



HISTORIC DISTRICT COMMISSION

REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

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

~~ MINUTES ~~

Tuesday, January 26, 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 4:31p.m. and announcements by Mr. Pohl.

Staff in attendance: Kadeem McCarthy, Administrative Specialist; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch, Thornewill
Absent Members: Dutra
Late Arrivals: None
Early Departures: Oliver, 8:21 p.m.

Agenda adopted by unanimous consent.

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

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

I. PUBLIC COMMENT

None

II. CONSENT

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----|--|------------------------|-------------------------------|-------------------|---------------------|
| 1. | 1 James Street Trust 01-2715 | 1 James Street | Hardscape | 29/60 | Jonathan Wisentaner |
| 2. | Donald Pongrace 01-2713 | 78 Polpis Road | Shed | 44/25.7 | Ethan McMorro |
| 3. | Peter O'Brien 01-2712 | 36 Low Beach Road | Rev. 73102: relocate shed | 74/55 | Emeritus |
| 4. | Paul F. Sheridan 01-2742 | 17 Black Fish Lane | As-built retain wall/fire pit | 49/177 | Natalie Cowger |
| 5. | 90 Miacomet Rd NT 01-2812 | 90 Miacomet Road | Rev. 09-1735: fenestration | 81/145.1 | NAG |
| 6. | Arrowhead Archeology 01-2726 | 13 Arrowhead Drive | Add exterior stairs | 69/10.3 | Cutone Architecture |
| 7. | Duane Jones 01-2736 | 3 Yawkey Way | Rev. 55820: porch/wind | 69/300 | Val Oliver Design |
| 8. | Garfield Bloise 01-2798 | 42 Monohansett Road | Roof + clapboard change | 79/55 | Self |
| 9. | Nantucket Westmoor, LLC 01-2794 | 6 Old Westmoor Farm Rd | Replace windows | 41/821 | Emeritus |
| 10. | EJ Harvey 01-2727 | 45 Sparks Avenue | Front door revision | 55/267.2 | Emeritus |
| 11. | Nancy Kubilus 01-2729 | 12 Sandpiper Way | Shed | 76/86 | LINK |
| 12. | Charles Duce 01-2719 | 49 Hooper Farm Road | Add window | 67/261 | LINK |
| 13. | Jack Walker 01-2804 | 68 Pochick Avenue | Shed | 79/156 | Ethan McMorro |
| 14. | Greg McKechnie 01-2724 | 50 Dukes Road | Rev. 07-1420: addition | 56/245 | Thornewill Design |
| 15. | Randy Sharp 01-2723 | 1 Wamasquid Place | Curb cut/driveway | 56/113.1 | Thornewill Design |
| 16. | SnuggedIn Trust 01-2744 | 86 Polpis Road | Garage move off | 44/25.4 | LINK |
| 17. | Levin & Van Cott 01-2737 | 10 Folger Avenue | Garage move on | 80/162 | LINK |
| 18. | Snugged In Trust 01-2743 | 86 Polpis Road | Shed move off to 10 Folger | 44/25.4 | LINK |
| 19. | Levin & Van Cott 01-2739 | 10 Folger Avenue | Shed move on from 86 Polpis | 80/162 | LINK |
| 20. | Whitney A Gifford Trst 01-2717 | 32 Pocomo Road | Rev. 06-1232: GH to garage | 14/77 | Emeritus |
| 21. | 30 Meadow View, LLC 01-2722 | 30 Meadow View Drive | Rev. 11-2329: fenest change | 56/138 | Gryphon Architects |
| 22. | Jeffrey Johnston 01-2721 | 131 Wauwinet Road | Hardscape – driveway/walk | 12/5 | Linda Williams |
| 23. | Sankaty Head Golf Club 01-2735 | 18 Hoicks Hollow Road | ADA ramp to code | 23/9 | Jesse Smith |
| 24. | Barbara Vanderbilt 01-2755 | 14 Keel Lane | Remove 2 skylights | 66/382 | Self |
| 25. | Michael Suby 01-2757 | 25 Ellen's Way | Cabana | 81/181 | Brook Meerbergen |
| 26. | Joseph Saluti 01-2753 | 174 Cliff Road | Rev. 11-0115: add + fenes | 41/63 | Emeritus |
| 27. | Bob Flanagan 01-2777 | 19 Longwood Drive | Rev. 08-1459: add porch | 71/41 | Cutone Architecture |
| 28. | Cannonbury Lane, LLC 01-2803 | 7 Cannonbury Lane | Rev. 08-1568: addition | 74/24 | Workshop/APD |
| 29. | Cannonbury Lane, LLC 01-2806 | 7 Cannonbury Lane | Rev. 08-1565: addition | 74/24 | Workshop/APD |
| 30. | 33 Coffin St, LLC 01-2746 | 33 Coffin Street | Shed | 73.4.1/26.1 | CWA |
| 31. | Peter O'Brien 01-2740 | 36 Low Beach Road | Rev. 73130: resite OD kitchen | 74/55 | Emeritus |

Voting Pohl, Coombs, McLaughlin, Camp, Welch

Alternates None

Recused Oliver, Thornewill
 Documentation None
 Representing None
 Public None
 Concerns No concerns
 Motion **Motion to Approve. (Coombs)**
 Roll-call Vote Carried 5-0//Welch, McLaughlin, Camp, Coombs, and Pohl-aye

