



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Tuesday, March 15, 2022

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

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

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Dutra, Thornewill
Absent Members: None
Late Arrivals: None
Early Departures: None

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

None

II. DISCUSSION

1. Discussion of HDC Task Group for Memorandum of Understanding (MOU)

Voting Pohl, Camp, McLaughlin, Coombs, Oliver

Alternates Welch, Dutra, Thornewill

Documentation MOU

Other speakers None

Discussion **Pohl** – This draft MOU is to set parameters for collaboration between HDC and Nantucket Historical Commission (NHC). We need a designee to attend the Task Group meetings to look at HDC’s purview and get it in language for the MOU.

Backus – She will assist the HDC in the creation of the MOU. No more than two designees would be sufficient so there isn’t an HDC quorum.

Coombs – She would be interested in volunteering for the Task Group; two people would be good for backup.

Camp – She could work with Ms. Coombs.

Oliver – Clarified that the Task Group will put together the MOU then it would come to HDC for approval.

Motion **Ms. Camp and Ms. Coombs to be HDC representatives on the MOU Task Group.**

Roll-call Vote N/A

III. SIGNS

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----------------------------|-----------------------|----------------------|-------------------|----------------|
| 1. Mass Audubon | Polpis/quidnet | Boundary Signs | | Sam Kefferstan |
| 2. Isiah Truymen | 117 Orange Street | Wall Sign | 55/377 | Isiah Truymen |
| 3. Charlie Locke | 30/32 Sparks Avenue | Wall Sign #1 | 55/234.6 | Sign Here |

Voting Pohl, Camp, McLaughlin, Coombs, Oliver

Alternates Welch, Dutra, Thornewill

Recused None

Documentation Sign design plans, site plan, photos, and advisory comments.

Representing None

Sign advisory None

Concerns **Backus** – Items 1-3 were held for revisions.

Motion **Motion to Hold Items 1-3. (Coombs)**

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

| | | | | |
|---------------------------------|--|--------------|---------------|------------------------|
| 4. Charlie Locke 03-5907 | 30/32 Sparks Avenue | Wall Sign *2 | 55/234.6 | Sign Here |
| Voting | Pohl, Camp, McLaughlin, Coombs, Oliver | | | |
| Alternates | Welch, Dutra, Thornewill | | | |
| Recused | None | | | |
| Documentation | Sign design plans, site plan, photos, and advisory comments. | | | |
| Representing | None | | | |
| Sign advisory | None | | | |
| Concerns | Backus – This was recommended for approved. | | | |
| Motion | Motion to Approve. (Oliver) | | | |
| Roll-call Vote | Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye | | Certificate # | HDC2022-03-5907 |

