	LINK
12.	Maple Lane, LLC <b>01-5518</b>	Lot #9 Maple Lane	Move MH on fm Rugged	67/303	LINK
Voting	Camp Coombs, Oliver Dutra, Welch				
Alternates	Welch				
Recused	Pohl, Thornewill				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:59)	No concerns.				
Motion	<b>Motion to Approve. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Welch, Dutra, and Camp-aye	Certificate #	<b>HDC2021-(as noted)</b>		

**IV. 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. Leslie Snell <b>01-5512</b>	23 Woodland Drive	New pool	68/261	Leslie Snell
• Not to be visible at time of inspection or thereafter				
2. Hightide Partners, LLC <b>01-5511</b>	10 Ackermuck Way	Rev. add spa & Hardscape	41/618.1	Atlantic Landscaping
• Spa not to be visible at time of inspection or thereafter				
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	Welch, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:59)	No additional concerns.			
Motion	<b>Motion to Approve through staff per noted conditions. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, Oliver, and Pohl-aye		Certificate #	<b>HDC2021-(as noted)</b>

**V. NEW BUSINESS 12/07 & 21/2021**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Rose R.T. <b>11-5107 OB</b>	28 India Street	Spa & hardscape	42.3.4/8	Jardins Intl.
Voting	Camp (acting chair), Coombs, Welch, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Elisabeth O'Rourke, Jardins International			
Public	None			
Concerns (5:11)	<p><b>O'Rourke</b> – Reviewed changes made per previous concerns. Could tuck the spa close to the house and screening with plantings. Asked since it isn't visible is it not approvable. She thinks enclosing it in a small structure is possible.</p> <p><b>Backus</b> – Referenced Section 2 (correct ref is 9B) of the Special Act which talks about the appropriate setting.</p> <p><b>Coombs</b> – A spa on India Street is inappropriate, whether or not it is allowed. Doesn't see Hussey as "the neighborhood" so the spa there isn't contextual. We don't want the old historic district (OHD) littered with spas and lighting.</p> <p><b>Thornewill</b> – She didn't think there are any spas in this immediate neighborhood. The way it's designed and how it sits on the property, it becomes an element in the garden that doesn't make sense. She goes by immediate neighborhood precedent; asked where the spa on Hussey is located (by Academy Hill).</p> <p><b>Welch</b> – Referenced Section 9B of the Special Act, which speaks to character and setting. Light, character, and setting do come into play; the 38 Pleasant Street spa is an appropriate size with appropriate screening. He's voted against these in the past but if Town Meeting comes around to smaller spas being approvable, we will be wrestling with it in the future. Asked if they considered doing something within a small structure.</p> <p><b>Camp</b> – You look down on the Hussey Street spa from the parking at Academy Hill and it's screened with Arbor Vitae. She too is concerned about setting a precedent in the OHD.</p>			
Motion	<b>Motion to Hold for revisions. (Welch)</b>			
Roll-call Vote	Carried 4-0//Welch, Coombs, Thornewill, and Camp-aye		Certificate #	
2. 3 Beaver St, LLC <b>12-5316</b>	3A Beaver Street	Dormers, raise foundation	55.1.4/97	Polly Walldorf
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	Welch, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:25)	<p><b>Backus</b> – Waiting for as-built scans.</p> <p>Not opened at this time.</p>			
Motion	<b>Motion to Hold for representation and further information. (coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, Camp, Thornewill, Coombs, and Pohl-aye		Certificate #	

**VI. OLD BUSINESS 12/28/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Kim Wentworth 11-5168	14 Lincoln Avenue	Move & increase pool	30/182	Mark Cutone

Voting Pohl, Camp, Coombs, Oliver, Welch  
 Alternates Dutra, Thornewill  
 Recused None  
 Documentation Landscape design plans, site plan, photos, historical documents, and advisory comments.  
 Representing Mark Cutone, Mark Cutone Architecture  
 Public None  
 Concerns (5:25) **Cutone** – Reviewed project; now have a 4’ board fence surrounding the pool.  
**Backus** – The main house is circa 1913 a ball room associated with 14 & 12 Lincoln Avenue. The gate & fence at 48” is sufficient to screen visibility.  
 Read HSAB comments 1/10: This location for the pool is too close to the street; it should be placed behind the guest house. Asked where the pool equipment will go. HSAB would like to see further revisions.  
**Coombs** – The pool should be turned 90 degrees and put it between the guesthouse and main house; it is on the edge of the OHD and associated with one of the oldest houses up there.  
**Camp** – She saw what happened next door and is dismayed. Having a pool on a road with privet and fence to hide it creates a streetscape that isn’t Capaum Pond Road; it is becoming inappropriate. She was okay when it was between the guesthouse and main house. Moving it would mean less hardscaping by the road.  
**Oliver** – Agrees with what’s been said. It looks like it would fit between the structures.  
**Welch** – Rotate it on its axis and pull the vegetation off Capaum Pond Road.  
**Pohl** – He too would like it between the two structures.  
 Motion **Motion to Hold for revisions and to go back to HSAB for review. (Camp)**  
 Roll-call Vote Carried 5-0//Coombs, Oliver, Welch, Camp, and Pohl-aye Certificate #

2.	NIR Retail, LLC 11-5041	4 Harbor Square	Renovate building	42.2.4/1	Workshop APD
----	-------------------------	-----------------	-------------------	----------	--------------