Certificate # **HDC2021-01-(as noted)****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. | 11 Meadow Lane, LLC 01-2714 | 11 Meadow Lane | Rev. 12-2526: drwy/hrdsce | 41/448 | KM Designs |
| | • Lattice in 5'/1' board fence to be horizontal and vertical | | | | |
| 2. | Nant. Boys & Girls Club 01-2728 | 67 Sparks Avenue | A/C units | 55/139.4 | Emeritus |
| | • A/C units must be screened at time of inspection and in perpetuity | | | | |
| 3. | John Roberts 01-2720 | 15 Helen's Drive | Rev. 08-1611: add egress | 66/46 | Nate Roberts |
| | • Due to lack of visibility | | | | |
| 4. | Randy Sharp 01-2805 | 1 Wamasquid Place | Pool | 56/113.1 | Thornewill Design |
| | • Pool must not be visible at time of inspection and in perpetuity | | | | |
| 5. | Craig Hunter 01-2795 | 11 Green Meadows | Addition and covered deck | 67/375 | Self |
| | • Roof color IKO dual black to be indicated on application | | | | |
| 6. | Hawthorne Park 01-2758 | 45 Hummock Pond Road | Rev. 67415: alterations | 56/812 | Workshop/APD |
| | • Due to limited visibility | | | | |
| 7. | David Cox 01-2752 | 48 Vesper Lane | Window/door/roof | 56/29 | Brook Meerbergen |
| | • Due to limited visibility | | | | |
| 8. | Michael Suby 01-2756 | 25 Ellen's Way | Spa | 81/181 | Brook Meerbergen |
| | • Must not be visible at time of inspection and in perpetuity | | | | |
| 9. | Chip Stevens 01-2671 | 45 Starbuck Road | Rev. 73115: add spa to pool | 59.3/50 | Waterscapes |
| | • Pool and spa must not be visible at time of inspection and in perpetuity | | | | |
| 10. | Klacar, LLC 01-2725 | 1A Windy Way | 69 sf addition | 67/451.1 | Klaudia Mally |
| | • Adding a 4-lite transom over the east front door facing Surfside Road | | | | |
| 11. | Faye Lazaroff 01-2751 | 20 Midland Avenue | Shed | 59.3/164 | Caleb Kardell |
| | • Due to lack of visibility | | | | |
| 12. | 33 Coffin St, LLC 01-2797 | 33 Coffin Street | Rev. 06-1132: fence & pool | 73.4.1/26.1 | CWA |
| | • Pool must not be visible at time of inspection and in perpetuity | | | | |
| 13. | Cannonbury Hldngs 1, LLC 01-2679 | 38 Cannonbury Lane | Pool and hardscape | 73/27 | Edgewater |
| | • Pool must not be visible at time of inspection and in perpetuity | | | | |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Welch | | | | |
| Recused | Thornewill | | | | |
| Documentation | None | | | | |
| Representing | None | | | | |
| Public | None | | | | |
| Concerns | No further concerns. | | | | |
| Motion | Motion to Approve through staff per noted conditions. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0//McLaughlin, Camp, Coombs, Oliver, and Pohl-aye | | | Certificate # | HDC2021-01-(as noted) |

IV. SIGNS

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----------------|--|-----------------------|---------------------------|-------------------|----------------------|
| 1. | Nant Historic Assoc. 01-2738 | 4 Whalers Lane | Relocated projecting sign | 42.4.2/60.1 | T. Hoskins-Burney |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Sign design plans, site plan, photos, and advisory comments. | | | | |
| Representing | None | | | | |
| Sign Advisory | None | | | | |
| Concerns (4:38) | McCarthy – Approvable | | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye | | | Certificate # | HDC2021-01-27 |

| | | | | |
|-----------------------------------|---|------------------------|------------------------|--------------------------|
| 2. Goldberg Intrum 01-2748 | 5 South Water Street | Projecting sign | 42.3.1/275 | A. Nicholls Costa |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | |
| Alternates | Welch, Thornewill | | | |
| Recused | None | | | |
| Documentation | Sign design plans, site plan, photos, and advisory comments. | | | |
| Representing | None | | | |
| Sign Advisory | None | | | |
| Concerns | McCarthy – Approvable per SAC comments. | | | |
| Motion | Motion to Approve through staff per SAC comments. (Oliver) | | | |
| Roll-call Vote | Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye | Certificate # | HDC2021-01-2748 | |

| | | | | |
|-----------------------|--|-----------------------------------|------------------------|-------------------------|
| 3. NIR 01-2741 | 18B Federal Street | Relocating projecting sign | 43.2.1/72 | Susan Fairgrieve |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | |
| Alternates | Welch, Thornewill | | | |
| Recused | None | | | |
| Documentation | Sign design plans, site plan, photos, and advisory comments. | | | |
| Representing | None | | | |
| Sign Advisory | None | | | |
| Concerns | McCarthy – Approvable. | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | |
| Roll-call Vote | Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye | Certificate # | HDC2021-01-2741 | |

V. NEW BUSINESS CARRIED OVER

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|---------------------------------------|--|----------------------------|-------------------|--------------------------|
| 1. Candice Heydt Trust 12-2626 | 20 Brant Point Road | Stairs to roof walk | 29/153 | Val Oliver Design |
| Voting | Pohl, Coombs, McLaughlin, Camp, Thornewill | | | |
| Alternates | Welch | | | |
| Recused | Oliver | | | |
| Documentation | Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments. | | | |
| Representing | Val Oliver, Val Oliver Design | | | |
| Public | None | | | |
| Concerns (4:40) | Oliver – Asked this be held; she hasn't submitted revised plans per HSAB comments. | | | |
| Motion | Motion to Hold per applicant's request. (Camp) | | | |
| Roll-call Vote | Carried 5-0//Coombs, McLaughlin, Thornewill, Camp, and Pohl-aye | Certificate # | | |

VI. OLD BUSINESS CARRIED OVER

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|---------------------------------|---|-------------------------------|------------------------|---------------------------|
| 1. Susan Doughan 12-2406 | 134 Main Street | Hardscaping – driveway | 41/37.1 | Gryphon Architects |
| Voting | Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill | | | |
| Alternates | Welch | | | |
| Recused | None | | | |
| Documentation | Landscape design plans, site plan, photos, and advisory comments. | | | |
| Representing | Ethan Griffin, Gryphon Architects | | | |
| Public | None | | | |
| Concerns (4:41) | <p>Griffin – Reviewed changes made per previous concerns; existing cherry tree will be moved into a planter. Proposed bringing the fieldstone planter to the road and wrapping it back to the house and keep other planter with the cherry tree and change any brick in herringbone pattern to cobblestone.</p> <p>Backus – Read HSAB comments: would prefer stone retaining walls; elevated planters too symmetrical and formal; too modern; projecting planter to be of stone and push back to be flush with foundation.</p> <p>Oliver – She hasn't had concerns. She would support changing planters to stone and moving them back.</p> <p>Camp – Likes the concept and use of brick; there are a lot of brick elements in the area. Suggested breaking up brick with cobblestone wherever the herringbone pattern is used.</p> <p>McLaughlin – Agrees with Ms. Camp about using cobblestone and no herringbone.</p> <p>Thornewill – Agrees with HSAB about the formality of the entry with grand curving gestures to the sidewalk; if they were done with stone, the curb would be more organic. Also agrees about the formality of herringbone.</p> <p>Coombs – Agrees with HSAB about moving the planters back and using stone instead of brick.</p> | | | |
| Motion | Motion to Approve through staff with the right-side brick planter to remain; the left-side planter to be replaced with the stone planter wrapping the house; and any brick in herringbone pattern to be cobblestone. (Thornewill) | | | |
| Roll-call Vote | Carried 5-0//Oliver, Camp, McLaughlin, Thornewill, and Coombs-aye | Certificate # | HDC2020-12-2406 | |