IV. CONSENTS

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|--|--|----------------------------|-------------------|---------------------------|
| 1. Richard Glidden 02-5774 | 4 Shawkemo Road | Rev. 06-1057: Fence | 43/91.1 | Julie Jordan |
| 2. Robert Leaf, LLC 02-5777 | 43 Kendrick Street | Hardscape | 76.4.3/31 | David Bartsh |
| 3. Robert Leaf, LLC 03-5864 | 43 Kendrick Street | Rev. 02-2941; Fenestration | 76.4.3/31 | CWA |
| 4. Jason Martucci 03-5831 | 13 Gray Avenue | Roof Change | 67/119 | Bo Wilson |
| 5. Joseph Signorite 03-5852 | 14 Poplar Street | New Shed | 87/8 | Structures Unlimited |
| 6. Long Path Nom Trst 03-5866 | 87 Hummock Pond Rd | Rev. 05-0922: Window | 56/310.1 | Botticelli + Pohl |
| 7. Thomas L. Rhodes II Trst 03-5838 | 125 Main Street | Revision to New Cottage | 42.3.3/49 | Gryphon Architects |
| 8. Garden Home, LLC 03-5891 | 8 Shawkemo Road | New Shed and Fence | 43/90 | Botticelli + Pohl |
| 9. 78 Wauwinet Rd, LLC 03-5881 | 78 Wauwinet Road | Pool Cabana | 14/18 | Emeritus |
| 10. 78 Wauwinet Rd, LLC 03-5884 | 78 Wauwinet Road | Beach Cabana | 14/18 | Emeritus |
| 11. Sherzod Yuldashev 03-5839 | 13 Wappossett Circle | New Shed | 67/569 | Yuldashev Sherzod |
| 12. Claire O'Connor 03-5843 | 86 Hummock Pond Rd | Rev. 67173: Fenestration | 56/117 | Claire O'Connor |
| 13. Starry Night, LLC 02-5800 | 337 Madaket Road | Shed | 60.2.4/64.4 | NAG |
| 14. 50 Brewster Rd, LLC 02-5801 | 50 Brewster Road | Rev 10-4832: Fenestration | 43/96 | EMDA |
| 15. Anthony Walsh 03-5889 | 43 Pochick Avenue | New Shed | 80/212.1 | Val Oliver |
| 16. 8 Walbang Nom. Trust 02-5773 | 8 Walbang Avenue | MH Revisions | 82/146 | Botticelli + Pohl |
| 17. Christopher Loftus 03-5842 | 8 ½ Evergreen Way | Rev. 08-3092: Alteration | 68/703.1 | Linda Williams |
| 18. Warren Hyde 02-5703 | 140 Miacomet Road | New Garage | 81/14 | MCA+ |
| 19. Warren Hyde 02-5704 | 140 Miacomet Road | New Cabana | 81/14 | MCA+ |
| 20. Waterfront Pocomo, LLC 02-5707 | 17 Lauretta Lane | Demo or Move Shed | 14/10.2 | Brook Meerbergen |
| 21. Joe Donelan 02-5722 | 37 West Miacomet Road | Addition | 81/147 | MCA+ |
| 22. Boltic Ave, LLC 02-5749 | 8 Holly Street | Move of Demo Shed | 80/21 | Normand Residential |
| 23. Boltic Ave, LLC 02-5745 | 8 Holly Street | New Dwelling | 80/21 | Normand Residential |
| 24. Boltic Ave, LLC 02-5746 | 8 Holly Street | New Cottage | 80/21 | Normand Residential |
| 25. Boltic Ave, LLC 02-5747 | 8 Holly Street | New Cabana | 80/21 | Normand Residential |
| 26. Housing Nantucket 02-5770 | 31 Fairgrounds Road | Landscape Amenities | 67/149 | Jardins Intl. |
| 27. 265 Madaket Rd, LLC 02-5768 | 265 Madaket Road | New Secondary Dwelling | 59.4/319 | Brook Meerbergen |
| 28. 265 Madaket Rd, LLC 02-5767 | 265 Madaket Road | Garage | 59.4/319 | Brook Meerbergen |
| Voting | Camp (acting chair), McLaughlin, Coombs, Welch, Thornewill | | | |
| Alternates | Dutra | | | |
| Recused | Pohl, Oliver | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns | No concerns. | | | |
| Motion | Motion to Approve. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Welch, Camp, McLaughlin, and Coombs-aye | | Certificate # | HDC2022-(as noted) |

V. CONSENTS WITH CONDITIONS

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|---|-----------------------|-------------------------|-------------------|----------------------|
| 1. Julia Killian 03-5887 | 159 Main Street | Mini split condensers | 41/288.2 | South Shore Climate |
| • Due to lack visibility | | | | |
| 2. Michael Smith 02-5792 | 12 Austin Farm Drive | Shed | 56/369 | Structures Unlimited |
| • Due to lack visibility | | | | |
| 3. Brewster 35, LLC 02-5739 | 35 Brewster Road | Pool & hardscape | 54/86 | LINK/ JB Studio |
| • Not to be visible at time of inspection and perpetuity. | | | | |
| 4. Airback, LLC 03-5893 | 14 Gosnold Road | Rev. 66500: Reduce pool | 30/83 | Jardins Intl. |
| • Not to be visible at time of inspection and perpetuity. | | | | |
| 5. Boltic Ave, LLC 02-5748 | 8 Holly Street | Pool and Hardscaping | 80/21 | Normand Residential |
| • Not to be visible at time of inspection and perpetuity. | | | | |
| 6. Warren Hyde 02-5705 | 140 Miacomet Road | New Pool | 81/14 | MCA+ |