Voting Pohl, Camp, Coombs, Oliver,  
 Alternates Welch, Dutra, Thornewill  
 Recused None  
 Documentation None  
 Representing None  
 Public None  
 Concerns (5:34) **Backus** – Asked this be held for Thurs  
 Not opened at this time.  
 Motion **Motion to Hold for Thurs. (Oliver)**  
 Roll-call Vote Carried 4-0//Camp, Coombs, Oliver, and Pohl-aye Certificate #

3.	22 Easton, LLC 06-4026	22 Easton Street	Pool & hardscape	42.1.1/12	Ahern Design
Voting	Pohl, Camp, Coombs, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (5:35)	<p><b>Ahern</b> – Reviewed changes made per previous concerns; 15X28 pool is now a 10X15 spa.</p> <p><b>Backus</b> – This is an infill structure within the OHD; there was a previous structure on this lot. Granite steps should be brick or cobble. The spa is completely blocked from view. This is in the OHD as laid out in 1955.</p> <p>Read HSAB comments 1/10: The granite apron has no precedence in the Brant Point area and should be brick to ensure Americans with Disability Act access across the sidewalk. The apron should be reduced in width to 11 or 12 feet. The rectangular stone pavers are too formal and should be irregular stepping stones or boardwalk. HSAB would like to see further revisions.</p> <p><b>Camp</b> – She has concerned with the formal, squared off designs in a historic area; it needs to be less formal and appropriate to the other houses immediately around it. The granite steps are very out of place for Easton Street.</p> <p><b>Coombs</b> – Agrees with Ms. Camp and HSAB about the granite steps; they should irregular bluestone. The spa should be smaller and moved north closer to the boardwalk. All the patios should flow together; they are all square and there are too many of them. The steps should instead be bluestones coming down the slope of the grade; the formal stairs eliminate the naturalness of the lot.</p> <p><b>Thornewill</b> – Agrees with what’s been said. It seems the wooden boardwalk is not appropriate going all the way to the front; it privatizes everything from the parking back. Easton Street is an area with open fronts. The boardwalk also sets you up for linear, hard surfaces which aren’t typical to that area and creates a contemporary feeling. She was really against the pool; the spa is well hidden. Hopes the landscaping become more organic. It looks like the boardwalk goes up steps; it’s hard to see what it does going up to the house.</p> <p><b>Pohl</b> – The Conservation Commission won’t allow them to change the grade at all. A lot of the hard-edged terraces won’t be visible. He agrees with openness to Easton Street where the parking is. The boardwalk seems contemporary but there is a house on Lincoln Circle with a boardwalk and it looks great. Agrees the granite stones is not appropriate for an apron on Easton Street; it might not be permissible on Town property.</p>				
Motion	<b>Motion to Hold for revisions and to go back to HSAB. (Camp)</b>				
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Camp, and Pohl-aye			Certificate #	

4.	Okay Okay House 10-4821	10 Union Street	Parking & patio	42.3.1/43	BPC Architecture
Voting	Pohl, Coombs, Oliver, Welch, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Joe Paul, BPC Architecture				
Public	None				
Concerns (5:54)	<p><b>Paul</b> – Reviewed the project and changes made per previous concerns. The plantings were neglected with the trees being choked out. Existing parking is at the end of Coffin Street. Feels this design maintains a pastoral feel in this area. Thinks his client would accept parking for one car.</p> <p><b>Backus</b> – Structure is circa 1930s individually significant based upon HDC survey. There is a lot of parking along this section of Union Street, so agrees with HSAB. Suggested it be more organic and less formal. None of the plants are identified.</p> <p>Read HSAB comments 1/10: Ok with patio. An elevated and retained double parking space so close to Main Street is not appropriate, especially next to an existing 4 car parking area; parking is already provided at the front of the property. If there must be additional parking, then a narrow driveway with 2 stacked parking spaces that follows the downward slope would be more appropriate. HSAB would like to see further revisions.</p> <p><b>Coombs</b> – This was one of the most beautiful yards around; square parking in that corner is inappropriate especially when they already have parking. The large trees are already cut down in the area of the proposed parking. They have a huge lawn, and the circle patio is not attractive.</p> <p><b>Oliver</b> – She thought this is a good location away from the house leaving it the prominence it should have. Likes the idea of parking for a single car with beefed up vegetation. The patio is a very odd shape and agrees it should be more organic. She’s concerned the patio will be visible from the street and detract from the house.</p> <p><b>Welch</b> – Agrees with Ms. Oliver. He wouldn’t be averse to 2-deep stacked parking. Agrees with beefing up screening between the parking and the neighbor. The comments about the patio and gate are appropriate. He doesn’t mind the patio so much depending on the stone material.</p> <p><b>Thornewill</b> – Agrees about the patio but doesn’t think it will be a full circle with the natural-cut stone. Agrees the parking should be stacked and not all brick; the double brick driveway is a function of tightly-packed houses; if it is stacked should be an apron and stone or shell for the driveway/parking.</p>				
Motion	<b>Motion to Hold for revisions and to go back to HSAB. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Welch, Thornewill, Coombs, and Pohl-aye			Certificate #	HDC2021-10-4821