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|------------------|--|------------------------|-------------------------|---------------|------------------------|
| 2. Tamara Wing | 12-2582 | 52 West Chester Street | Additions + alterations | 41/381 | Emeritus |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historic documentation, and advisory comments. | | | | |
| Representing | Matt MacEachern, Emeritus Development | | | | |
| Public | None | | | | |
| Concerns (4:56) | <p>MacEachern – Reviewed changes made per previous concerns; the idea is to create a foyer with small closet.</p> <p>Backus – Read HSAB comments: front façade not changed in 200 years and alterations to the front should not be allowed; changes to side should be more subordinate; and windows should be true divided lights (TDL) not simulated divided lights (SDL).</p> <p>Coombs – Agrees with HSAB that the front should not change. North elevation, the addition on the right should drop a little with the eave brought down. South elevation, the dormer looks off with a lot of space around the window; a shed dormer would be better.</p> <p>Camp – South elevation, agrees a shed dormer with 2 ganged windows would be better. Regarding the front façade, she's seen houses like this with a columned porch but that might be too formal in this area. Asked why the front is being projected forward; the hipped element breaks the frieze board; with the sidelights and columns and entablature, the entry is an overly strong statement that takes away from the historic façade.</p> <p>Oliver – Agrees with what's been said about the front. Agrees about the shed dormer with 2 windows on the south elevation.</p> <p>McLaughlin – No comments.</p> <p>Pohl – Agrees the front façade shouldn't change due to the building's age. The south elevation isn't visible, but a shed might be better.</p> | | | | |
| Motion | Motion to Approve south elevation as submitted due to lack of visibility and through staff with no change to the north elevation front façade. (Camp) | | | | |
| Roll-call Vote | Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye | | | Certificate # | HDC2020-12-2582 |
| 3. Brett Fodiman | 11-2217 | 111 Surfside Road | New dwelling | 80/70 | Emeritus |
| Voting | Pohl, Coombs, Camp, Oliver, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Matt MacEachern, Emeritus Development | | | | |
| Public | None | | | | |
| Concerns (5:12) | <p>MacEachern – Reviewed changes made per previous concerns.</p> <p>Coombs – West elevation right, asked why that roof was raised; preferred the lower roof as previously submitted.</p> <p>Thornewill – Agrees with Ms. Coombs about the west elevation right roof; likes removal of the transom dormer. East elevation is overly busy, the hipped roof makes this very busy; the chimney accentuates the different roofs; she understands wanting to keep one of the dormers, there are now flying rakes all over the place; preferred the original east elevation.</p> <p>Oliver – The east elevation will be visible from Surfside Road. Agrees with Ms. Thornewill about eliminating the living room dormer on the east elevation; the chimney draws attention to itself; left large window grills are not proportional and should be two windows. The screening should be in perpetuity on the east side; most houses on Surfside Road aren't visible.</p> <p>Camp – East elevation, the telescoping roofs look overly complicated with the hipped roof, there's a lot of roof lines coming at you. West elevation, the hipped roof over the front door; the front door needs more character; she's the only who liked the transom dormer.</p> <p>Pohl – East elevation is most concerning; suggested changes left to right: split large window to 2, step down the left-most roof, the telescoping hipped roof with the chimney don't seem to do what is intended and the porch element could be removed, and plant screening along the road.</p> | | | | |
| Motion | Motion to Hold for revisions. (Coombs) | | | | |
| Roll-call Vote | Carried 5-0//Camp, Oliver, Thornewill, Coombs, and Pohl-aye | | | Certificate # | |
| 4. Brett Fodiman | 11-2210 | 111 Surfside Road | New garage/studio | 80/70 | Emeritus |
| Voting | Pohl, Coombs, Camp, Oliver, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Matt MacEachern, Emeritus Development | | | | |
| Public | None | | | | |
| Concerns (5:32) | <p>MacEachern – Asked this be held to track.</p> <p>No comments at this time.</p> | | | | |
| Motion | Motion to Hold to track. (Coombs) | | | | |
| Roll-call Vote | Carried 5-0//Camp, Oliver, Thornewill, Coombs, and Pohl-aye | | | Certificate # | |

5. Carl Nielson 12-2549 15 Bassett Road Rev. 70309: hardscape 26/59 KM Designs

Voting Pohl, Coombs, Camp, Welch, Thornewill
 Alternates None
 Recused None
 Documentation Landscape design plans, site plan, and photos.
 Representing Katy Mitchell, KM Design
 Public None
 Concerns (5:33) **Mitchell** – Lowered wall height to 30” and changed to Ashlar pattern; have to operate as if it is a public way; contends none of it is visible to the public way.
Thornewill – There are plantings up to the driveway and doesn’t think much of the wall will be visible. No concerns.
Welch – He’s a little concerned where the area to be filled with native vegetation is crossed off (vegetation remaining). Those notes should be brought back and supplemented to indicate existing vegetation will remain. Lowering the height and using a more native stone helps.
Camp – She doesn’t understand this application. The parking area is huge and too regulated in a rural area.
Coombs – Agrees the parking lot is overly huge for only four cars; it’s as wide as the house and should be rethought; the edges should all be rounded. It will take a lot of vegetation to screen this; she’d like to see a finished plan showing the height of the plants.
Pohl – He too believes this will be invisible. Undelete what’s scratched out on our plans. Our approval would include the driveway, pool, etc.
 Motion **Motion to Approve through staff with plantings at the edge of the driveway and parking to be thick and mask the parking in perpetuity, and unstrike all language not inconsistent with this evening’s discussion. (Thornewill)**
 Roll-call Vote Carried 3-2//Welch, Thornewill, and Pohl-aye; Coombs and Welch-nay Certificate # **HDC2020-12-2549**

VII. NEW BUSINESS

| Property owner name | Street Address | Scope of work | Map/Parcel | Agent |
|---------------------------------|---------------------|---------------------|------------|------------------|
| 1. Nantucket Elect Comp 01-2815 | 2 Commercial Street | Hardscape revisions | 42.3.1/94 | Joshua Lee Smith |