5. Family Ties Ack, LLC <b>11-5125</b>	11 Alliance Lane	Pool, court, hardscape	39/24.1	Atlantic Landscaping
Voting	Pohl, Camp, Coombs, Dutra, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and topo cross section.			
Representing	Lindsay Congleton, Atlantic Landscaping			
Public	None			
Concerns (6:10)	<p><b>Congleton</b> – Reviewed changes made per previous concerns; 30” retaining wall is Connecticut field stone screened by planted grasses.</p> <p><b>Thornewill</b> – She is satisfied with how it steps down deep into the property.</p> <p><b>Camp</b> – On the property line along Alliance, asked if the terracing for the tennis court will be visible (no). The driveway opens up to a huge parking lot suitable for Cumby’s; that should be smaller and better screened. We are getting more and more of these huge car parks in front of the house. We haven’t talked about the material or screening of the parking area (shell).</p> <p><b>Coombs</b> – Everything fits in well. Doesn’t think anything will be visible. Asked about the stonework around the pool.</p> <p><b>Dutra</b> – Asked about the trees to be used for screening. Doesn’t think any walls will be visible; the stone cap isn’t ideal but in keeping with the project. Suggested evergreens be 10’ to 12’ to screen the Tennis Court.</p> <p><b>Pohl</b> – He agrees about more screening between Alliance and the parking.</p>			
Motion	<p><b>Motion to Approve through staff with the 10’ to 12’ evergreens to screen the tennis court and add evergreen vegetation for screening to the east side between the parking and the road. (Dutra)</b></p>			
Roll-call Vote	Carried 3-2//Thornewill, Dutra, and Pohl-aye; Coombs and Camp-nay	Certificate #	<b>HDC2021-11-5125</b>	
6. Family Ties Ack, LLC <b>11-5159</b>	11 Alliance Lane	New dwelling	39/24.1	Studio Ppark
Voting	Pohl, Camp, Coombs, Dutra, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	James Krapp, Studio Ppark			
Public	None			
Concerns (6:27)	<p><b>Krapp</b> – Reviewed changes made per previous concerns; all natural to weather with rubble foundation to match the retaining wall. Height from the main mass peak to south elevation grade is 36’</p> <p><b>Camp</b> – Appreciates the changes but it still looks like two styles stuck together. The front deck cut-in is distracting; the sidelights should be 2 lights with panels below. South elevation, that is a lot of stone and 29’ above the stone is a stretch; the height should come down; it looks like the back of a country club.</p> <p><b>Coombs</b> – Appreciates the fenestration changes; the front door sidelights should be 2 lights with bottom panels. She thought the height in this area is more around 25’ to 26’; the height should come down. South elevation, the chimney should be corbeled above the fire box and corbeled the top.</p> <p><b>Thornewill</b> – South elevation, agrees about the sidelights. The eave on the 1<sup>st</sup>-floor hip is higher than the 1<sup>st</sup>-floor main-mass eave; it feels long and wide and pinches the front door.</p> <p><b>Dutra</b> – Agrees about with what’s been said about the front elevation.</p> <p><b>Pohl</b> – Agrees with Ms. Thornewill about the hipped roof eave and the 1<sup>st</sup>-floor eave. He’s also concerned about the massiveness of this structure as addressed by Ms. Coombs and Ms. Camp. The roof walk posts are supposed to be outside the skirt board; also the bottom of the posts should not be wider than the top; the roof walk should be divided in 3rds.</p>			
Motion	<p><b>Motion to Hold for revisions. (Coombs)</b></p>			
Roll-call Vote	Carried 5-0//Dutra, Thornewill, Camp, Coombs, and Pohl-aye	Certificate #		