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch, Thornewill
 Recused None
 Documentation Landscape design plans, site plan, photos, correspondence, and advisory comments.
 Representing Casey-Lee Bastien, BSC Group Landscaping
 Joshua Lee Smith, Nantucket Electric
 Public None
 Concerns (5:46) **Smith** – Presented project – changes made per other regulatory boards.
Backus – Read SAB comments: suggested looking at other curbcuts around Town.
Bastien – Conservation Commission (ConCom) wouldn’t take issue with a proposal for inkberry which is native and salt resistance and is a winter-bird feeding bush. Switched trees to red cedar.
Coombs – We need to study what to do downtown concerning rising water; asked if this has been studied in that respect rather than planting stuff that might or might not survive rising water. Wants to know more about it rather than trying to approve this tonight. Inkberry would be good. The apron as shown in the Federal Street photo would be good. Fencing and gates need to fit in as best as possible.
Oliver – She’s fine with the proposal. Privet wouldn’t get high enough to screen the apparatus; she’d go with what the ConCom considers appropriate.
Camp – Agrees with what’s been said. She’d prefer privet, which if left to grow wild gets real tall; suggested using it to divide things up. She’d prefer the cedar be planted in groves rather than lines; grasses are forced. Okay with the combo of cobble-brick-granite curb cuts.
McLaughlin – The gates are described a 6-foot solid board; should be 4 feet tall with the plantings.
Pohl – This came before us before and was approved after several meetings; this is a revision to that previous approval. The fence screens the raised platform and equipment so can’t be 4 feet tall. He agrees with the aesthetics of privet but ConCom considers it non-native non-invasive. Marty McGowan suggested bayberry rather than inkberry. We should just say the screening will cover the fencing as intended rather than trying to dictate the type of plant. We’re clear about the apron and undercutting the fence.
 Discussion about types of plants to use to screen the fence rather than grass. Discussion about what material the curbcut with apron will be; keep the brick consistent with what is there currently.
 Motion **Motion to Hold for revisions. (Camp)**
 Roll-call Vote Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye Certificate #

| | | | | |
|--|---|---------------------------|-------------------|-------------------------|
| 2. Pearl Street Realty, LLC 01-2676 | 4 India Street | New front door | 42.3.1/167 | LINK |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | |
| Alternates | Welch, Thornewill | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, historic documentation, and advisory comments. | | | |
| Representing | Victoria Ewing, LINK Linda Williams | | | |
| Public | None | | | |
| Concerns (6:13) | <p>Ewing – Presented project; formerly The Bean; applicant willing to do both doors, but I haven't talked to the owner.</p> <p>Backus – Presented HSAB comments: prefer door be painted; okay with proposed; would like both doors changed to match.</p> <p>Williams – The owner is okay with changing both doors to match.</p> <p>Oliver – Okay as long as the doors are painted and match.</p> <p>McLaughlin – Wants to know what color the doors would be (Essex green).</p> <p>Camp – No concerns with painted door.</p> <p>Coombs – No concerns.</p> | | | |
| Motion | Motion to Approve through staff with both doors to match and painted Essex green. (Oliver) | | | |
| Roll-call Vote | Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye | | Certificate # | HDC2021-01-2676 |
| 3. Caroline Baltzer 01-2677 | 66 Hulbert Avenue | Move garage on lot | 29/55 | Sconset Gardener |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | |
| Alternates | Welch, Thornewill | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, historic documentation, and advisory comments. | | | |
| Representing | Marty McGowan, 'Sconset Gardener Caroline Baltzer, owner Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP | | | |
| Public | None | | | |
| Concerns (6:18) | <p>McGowan – Presented project.</p> <p>Backus – Read HSAB comments: prefer originally approved location; this location puts it in front of the existing structure; looks like garage doors are changing and should be batten and painted grey to match the existing house. The cottage is circa 1922.</p> <p>Baltzer – Feels the proposal enhances what is there now and makes a more centralized arrival to the front door. The trim of the house and garage are white; feels painting the doors grey won't fit. We're open to suggestions on the garage doors.</p> <p>Camp – Confirmed the doors will face into the property with an oblique view from Hulbert Avenue. Likes the idea of seeing an expanse of garden but doesn't want to block the view of the house.</p> <p>Oliver – No concerns. The placement of the garage will mitigate the plate glass windows next to the front door.</p> <p>Coombs – She agrees with Ms. Oliver. If they need to change the garage doors, suggested plain wood with a single row of windows at the top.</p> <p>McLaughlin – No concerns.</p> <p>Pohl – Because you already have the paneled, overhead, garage doors with windows, stick with what you have.</p> | | | |
| Motion | Motion to Approve as submitted with photos of the existing doors for the file. (Oliver) | | | |
| Roll-call Vote | Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye | | Certificate # | HDC2021-01-2677 |
| 4. John Bartlett Trust 01-2793 | 43 Bartlett Farm Road | New dwelling | 82/504 | NAG |
| Voting | Pohl, Coombs, McLaughlin, Camp, Thornewill | | | |
| Alternates | Welch | | | |
| Recused | Oliver stepped out | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Steve Theroux, Nantucket Architectural Group | | | |
| Public | None | | | |
| Concerns (6:33) | <p>Theroux – Presented project; Dreamline modular design; natural to weather trim and sash.</p> <p>Thornewill – The double gables forward are very formal and symmetrical; it would be more of a farmhouse without those gables forward.</p> <p>Coombs – Agrees. East elevation, the gables look like rockets and windows should not be ganged; fenestration is chaotic.</p> <p>Camp – Agrees with what's been said. Suggested the middle mass be gable and eave forward on the side elements.</p> <p>McLaughlin – The front door has too many lights.</p> <p>Pohl – Agrees with much that's been said. This is aggressively vertical; likes the house next door. The fenestration is chaotic; should be more homogenous. Ms. Camps suggestion is good, but the roof pitches are steep.</p> | | | |
| Motion | Motion to Hold for revisions. (Camp) | | | |
| Roll-call Vote | Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye | | Certificate # | |