**VII. NEW BUSINESS 01/04/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	<b>Faith Breen 11-5147</b>	19 Broadway Sias	Roof change	73.1.3/111	Steven Stockigt
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Steven Stockigt				
Public	None				
Concerns (6:42)	<p><b>Stockigt</b> – Presented project; Certaineed Moray black. Cited ‘Sconset structures with architectural shingles.</p> <p><b>Backus</b> – This is circa 1750 and individually significant. Many structures in ‘Sconset OHD have architectural so doesn’t understand the objection to using architectural. There are 5 architectural colors permitted for use in the 2 OHDs; nickel grey is one.</p> <p>Read SAB comments: architectural are not approved in ‘Sconset OHD; should be 3-tab or wood.</p> <p><b>Camp</b> – This is a very old structure, and the low roof is in your face. If the Moray black has no variance in color, she would support that.</p> <p><b>Oliver</b> – No information about the shingles is on the application. Ms. Camp pointed out the amount of roof showing; she’s hesitant to accept the architectural shingle until she reviews the area. Architectural could make this simple structure look complicated and modern.</p> <p><b>Coombs</b> – She thinks this should have 3-tab shingles; architectural shingles have edges, which make it look busy. She’s concerned that the roof remain soft and not call attention to itself. She would want to view with samples of 3-tab as well.</p> <p><b>Thornewill</b> – She thinks the black isn’t appropriate; the shingles on this roof is similar in tone. Agrees that it’s close to the eye when you’re standing next to it. Loves the muted color of the existing shingles and that should remain.</p> <p><b>Pohl</b> - There is a list of shingle types and colors approvable in the OHD; he believes it includes architectural. If he recalls the discussion about shingle types and colors, 3-tabs no longer have warrantees. Agrees the roof color is light and it should stay light. Could throw the samples up on this roof and take photos. Let HDC staff know when the samples are up.</p>				
Motion	<b>Motion to View with samples on the roof and Hold for more information. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Camp, Thornewill, Coombs, and Pohl-aye			Certificate #	
2.	<b>Michael Robinson</b>	13 Fayette Street	Roof walk	42.3.2/28	Sanne Payne
Voting	Pohl, Camp, Welch, Dutra, Thornewill				
Alternates	None				
Recused	Oliver & Coombs				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Sanne Payne				
Public	None				
Concerns (6:58)	<p><b>Payne</b> – Presented project; there are 14 roof walks within 150’ of this address.</p> <p><b>Backus</b> – This is an infill, not historic, on a contributing lot. Agrees it should be smaller with no skirt.</p> <p>Read HSAB comments 12/20: too big in all directions; eliminate skirt or be vertical boards.</p> <p><b>Welch</b> – The size needs to be decreased; the policy is 1/3 the overall ridge length; the skirt should be vertical board. Depending on the width from the east and west, it needs another post unless reduced to 7’.</p> <p><b>Thornewill</b> – Agrees it should be reduced. There should be no skirt because its connection to the rear dormer raises havoc.</p> <p><b>Camp</b> – She’s not in favor of the roof walk; it hides the chimney, which is very appropriate and fits in; doesn’t like the horizontal skirt and the post going into the rear dormer. It’s awkward in many ways.</p> <p><b>Dutra</b> – The horizontal skirt needs to go; either simple post or vertical board. Reducing its size to 1/3<sup>rd</sup> the roof length would be more in scale.</p> <p><b>Pohl</b> – Agrees with what’s been said including HSAB: reduce the width especially from the side and removal of skirt.</p>				
Motion	<b>Motion to Hold for revisions and further documentation as to precedent and to go back to HSAB. (Welch)</b>				
Roll-call Vote	Carried 5-0//Dutra, Thornewill, Camp, Welch, and Pohl-aye			Certificate #	
3.	<b>Mayberry N.T. 12-5471</b>	9 Fair Street	Roof change garage	42.3.2/4	Linda Williams
Voting	Pohl, Camp, Coombs, Oliver, , Thornewill				
Alternates	Welch (Dutra stepped out)				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (7:08)	<p><b>Williams</b> – Presented project.</p> <p><b>Backus</b> – Read HSAB comments 1/10: No concerns.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, Thornewill, Coombs, Oliver, and Pohl-aye			Certificate #	<b>HDC2021-12-5471</b>

4.	Mayberry N.T. <b>12-5474</b>	9 Fair Street	Roof walk skirt & mat chng	42.3.2/4	Linda Williams
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (7:10)	<p><b>Williams</b> – Presented project.</p> <p><b>Backus</b> – This is circa 1868 Greek Revival built by William M. Barrett; no history was provided. The white would be more approvable for the skirt; there are adjacent properties with white roof walks.</p> <p>Read HSAB comments 1/10: Should be painted white to be more in keeping with the formality of the house.</p> <p><b>Camp</b> – It should be skirted because of the neo-classic corner boards.</p> <p>Consensus agrees.</p>				
Motion	<b>Motion to Approve through staff with a white skirt. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, Coombs, Thornewill, Oliver, and Pohl-aye			Certificate #	<b>HDC2021-12-5474</b>
5.	Chandra Miller	9 Magnolia Avenue	Change windows	73.3.1/85	Chandra Miller
Voting	Camp (acting chair), Coombs, Oliver, , Welch				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	None				
Public	None				
Concerns (7:13)	<p><b>Backus</b> – Contributing circa 1880 1910 bungalow; she would prefer the window be reused; we don't know its condition. As she understands the project, the door and window will be removed off the bumpout end and a new bracelet window added on the side.</p> <p>Read SAB comments: no concerns but want historic information.</p> <p>No further discussion.</p>				
Motion	<b>Motion to Hold for representation and more explicit information. (Camp)</b>				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Welch, Camp, and Pohl-aye			Certificate #	
6.	Brett Fodiman <b>12-5374</b>	3 Tetawkimo Drive	New dwelling	53/41	CWA
Voting	Camp (acting chair), Coombs, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chip Webster, Chip Webster Associates				
Public	Stephen Watson, 5 Tetawkimo Drive				
Concerns (7:17)	<p><b>Webster</b> – Presented project; tallest height is 26'; grey trim with natural-to-weather roof and sidewall.</p> <p><b>Watson</b> – When this was subdivided, a deed restriction was placed on it prohibiting any structures in the back. In this area, there is a lot of green space in front, and this doesn't have that; also, with the pool, the lot would be overly built out. It's large and formal for the area.</p> <p><b>Oliver</b> – She thought the south was the front, but the west elevation is the front. The bridge element, she's not aware of any similar design and it's an anomaly; it would provide a clear view through to the pool. North and south elevations have a 64' unbroken ridge line which is 14' over the guidelines. East and west elevations have a center element (drawing issue).</p> <p><b>Coombs</b> – Agrees about the see-through bridge. The ridge is very long, and the bridge should be dropped preferable to a 1-story element. There are different styles of architecture out there so for the most part she doesn't mind this. East elevation, the right, 1<sup>st</sup>-floor wall needs more windows.</p> <p><b>Thornewill</b> – West elevation, the bracketed bridge introduces a different element that's districting; suggested mimicking the other arches with cheek walls; above the garage, the left 2<sup>nd</sup> floor wall stops short and that's distracting too; the main mass windows and doors could be larger. Agrees the ridges are long and should be broken up. The east elevation won't be visible.</p> <p><b>Welch</b> – When looking at the "port cochere" there are actually two; the depth is deceiving. From any angle, there will be another element with the bridge structure. Agrees with much that's been said and the shingle-style efforts. Agrees with the idea of eliminating brackets and using shingle walls inset to create depth. Using too much trim makes it look ginger-bread. East elevation, agrees with the concept of the left-most secondary element being disjointed. The long south ridge could be broken up with a chimney.</p> <p><b>Camp</b> – Appreciates all the comments. It should come in off the property lines. The garage looks too stylized; it should be pared down. It looks like a fun house to live in.</p>				
Motion	<b>Motion to Hold for revisions. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Thornewill, Welch, and Camp-aye			Certificate #	



7.	John Wolff <b>12-5385</b>	32 Woodbine Road	New 2 <sup>nd</sup> dwelling	80/18	MCA
Voting	Camp (acting chair), Coombs, Oliver, Dutra, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	None				
Concerns (7:43)	<b>Cutone</b> – Presented project; this is a renewal with no changes since the 2018 approval. No concerns.				
Motion	<b>Motion to Approve. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Dutra, Thornewill, and Camp-aye			Certificate #	<b>HDC2021-12-5385</b>
8.	Grace Hull <b>12-5397</b>	27 Beach Grass Road	New dwelling	68/380	Topham Design
Voting	Camp (acting chair), Coombs, Oliver, Welch, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Joe Topham, Topham Design				
Public	None				
Concerns (7:46)	<b>Topham</b> – Presented project. <b>Thornewill</b> – Asked for mullions in the windows No other concerns.				
Motion	<b>Motion to Approve through staff with 6-light rear sliders. (Welch)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Welch, Oliver, Coombs, and Camp-aye			Certificate #	<b>HDC2021-12-5397</b>
9.	Christian Brunet <b>12-5377</b>	4 Quidnet Road	M.H. alterations	20/709	Permit Plus
10.	Christian Brunet <b>12-5376</b>	4 Quidnet Road	Cottage alterations	20/709	Permit Plus
Voting	Camp (acting chair), Coombs, Oliver, Welch, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	None				
Public	None				
Concerns (7:48)	<b>Oliver</b> – He’s changing posts on both buildings to square <b>Welch</b> – No concerns.				
Motion	<b>Motion to Approve Items 9 &amp; 10. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Oliver Coombs, Welch, Thornewill, and Camp-aye			Certificate #	<b>HDC2021-12-5377/5376</b>
11.	Paul Darrah <b>12-5393</b>	28 North Water Street	Dormer fenst chng	42.4.3/22	EMDA
Voting	Camp, Coombs, Oliver, Dutra, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Ethan McMorrow, Ethan McMorrow Design Associates				
Public	None				
Concerns (7:50)	<b>McMorrow</b> – Presented project. <b>Backus</b> – This is circa 1768. When the commission looked at this before, it was mentioned some windows would be replaced with Brosco; wants information on that. North elevation is visible coming from the Cliff. Read HSAB comments 1/10: South-facing mulled windows should be broken into 2 sets of 2. Change south door to 4 lights with a lower panel. Shed dormer should slide down the roof further to create more separation from the ridge. <b>Martinez</b> – We did not get any updated plans after the last hearing.				
Motion	<b>Motion to Hold for Thursday with the updated plans. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Dutra, Thornewill, and Camp-aye			Certificate #	
12.	Barbara VonDerGorben <b>12-5388</b>	132 Main Street	Hardscape	42.3.3/45	Grady Murtagh
Voting	Camp (acting chair), Coombs, Oliver, Welch, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:57)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Welch, Oliver Coombs, Thornewill, and Camp-aye			Certificate #	

13. John Barry	<b>12-5398</b>	22 Eel Point Road	Demo or move off garage	40/45	Emeritus
Voting	Camp (acting chair), Coombs, Oliver, Welch, Dutra, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:00)	<b>MacEachern</b> – Presented project; circa 1996; Housing Nantucket wants it. No concerns.				
Motion	<b>Motion to Approve as a move off/demolition. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, Welch, Thornewill, Dutra, and Camp-aye			Certificate #	<b>HDC2021-12-5398</b>
14. Don Russell	<b>12-5422</b>	14 Brewster Road	New 2 <sup>nd</sup> dwelling	54/236	Don Russell
Voting	Camp (acting chair), Coombs, Welch, Dutra, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, and correspondence				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (7:58)	<b>Oliver</b> – Presented project; height 22’7”. No concerns.				
Motion	<b>Motion to Approve. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Welch, Dutra, Thornewill, Camp, and Coombs-aye			Certificate #	<b>HDC2021-12-5422</b>