5. Steven Smith **01-2678** 2 Killdeer Lane 109 sf addition 68/657 NAG

Voting Pohl, Coombs, McLaughlin, Camp, Welch
 Alternates Thornewill
 Recused Oliver still out
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Steve Theroux, Nantucket Architectural Group
 Public None
 Concerns (6:45) **Theroux** – Presented project.
Welch – It didn’t go through consent because of the Greek revival portico on a saltbox. It might read differently if it’s an unenclosed portico with simpler details. His concerns could be easily addressed. Other images in the neighborhood would help.
McLaughlin – No additional comments.
Camp – She’s okay with this because it isn’t an old building. East elevation, the addition could use a 12-over-12 window to relate back to the main massing; the sidelights are too fussy.
Coombs – East elevation, the front door should be simpler but could be more imposing than the existing front door; suggested a railing on the steps.
Pohl – Agrees the entry needs simplification; eliminate the pilasters.
 Motion **Motion to Hold for revisions. (Coombs)**
 Roll-call Vote Carried 5-0//Camp, McLaughlin, Welch, Coombs, and Pohl-aye Certificate #

6. Debbie Wasil **01-2786** 51 Pleasant Street As built curb cut-hardscape 55/32.3 Mark Lombardi

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch, Thornewill
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (6:54) Not opened at this time.
 Motion **Motion to Hold for representation. (Oliver)**
 Roll-call Vote Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye Certificate #

7. Caroline Baltzer **01-2672** 66 Hulbert Avenue Hardscape: apron, gate, etc 29/55 Sconset Gardener

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch, Thornewill
 Recused None
 Documentation Landscape design plans, site plan, photos, historic documentation, and advisory comments.
 Representing Marty McGowan, ‘Sconset Gardener
 Carolyn Baltzar, owner
 Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP
 Public None
 Concerns (6:55) **McGowan** – Presented project; explained the light post.
Backus – Read HSAB comments: no concern on the ADA ramp with a comment about a lot of decking; concerned about the light post; the country gate inappropriate for this area of Brant Point.
Camp – Agrees with HSAB, the country gate is inappropriate; a picket fence gate would be okay. Lamp post should be a post with a simple lamp, like at 28 Lily Street. The paneling on the deck doesn’t fit with Brant Point; she’s okay with the existing but not with adding more. North elevation, the ramp should be balusters all the way.
Coombs – Concerned about the ADA ramp; where the wheelchair is used the most, the lights should be 2 to 3 feet high showing where to go. The panels are part of the history; okay with what’s existing.
Oliver – Nothing to add. Asked if we approve light poles; Mr. McGowan should know the right thing to do.
McLaughlin – He’d approve this with changes as suggested.
Pohl – Agrees with more balusters than panels on the north elevation. Town Counsel ruled light poles are outside HDC purview.
 Motion **Motion to Approve through staff with the white paneling on the ramp changed to balusters and the country gate to be a picket gate. (McLaughlin)**
 Roll-call Vote Carried 5-0//Oliver, Camp, Coombs, McLaughlin, and Pohl-aye Certificate # **HDC2021-01-2672**

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|-----------------|--|-------------------|------------------------|---------------|------------------------|
| 8. | 80 Millbrook Trust 01-2708 | 80 Millbrook Road | Garage: wndw/drs/drmrs | 40/79.1 | Sophie Metz |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Sophia Metz, Sophia Metz Design | | | | |
| Public | None | | | | |
| Concerns (7:18) | Metz – Presented project. No concerns. | | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye | | | Certificate # | HDC2021-01-2708 |
| 9. | 80 Millbrook Trust 01-2709 | 80 Millbrook Road | New guest house/cabana | 40/79.1 | Sophia Metz Design |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Sophia Metz, Sophia Metz Design | | | | |
| Public | None | | | | |
| Concerns (7:21) | Metz – Presented project: white trim, natural pergola and balcony; for the owners, white trim is important. McLaughlin – The south and west elevations would be visible from Hummock Pond. West elevation has more than 50% fenestration; reduce the number of doors. Camp – Agrees with Mr. McLaughlin about the visibility across the pond; she'd be happier if it were natural to weather. These houses reflect in the water of the pond. Oliver – She has no concerns. Her only misgiving is that all structures are going to white. Asked for a view. Coombs – Also wants to view. Pohl – We approved the house and garage going to white; he agrees it is unfortunate in this location. Discussion about visibility from Hummock Pond and Sanford Farm. | | | | |
| Motion | Motion to View. (McLaughlin) | | | | |
| Roll-call Vote | Carried 5-0//Oliver, Camp, Coombs, McLaughlin, and Pohl-aye | | | Certificate # | |
| 10. | Mary Claus 01-2675 | 31 Low Beach Road | Window replacement | 74/36 | Gerardo Nolasco |
| Voting | Coombs (acting chair), McLaughlin, Camp, Oliver, Welch | | | | |
| Alternates | Thornewill | | | | |
| Recused | Pohl | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historic documentation, and advisory comments. | | | | |
| Representing | Ray Pohl, Botticelli & Pohl | | | | |
| Public | None | | | | |
| Concerns (7:33) | Pohl – Presented project: dormer Andersen windows to 2-over-2 Marvin SDLs. Backus – Read SAB comments: recommend TDL and request for more information. This is a bungalow circa 1863. Welch – He'd prefer TDLs especially on the front with SDLs on the side; asked if the proposed windows are the same as were approved for use at the old Nobby Shop (same). He's okay with this. Oliver – Appreciates fixing the trim and the grill pattern; this is an improvement all around. Camp – She'd prefer TDLs to go with the rest of the house. McLaughlin – No comments. Coombs – Wonders why they don't make interior storms. | | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | | |
| Roll-call Vote | Carried 3-2//Welch, Oliver, and McLaughlin-aye; Camp and Coombs-nay | | | Certificate # | HDC2021-01-2675 |

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|--------------------------------------|---|-------------------------------|---------------|------------------------|--|
| 11. Town of Nantucket 01-2674 | | | | | |
| | 20 South Water Street | Demolition | 42.4.2/29 | Mark Voigt | |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments. | | | | |
| Representing | Mark Voigt, Department Public Works | | | | |
| Public | None | | | | |
| Concerns (7:43) | <p>Voigt – Presented project; actual address is 3 East Chestnut, the Health Department; circa 1950; don't have a formal site/landscape plan developed; concept is to clean up Black Horse Court for bike parking and possibly expand the public bathrooms.</p> <p>Backus – Read HSAB comments: want to know overall plan for the area and would like to see a concept plan of lighting and landscaping; uncomfortable without further information. We asked for additional information, which Mary Bergman provided. National Historic Landmark (NHL) data states circa 1960s but photos indicate 1953 at least.</p> <p>McLaughlin – Asked if there is a plan to replace or just remove the building. This has no historic value.</p> <p>Oliver – She thinks this is okay; asked to look into different bike racks rather than the posts with circles.</p> <p>Camp – Agrees with Ms. Oliver.</p> <p>Coombs – Would miss the building being there. Wants the trees maintained and wood bike racks in its place.</p> <p>Pohl – Noted that this is just to demolish the building, not for landscaping. No concerns.</p> | | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye | | Certificate # | HDC2021-01-2674 | |
| 12. APB Realty Trust 01-2670 | | | | | |
| | 31 Young's Way | Rev. 71833: change door style | 67/691 | Rob Reid | |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Rob Reid | | | | |
| Public | None | | | | |
| Concerns (7:55) | Reid – Presented project, approved with 4 lights, as built with 2 lights. No concerns. | | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye | | Certificate # | HDC2021-01-2670 | |
| 13. Dorinda Yates 01-2788 | | | | | |
| | 58 Kendrick Street | Add hipped roof | 76.4.3/61 | Angus MacLeod | |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Angus MacLeod | | | | |
| Public | None | | | | |
| Concerns (7:58) | <p>MacLeod – Presented project; the brackets would be viewed straight on.</p> <p>Oliver – The curved brackets are atypical but given the location she has no concerns.</p> <p>Coombs – No concerns.</p> <p>Camp – Also no concerns.</p> <p>McLaughlin – Brackets should be straight 45°.</p> | | | | |
| Motion | Motion to Approve as submitted. (Camp) | | | | |
| Roll-call Vote | Carried 4-1//Oliver, Coombs, Camp, and Pohl-aye; McLaughlin-nay | | Certificate # | HDC2021-01-2788 | |
| 14. 17 Avenue R.T. 01-2776 | | | | | |
| | 17 Lincoln Avenue | Rev. 12-2442: ext. revisions | 30/118 | Botticelli + Pohl | |
| Voting | Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill | | | | |
| Alternates | Welch | | | | |
| Recused | Pohl | | | | |
| Documentation | None | | | | |
| Representing | None | | | | |
| Public | None | | | | |
| Concerns (8:06) | Backus – Ms. Botticelli asked this be held for revised plans Not opened at this time. | | | | |
| Motion | Motion to Hold for the next meeting at the applicant's request. (Camp) | | | | |
| Roll-call Vote | Carried 5-0//Camp, Oliver, Thornewill, McLaughlin, and Coombs-aye | | Certificate # | | |

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|---|---|------------------------|------------------------|---------------------|
| 15. Shlosser Family Trust 01-2745 | 6 Elbow Lane | Outdoor shower + fence | 73.2.4/31 | McMullen + Assoc. |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | |
| Alternates | Welch, Thornewill | | | |
| Recused | None | | | |
| Documentation | Landscape design plans, site plan, photos, and advisory comments. | | | |
| Representing | Nathan McMullen, McMullen & Associates | | | |
| Public | None | | | |
| Concerns (8:07) | <p>McMullen – Presented project; white, 4&1 fence with diagonal lattice. Backus – Read SAB comments: backs up to the bridge; in an appropriate location. We didn't realize the lattice is diagonal. McLaughlin – Lattice should be square. Camp – Okay with picket as exists; the 4&1 should be natural to weather. Consensus agrees.</p> | | | |
| Motion | Motion to Approve through staff with the 4&1 fence to be natural to weather and to have square lattice. (Camp) | | | |
| Roll-call Vote | Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye | Certificate # | HDC2021-01-2745 | |
| 16. 7 Lily Street, LLC 01-2779 | 7 Lily Street, Sias | Add window | 73.3.1/114 | McMullen + Assoc. |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | |
| Alternates | Welch, Thornewill | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, historic documentation, and advisory comments. | | | |
| Representing | Nathan McMullen, McMullen & Associates | | | |
| Public | None | | | |
| Concerns (8:12) | <p>McMullen – Presented project. Backus – Read SAB comments: No concerns. Underhill cottage circa 1850s. No concerns.</p> | | | |
| Motion | Motion to Approve as submitted. (Camp) | | | |
| Roll-call Vote | Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye | Certificate # | HDC2021-01-2779 | |
| 17. Nan. Westmoor Farm LLC 01-2778 | 8 Old Westmoor Farm | Pool and hardscape | 41/833 | Ahern |
| Voting | Pohl, Coombs, McLaughlin, Camp, Thornewill | | | |
| Alternates | Welch | | | |
| Recused | Oliver stepped out | | | |
| Documentation | Landscape design plans, site plan, and photos. | | | |
| Representing | Miroslava Ahern, Ahern Design, LLC | | | |
| Public | None | | | |
| Concerns (8:15) | <p>Ahern – Presented project; pool is not visible. Coombs – The fence shouldn't be 6-feet tall. It's a big pool but won't be visible. Thornewill – Agrees it won't be visible. Camp – She objects to the length of the pool. McLaughlin – With the proposed screening, he has no concerns.</p> | | | |
| Motion | Motion to Approve as submitted. (McLaughlin) | | | |
| Roll-call Vote | Carried 4-1//Coombs, Thornewill, McLaughlin, and Pohl-aye; Camp - nay | Certificate # | HDC2021-01-2778 | |
| 18. Nant. Island Land Bank 01-2787 | 15 Commercial Wharf | Move off/demo | 42.2.4/9 | Normand Residential |
| Voting | Pohl, Coombs, McLaughlin, Camp, Welch | | | |
| Alternates | Thornewill | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, historic documentation, and advisory comments. | | | |
| Representing | Ben Normand, Residential Design | | | |
| Public | None | | | |
| Concerns (8:21) | <p>Normand – Presented project; have received inquiries to take it; a section of the roof walk fell off in a storm. Backus – Read HSAB comments: okay with move but prefer it not be demolished. No concerns.</p> | | | |
| Motion | Motion to Approve as submitted. (Welch) | | | |
| Roll-call Vote | Carried 5-0//Coombs, Camp, McLaughlin, Welch, and Pohl-aye | Certificate # | HDC2021-01-2787 | |