15. Tallat, LLC 12-5423	14 Union Street	Addition & fenestration	42.3.2/17	Meerbergen Designs
Voting	Camp (acting chair), Coombs, Oliver, Welch, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, advisory comments, window survey, Building with Nantucket in Mind (BWNIM), and Resilient Nantucket.			
Representing Public	Brook Meerbergen, Meerbergen Design			
Concerns (8:05)	<p><b>Meerbergen</b> – Presented project; wants permission to repair/replace windows in kind if necessary; would like to keep the chimney mass in the basement.</p> <p><b>Backus</b> – Per National Historic Landmark data this is a late 18<sup>th</sup>-century timber-frame structure. Appreciates the survey and photos. They should provide evidence of prior existing roof walk. Clay Lancaster indicated no window north of the front door, but the survey shows it. Rear ell is circa 1900s and we need a demolition plan. Removal of firebox on 1<sup>st</sup> and 2<sup>nd</sup>- floor would eliminate post-revolutionary elements. Bump out should remain the same to maintain the simplistic form of front elevation. Chimney should be restored, not altered. New bricks be provided on any visible elevation of the foundation and should be restoration kind. Resilient Nantucket wants to utilize basements to accommodate FEMA flood standards; we have those guidelines so that foundations don't need to be completely replaced. Need to know the new foundation won't change the height.</p> <p>Read HSAB comments 1/10: New roof walks usually aren't allowed unless there is evidence that one existed previously. This was originally a very simple, shingled, Quaker building; the front should remain shingles. All existing windows should be restored, not replaced. Sash should be Essex green, not black. The skirt boards to the rear should be painted grey. The chimney and foundation mortar grout should be sand colored and not grey. The south elevation A and E windows are unnecessary changes; the existing windows 19 and 21 should remain as is. The new B windows should be the same as height as adjacent windows. North window 26 should remain. The new back porch should have simpler detailing and the balcony and associated fenestration reduced significantly; a traditional blustered rail would be more appropriate. The shed dormer facing east should be located and sized so as not to require removing heavy timber framing. HSAB would like to see further revisions.</p> <p><b>Coombs</b> – BWNIM says an old house requesting a roof walk should show some proof one existed earlier. The front should be shingled. As many as possible windows should remain; 6-over-6 tells the story. The chimney should be carefully restored down to the basement; all the parts are still there. The west-elevation side door should be simpler. The east elevation has too many windows. North elevation, the Nr. 26 window could be a blind window; rear addition is 34'.</p> <p><b>Oliver</b> – She's okay with much of this. She loves the existing diamond side door on the front. East elevation is over fenestrated but doesn't know how much will be visible; middle 2<sup>nd</sup>-floor door is atypical. Asked opinions about replacing entire foundations and what that does to the integrity of the house. In the past we've asked that the front elevation foundations remain with shoring up from the inside. The front should be shingled, not clapboard.</p> <p><b>Welch</b> – Okay with the roof walk but that's contingent on no skirt. Okay with the clapboard especially if documentation indicates it had clapboard at one time. We need a full window survey; it is required for documentation. The foundation change should be based upon a structural requirement. No concerns with the fenestration changes. The foundation for the addition is fine. East elevation is over fenestrated. We would want to take a closer look at the chimney and foundation veneer. PVC downspouts are not appropriate unless they aren't discernable as such.</p> <p><b>Thornewill</b> – Not much to add. On the main historical mass, the windows should remain where they are and be restored. Concerned about maintaining the huge historical feature at the base of the chimney. Any visible foundation should use reclaimed brick as much as possible. Addition is large, and fenestration is excessive; the dormer is out of place.</p> <p><b>Camp</b> – West elevation, the depth of the existing simple bump out is more in keeping with the house. Look hard at the foundation before doing a whole-sale repair. The existing basement oven is so cool and should be retained. Simplify the rear addition. Retain the chimney as is.</p>			
Motion	<b>Motion to Hold for revisions and documentation on the basis for replacing the foundation and to go back to HSAB for review. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, Welch, Thornewill, Coombs, and Camp-aye		Certificate #	

16. LBC Sconset, LLC 12-5413	9 Hawks Circle	Hardscape	74/37.1	Ahern, LLC
Voting	Camp (acting chair), Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Miroslava Ahern, Ahern Design, LLC			
Public	None			
Concerns (8:51)	<p><b>Ahern</b> – Presented project; pool is approved; she was told the 2<sup>nd</sup> curb cut was approved.</p> <p><b>Backus</b> – Read SAB comments: depth of north apron should match south apron; is spa at grade; pool should not be visible at time of inspection and thereafter.</p> <p>Doesn't know if the 2<sup>nd</sup> curb cut has been approved. The proposed apron doesn't comply with zoning. There is another apron flanking the parking court in front of the garage; that's an anomaly.</p> <p><b>Thornewill</b> – Doesn't think much will be visible once the hedge is in place. It would help if the new items were bubbled. Discussion about the 2<sup>nd</sup> proposed curb cut.</p> <p><b>Coombs</b> – There is a massive amount of space for parking on this property; that needs to be reduced.</p> <p><b>Oliver</b> – It would be helpful to have photos of what is there even though it's under construction. The parking courtyard is huge. The apron should conform to the regulations; there should be a reduction in the amount of parking area. She's not sure how much will be visible. Reduce the apron to a standard size, the apron only to be Belgium block, and the rest to be driveway material.</p> <p><b>Camp</b> –Agrees with Ms. Oliver. Reduce the size of the 2 parking courtyards.</p>			
Motion	<b>Motion to Hold for revisions to the parking spaces and aprons. (Coombs)</b>			
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Coombs, and Camp-aye		Certificate #	

17. Eric Savetsky 12-5418	12B Oak Hollow	Pool & hardscape	56/128.2	Ahern, LLC
18. Johnson Charles Trust 12-5415	24 Bassett Road	Driveway & hardscape	26/61	Ahern, LLC
19. 1 Caroline Way LLC 12-5414	1 Caroline Way	Pool & hardscape	82/59	Ahern, LLC
Voting	Camp (acting chair), Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	Miroslava Ahern, Ahern Design, LLC			
Public	None			
Concerns (9:05)	<p><b>Ahern</b> – Asked these be held for Tuesday.</p> <p>Not opened at this time.</p>			
Motion	<b>Motion to Hold these items for Tuesday, January 25<sup>th</sup>. (Coombs)</b>			
Roll-call Vote	Carried 4-0//Coombs, Oliver, Thornewill, and Camp-aye		Certificate #	

Rest held for Thursday, January 20<sup>th</sup>.

20. 66 Easton, LLC 12-5417	66 Easton Street	Fence	42.4.1/62	Toni Yacobin
21. Elizabeth Powell 12-5445	71 Cliff Road	Hardscape & retaining wall	30/160	Atlantic Landscaping
22. Elizabeth Powell 12-5440	71 Cliff Road	New cabana	30/160	Thornewill Design
23. Melissa Spruce 12-5433	21 Bank Street	Rev 72714: addition	73.1.3/57	Gryphon Architects
24. NIR Retail, LLC 12-5442	27 Old South Wharf	Widen dormer	42.2.4/2	Emeritus
25. Eleven Lincoln Trust 12-5444	32 Jefferson Avenue	Demo or move off studio	30/132	Botticelli + Pohl
26. Eleven Lincoln Trust 12-5447	32 Jefferson Avenue	Demo or move off GH	30/132	Botticelli + Pohl
27. Eleven Lincoln Trust 12-5443	32 Jefferson Avenue	New guest house	30/132	Botticelli + Pohl
28. 1 Caroline Way, LLC 12-5439	1 Caroline Way	Main house revisions	82/59	Vicente Burin
29. Ali & Zach Smith	232 Madaket Road	New Dwelling	59.4/120.1	JN Design
30. Ali & Zach Smith	232 Madaket Road	New Garage	59.4/120.1	JN Design
31. Courtney Arnot	8 New Street	Fence	55.4.1/35	Courtney Arnot
32. Larry Maury	23 Washington Street	Like-kind window replace	42.3.1/39	Larry Maury

**VIII. OLD BUSINESS 01/11/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Darlene DeMichelle 11-5252	Lot 26- Birdsong	New dwelling	55.4.4/80.2	Meerbergen Designs
2.	Darlene DeMichelle 11-5254	Lot 26- Birdsong	New 2 <sup>nd</sup> dwelling	55.4.4/80.2	Meerbergen Designs
3.	Darlene DeMichelle 11-5255	Lot 26- Birdsong	New garage	55.4.4/80.2	Meerbergen Designs
4.	Prickly Pear 11-5155	17 Broadway- Sconset	Storage containers	73.1.3/112	Val Oliver
5.	Anne M Rose 10-4998	62 Boulevarde	New dwelling	79/211	Botticelli + Pohl
6.	32 Hulbert Ave Trust 11-5220	32 Hulbert Avenue	New Dwelling	29/72	Botticelli + Pohl
7.	Harborside Partners 11-5242	5 York Street	Rev. fenest & pergola	55.1.4/162	Gryphon Architects
8.	33 North Mill St, LLC	7 North Mill Street	New Shed	55.4.4/77	Sophie Metz
9.	33 North Mill St, LLC	7 North Mill Street	New Garage/Studio	55.4.4/77	Sophie Metz
10.	33 North Mill St., LLC 11-5126	7 North Mill Street	Hardscape	55.4.4/77	Atlantic Landscaping
11.	Geradi Prolopov 11-5187	80 Surfside Road	New dwelling	67/194	DTA
12.	Geradi Prolopov 12-5328	80 Surfside Road	Hardscape & pool	67/194	DTA

13. Jonathan Jacoby 12-5435	3 Tautemo Way	New garage revision	83/22	EMDA
14. Hoehn- Saric 10-4865	34 Easton Street	New dwelling	41.1.4/18	CWA
15. Tack3, LLC	26 Washington Street	Rev COA: Roofwalk, entry,	42.3.2/23	CWA