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|----------------------------|--|-------------------------|------------------------|---------------|------------------------|
| 19. Nant. Island Land Bank | 01-2767 | 1 Miacomet Road | Dog park + hardscaping | 67/345 | Normand Residential |
| Voting | Pohl, Coombs, McLaughlin, Camp, Thornewill | | | | |
| Alternates | Welch | | | | |
| Recused | None | | | | |
| Documentation | Landscape design plans, site plan, and photos. | | | | |
| Representing | Ben Normand, Residential Design | | | | |
| Public | None | | | | |
| Concerns (8:25) | Normand – Presented project; doesn’t go as far as the Turtle Pond; the aggregate is poured concrete with stone. No concerns. | | | | |
| Motion | Motion to Approve as submitted. (Coombs) | | | | |
| Roll-call Vote | Carried 5-0//Camp, McLaughlin, Thornewill, Coombs, and Pohl-aye | | | Certificate # | HDC2021-01-2767 |
| 20. Holly Coburn | 01-2789 | 20 Bishops Rise - Lot A | New dwelling | 40/127 | Normand Residential |
| Voting | Pohl, Coombs, McLaughlin, Camp, Welch | | | | |
| Alternates | Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and topo map. | | | | |
| Representing | Ben Normand, Residential Design | | | | |
| Public | None | | | | |
| Concerns (8:32) | Normand – Presented project, 27 feet tall; the rear is about 31 feet where grade drops; reviewed the topography; building envelope is restricted by Massachusetts Endangered Species Act (MESA). McLaughlin – Roof walk covers more than 50% of the main gable roof. Front door should be more typical, the proposed doesn’t match style of the house. Camp – Would like the front door to be spruced up; suggested sidelights. Coombs – It needs more 1-story, additive massing; it’s tall and formal for Bishops Rise. All the 2 nd -story windows are mullied. The 20X47 pool should give way to more additive massing. Welch – Agrees with what’s been said. He’d like to see a topographical map with the footprints dashed in; wants to see a set of cross sections of the site. If the site cross sections indicate this is nestled in, he agrees more along the lines of the Chair; if it’s sitting high, he leans with Ms. Coombs. Pohl – Agrees with Mr. Welch about the cross section from the high to low point. He doesn’t agree with Ms. Coombs, but it could be set lower with respect to the high point of the property; this is a very simple building. | | | | |
| Motion | Motion to Hold for revisions. (Coombs) | | | | |
| Roll-call Vote | Carried 5-0//Camp, Welch, McLaughlin, Coombs, and Pohl-aye | | | Certificate # | |
| 21. Holly Coburn | 01-2790 | 20 Bishops Rise - Lot A | Garage | 40/127 | Normand Residential |
| Voting | Pohl, Coombs, McLaughlin, Camp, Welch | | | | |
| Alternates | Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Ben Normand, Residential Design | | | | |
| Public | None | | | | |
| Concerns (8:45) | Normand – Presented project; the “A” door is vehicles and the “B” door for exercise equipment. Pohl – The steep angle on the bottom of the gambrel makes it look very vertical. Welch – Concur. Camp – Agrees. Coombs – Southwest elevation, the one garage door is 8 feet and the other is 8.5 feet; asked why the difference. Would like the height to come down to at least 25 feet, 24 is better. McLaughlin – No comments. | | | | |
| Motion | Motion to Hold for revisions. (Welch) | | | | |
| Roll-call Vote | Carried 5-0//Coombs, Camp, McLaughlin, Welch, and Pohl-aye | | | Certificate # | |
| 22. Holly Coburn | 01-2791 | 20 Bishops Rise - Lot A | Pool and hardscape | 40/127 | Normand Residential |
| Voting | Pohl, Coombs, McLaughlin, Camp, Welch | | | | |
| Alternates | Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Landscape design plans, site plan, and photos. | | | | |
| Representing | Ben Normand, Residential Design | | | | |
| Public | None | | | | |
| Concerns (8:48) | No comments at this time. | | | | |
| Motion | Motion to Hold to track. (Welch) | | | | |
| Roll-call Vote | Carried 5-0//Coombs, Camp, McLaughlin, Welch, and Pohl-aye | | | Certificate # | |

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|---------------------------------|---|---------------|---------------|------------------------|
| 23. Erik Johnson 01-2792 | 46½ Surfside Road | Rooftop solar | 67/773 | ACK Smart |
| Voting | Pohl, Coombs, McLaughlin, Camp, Thornewill | | | |
| Alternates | Welch | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, and manufacturer spec sheet. | | | |
| Representing | Tobias Glidden, ACK Smart | | | |
| Public | None | | | |
| Concerns (8:49) | Glidden – Presented project; visible from one angle from Surfside Road; roof to be black shingles. Camp – This is on a black roof in a semi-commercial area and fairly not visible; she's okay. Consensus agrees. | | | |
| Motion | Motion to Approve as submitted. (McLaughlin) | | | |
| Roll-call Vote | Carried 5-0//Coombs, Camp, Thornewill, McLaughlin, and Pohl-aye | | Certificate # | HDC2021-01-2792 |

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|-------------------------------------|---|----------------------------|---------------|------------------------|
| 24. Ross Silverstein 01-2768 | 51 Orange Street | Hardscape: parking & patio | 42.3.2/183 | Cutone Architecture |
| Voting | Pohl, Coombs, McLaughlin, Camp, Welch | | | |
| Alternates | Thornewill | | | |
| Recused | None | | | |
| Documentation | Landscape design plans, site plan, photos, historical documentation, and advisory comments. | | | |
| Representing | Mark Cutone, Mark Cutone Architecture | | | |
| Public | None | | | |
| Concerns (8:52) | Cutone – Presented project; can stop return much as it exists. Backus – Read HSAB comments: okay with stone paving; fence shouldn't return back toward house. Circa 1825. Welch – Okay with cutting back the fence to the existing lamppost, it gives an indication why the fence extends to mid-span location. With the fence, his initial review was widening the parking would be better; okay with this as is. McLaughlin – No concerns. Camp – No concerns but it's a lot of brick. Coombs – Should work out. | | | |
| Motion | Motion to Approve through staff with the fence stopping at the light post. (McLaughlin) | | | |
| Roll-call Vote | Carried 5-0//Coombs, Camp, Welch, McLaughlin, and Pohl-aye | | Certificate # | HDC2021-01-2768 |

Rest continued to Thursday, January 28th.