**XI. NEW BUSINESS 01/18/2021**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Thomas Sleeper 01-5531	8 Osprey Way	New dwelling	82/401	Christopher Hall
2. Thomas Sleeper 01-5532	8 Osprey Way	New pool	82/401	Christopher Hall
3. Thomas Sleeper 01-5530	8 Osprey Way	Move shed on site	82/401	Christopher Hall
4. 6 Lincoln St, LLC 12-5462	6 Lincoln Street	Addition 2 <sup>nd</sup> fl dormer	73.4.2/86	Val Oliver
5. Vanessa Halper	73 Burnell Street	New dwelling	49.3.2/1.2	Topham Designs
6. Vanessa Halper	73 Burnell Street	New pool	49.3.2/1.2	Topham Designs
7. Edward Sanford 12-5460	12 Doc Ryder Drive	New dwelling	66/217	EMDA
8. Richard & Susan O'Leary	7 Packet Drive	Window change & door rev.	74/18	EMDA
9. Eleven Lincoln Ave Trust	32 Jefferson Avenue	MH addition	30/132	Botticelli + Pohl
10. Lot 27 N Mill, LLC 12-5466	Lot 27A (22 N. Mill)	Garden shed	55.4.4/80.3	Meerbergen Designs
11. Lot 27 N Mill, LLC 12-5465	Lot 27A (22 N. Mill)	Garage	55.4.4/80.3	Meerbergen Designs
12. Lot 27 N Mill, LLC 12-5457	Lot 27B (22 N. Mill)	Garden shed	55.4.4/80.3	Meerbergen Designs
13. Arline Bartlett 12-5454	21 Pleasant Street	Fenestration & sm addition	55.4.1/1	LINK
14. Richard Snowden 12-5455	11 Massachusetts Avenue	Fences	60/80	LINK
15. Diane Asche 12-5467	6 Seikinnow Place	Mini split pump condenser	67/536	South Shore Climate
16. 20A Bishop Rise Inv.	20a Bishops Rise	New Dwelling	40/127	Linda Williams
17. 20A Bishop Rise Inv.	20a Bishops Rise	New pool	40/127	Linda Williams
18. 20A Bishop Rise Inv.	20a Bishops Rise	New garage	40/127	Linda Williams
19. 20B Bishop Rise Inv.	20b Bishops Rise	New Dwelling	40/127	Linda Williams
20. 20B Bishop Rise Inv.	20b Bishops Rise	New pool	40/127	Linda Williams
21. 8 Walsh LLC 12-5475	8 Walsh Street	Addition	42.4.1/83	Meerbergen Designs
22. Nantucket Land Bank 01-5478	63 Madaket Road	Boardwalks	41/480.1	J. Kuszpa
23. Nantucket Land Bank 01-5479	168 Hummock Pnd Rd	Gate	65/13.2	J. Kuszpa
24. Rich Oneslager 01-5497	8 Cliff Road	L/k window replacement	42.4.4/23	Rick Johnston
25. Gary Winn 01-5498	25 North Water Street	Fence	42.4.2/2.1	BPC
26. The Braes, LLC 01-5496	23 Baxter Road	Add outdoor shower	49.2.3/12	Botticelli + Pohl
27. Christopher Maroney	9 Swift Rock Road	Basement alterations	40/69	Peter Fernandes
28. Nancy Mack	4 Tautemo Way	Garage mv onsite & addtn	83/28	Nancy Mack
29. Rebecca Moesinger 01-5484	45 Surfside Road	Add frnt steps & clr chg.	67/14.4	Portia Moesinger
30. Ashley & Jay Hirsh 01-5485	15 Ellen's Way	Outdoor shower	81/186	Valeriya Keller
31. NIR Retail 01-5487	33 Straight Wharf	Roof replacement	42.2.4/15	T & T Roofing
32. NIR Retail 01-5488	29 Commercial Wharf	Roof replacement	42.2.4/3	T & T Roofing
33. NIR Retail 01-5489	4 Harbor Square	Roof replacement	42.2.4/5	T & T Roofing
34. Siasonset, LLC 01-5491	27 West Sankaty Road	Fenestration change	73.4.2/71	DTA
35. Charles & Sara Stuckey 01-5492	3 Parson Lane	New spa	75/144	DTA
36. Zero India St, LLC 01-5514	1 Cambridge Street	Rdc ftrnt/rf replace/fenst	42.3.1/130.2	Emeritus
37. Jeremy Trottier 01-5513	4 Windsor Road	Rf mass/hght chng/add drmr	49/193	Emeritus
38. Sheila & Carmine Giardini	7a Clifford Street	New dwelling	79/19	McMullen & Assoc.
39. Sheila & Carmine Giardini	7a Clifford Street	New garage/studio	79/19	McMullen & Assoc.
40. Sheila & Carmine Giardini	7a Clifford Street	New pool & hardscape	79/19	McMullen & Assoc.
41. Sheila & Carmine Giardini	7a Clifford Street	New gazebo	79/19	McMullen & Assoc.
42. Housing Nantucket 01-5501	17 Irving Street	Roof replacement	79/157	Stegra Corp
43. Brian Secia 01-5516	4 Equator Drive	Replace all windows	66/244	LINK
44. Salty Dogz, LLC 01-5503	9 Tashama Lane	New frnt door/stoop bnch	55/471	LINK
45. Self J Douglas 01-5517	3 Martins Lane	New shtrrs/2 new winws	42.3.2/133	LINK
46. GHYC 01-5504	4 Cedar Circle	Add egrs wndws/extnd blkhd	67/4	LINK

**X. OTHER BUSINESS**

Approved Minutes Motion	December 23, 28, & 30, 2021 and January 4 & 6, 2022 <b>Motion to Approve. (Coombs)</b>
Roll-call vote	Carried 4-0//Oliver, Thornewill, Coombs, and Camp-aye
Review Minutes	January 11 & 13, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Thursday, January 20, 2022 at 1:00 pm. ZOOM</b></li> <li>• Discussion of Advisory Board Review</li> <li>• Section 106 – Sunrise Wind Farm Project, intro</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>

	• Discussion of options for house moves
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:07 pm. (Oliver)**

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council