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| 25. Edward Schmidt 01-2771 | 4 Seven Mile Lane | New dwelling | 72/53 | Val Oliver Design |
| 26. NOKO Properties, LLC 01-2769 | 8A Greglen Avenue | Garage/apartment | 68/179 | Val Oliver Design |
| 27. Lisa Winn 01-2770 | 24 Somerset Lane | Lift/addition/fenestration | 66/125 | Val Oliver Design |
| 28. Alexandros Papadopoulos 01-2785 | 6 Boulevard | Move/demo dwelling | 80/75.1 | Normand Residential |
| 29. Alexandros Papadopoulos 01-2784 | 6 Boulevard | Move/demo garage | 80/75.1 | Normand Residential |
| 30. Alexandros Papadopoulos 01-2783 | 6 Boulevard | Move/demo shed | 80/75.1 | Normand Residential |
| 31. Alexandros Papadopoulos 01-2780 | 6 Boulevard | New dwelling | 80/75.1 | Normand Residential |
| 32. Alexandros Papadopoulos 01-2781 | 6 Boulevard | Cabana | 80/75.1 | Normand Residential |
| 33. Alexandros Papadopoulos 01-2782 | 6 Boulevard | Pool | 80/75.1 | Normand Residential |
| 34. 33 Coffin St, LLC 01-2747 | 33 Coffin Street | Cabana | 73.4.1/26.1 | CWA |
| 35. Jon Pressment 01-2759 | 2 Ash Lane | Rebuild stoops | 42.4.2/93 | Thornewill Design |
| 36. LBC Sconset, LLC 01-2764 | 9 Hawks Circle | Move/demo garage | 74/37.1 | JGG Architects |
| 37. LBC Sconset, LLC 01-2763 | 9 Hawks Circle | Move/demo house | 74/37.1 | JGG Architects |
| 38. LBC Sconset, LLC 01-2762 | 9 Hawks Circle | New dwelling | 74/37.1 | JGG Architects |
| 39. Nicholas Leo 01-2707 | 6 Madaket Road | Pool and hardscape | 41/184.3 | KM Designs |
| 40. ACK Blue Shutters, LLC 01-2801 | 4 Hulbert Avenue | Hardscape | 42.1.4/2 | Atlantic Landscaping |
| 41. William Reyelt 01-2800 | 38 Derrymore Road | Pool and hardscape | 30/72 | Atlantic Landscaping |
| 42. 20 Sherburne Turnpike 01-2718 | 20 Sherburne Turnpike | Garage | 30/195 | Sophie Metz Design |
| 43. 20 Sherburne Turnpike 01-2802 | 20 Sherburne Turnpike | Cabana | 30/195 | Sophie Metz Design |
| 44. ACK Blue Shutters, LLC 01-2799 | 4 Hulbert Avenue | Rev. 02-0633: add roofwalk | 42.1.4/2 | Sophie Metz Design |
| 45. William Scannell 01-2760 | 119R Eel Point Road | New guest house | 33/17.1 | BPC |
| 46. Nant. Isl. Land Bank 01-2732 | 174 Orange Street | Park | 55/64 | Normand Residential |
| 47. Nant. Isl. Land Bank 01-2731 | 174 Orange Street | Partial demo | 55/64 | Normand Residential |
| 48. Brett Fodiman 01-2765 | 111 Surfside Road | New dwelling | 80/70 | Emeritus |
| 49. OHOM, LLC 01-2749 | 28 Main Street, 'Sias | Window change to SDL | 73.3.1/47 | Emeritus |
| 50. 3 Mary Ann Drive, LLC 01-2772 | 3 Mary Ann Drive | Rev. 71596: garage door veneer | 68/214 | Cutone Architecture |
| 51. Sheila Wilner 01-2750 | 10 Beach Street 'Sias | Rev. 01-0547: deck/dormer | 73.2.4/10 | Linda Williams |
| 52. Michael Getter 01-2730 | 18 Essex Road | New dwelling | 67/635 | Val Oliver Design |
| 53. Shriberg Trust 01-2796 | 60 West Chester Road | Guest house | 41/374 | CWA |
| 54. Peter Barrett 01-2734 | 40 Mary Ann Drive | New dwelling | 68/965 | Topham Design |
| 55. Phillip Marks 01-2706 | 33 Beach Grass Road | Duplex | 68/371 | SMRD |
| 56. 59 South Shore Road NT 01-2754 | 59 South Shore Road | Pool and hardscape | 80/308 | Linda Williams |
| 57. 59 South Shore Road NT 01-2774 | 59 South Shore Road | Rev. 12-2431: red barn add'n | 80/308 | Linda Williams |

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|-----|---------------------------------------|----------------------|-------------------------------|-----------|------------------|
| 58. | 59 South Shore Road NT 01-2773 | 59 South Shore Road | Rev.12-2430: green barn add'n | 80/308 | Linda Williams |
| 59. | Edward Ahneman 01-2811 | 26 Sespana Road | Solar rooftop | 68/98 | Cotuit Solar |
| 60. | Caroline Baltzer 01-2775 | 66 Hulbert Avenue | Add window | 29/55 | Sconset Gardener |
| 61. | Linda Del Vecchio 01-2766 | 11 Beach Street Sias | As built wndw + door change | 73.1.3/25 | Self |
| 62. | 36 Washing Pond, LLC 01-2813 | 36 Washing Pond Road | New dwelling | 31/13.3 | Workshop APD |
| 63. | 36 Washing Pond, LLC 01-2808 | 36 Washing Pond Road | New guest house | 31/13.3 | Workshop APD |
| 64. | 36 Washing Pond, LLC 01-1814 | 36 Washing Pond Road | Garage | 31/13.3 | Workshop APD |
| 65. | 36 Washing Pond, LLC 01-2807 | 36 Washing Pond Road | Gym | 31/13.3 | Workshop APD |
| 66. | 36 Washing Pond, LLC 01-2810 | 36 Washing Pond Road | Shed | 31/13.3 | Workshop APD |
| 67. | John Galihier 01-2809 | 36 Washing Pond Road | Pool- hardscape | 31/13.3 | Jardins Itrntl. |

VIII. OTHER BUSINESS

| | |
|---------------------|--|
| Approved Minutes | January 4, 7 &8, 2021 |
| Review Minutes | January 14, 15 & 19, 2021 |
| Other Business | <ul style="list-style-type: none"> • Next HDC Meeting- Old Business Thursday 1/28/21 at 01:00pm • HDC review of revisions to HDC Background Summary to finalize for web page including vote • Discussion of additions and new dwellings added to the consent agenda • Discussion of 6 Fair Street Minimum Maintenance • Review policy of Move/Demo hearings in relation to new dwellings |
| Commission Comments | None |

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:01 p.m. (McLaughlin)**

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council