- Not to be visible at time of inspection and perpetuity.
- | | | | | | |
|----|---|-------------------|---------------------|----------|---------------------|
| 7. | Boltic Ave, LLC 02-5744 | 8 Holly Street | Move or Demo MH | 80/21 | Normand Residential |
| | • Move off advertising required | | | | |
| 8. | 265 Madaket Rd., LLC 02-5766 | 265 Madaket Road | Pool and Hardscape | 59.4/319 | Brook Meerbergen |
| | • Not to be visible at time of inspection and perpetuity. | | | | |
| 9. | Greybury Ack Realty 03-5880 | 13 Hedgebury Lane | Cabana – Open Sided | 41/599 | Lori Geddes |
| | • Due to lack visibility | | | | |

Voting Pohl, Camp, McLaughlin, Coombs, Oliver
 Alternates Welch, Dutra, Thornewill
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (time) **Welch** – Asked to add to the Conditions for pools that there be no grade change from existing if there is no grade change explicitly called out on the application.

Meerbergen – His pool application at 265 Madaket Road has a small grade change.

Motion **Motion to Approve through staff per noted conditions and for pools to have no grade change from existing unless called out on the application. (Oliver)**

Roll-call Vote Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye Certificate # **HDC2022-(as noted)**

VI. OLD BUSINESS 02/08/2022

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|---|-----------------------|----------------------|-------------------|----------------------|
| 1. 33 North Mill St, LLC 11-5051 | 7 North Mill Street | Garage & studio | 55.4.4/77 | Sophie Metz |
| 2. 33 North Mill St, LLC 11-5126 | 7 North Mill Street | Hardscape | 55.4.4/77 | Atlantic Landscaping |

VII. OLD BUSINESS 02/22/22

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-------------------------------|-----------------------|----------------------|-------------------|------------------|
| 1. Taccat, LLC 12-5423 | 14 Union Street | Addition | 42.3.2/17 | Brook Meerbergen |

Voting Camp (acting chair), Coombs, Oliver, Welch, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.
 Representing Brook Meerbergen
 Public None

Concerns (5:24) **Meerbergen** – Reviewed changes made per previous concerns. 1900 photo shows shutters and 12-over-12 true-plank-frame windows on the front elevation. Structural engineer’s letter included. There is no height change. He’d prefer paneled shutters.

Backus – Read HSAB comments 2/28: HDC policy has always been that it must be shown that a roof walk previously existed before adding a new one. HSAB is in favor of the change to 12-over-12’s; sash should be white, and shutters should be louvered and Essex green. Rotate the small side porch roof so the eave faces Union Street. The rear dormer should be set back another 6”. HSAB would like to see revisions.

Late 1750 house. Original foundation material is fieldstone and brick; the new concrete foundation shouldn’t be seen; reuse existing brick as a veneer. Appreciates the Structural Engineer letter. Asked if the elevation is changing or if it will remain at its current grade. Any windows should be restored if possible. Need evidence of a prior roof walk. The chimney looks like it’s being relocated; it would be sad for the triple-firebox on the 1st floor to be removed.

Welch – Appreciates the changes and the engineer’s documentation. It would help if existing and previous submissions, and current submission were all on one sheet. This is appropriate.

Coombs – Appreciate keeping the original west elevation. If it never had a roof walk, it shouldn’t have one added; it should remain a simple building. The east elevation shouldn’t have the porch and 2nd-floor deck. Would like the chimney retained.

Oliver – It’s appropriate; appreciates the changes especially facing the street. This house can support the roof walk as proposed per HDC guidelines. Doesn’t believe the east elevation is visible.

Thornewill – Nothing to add; it’s a great job. In the photo, it seems the front door is Essex green.

Camp – Her concern is the chimney; it should be restored as exists. She agrees with HSAB about louvered shutters. Asked for a consensus on louvered versus paneled shutters.

Motion **Motion to Approve through staff with louvered shutters. (Welch)**

Roll-call Vote Carried 5-0//Oliver, Coombs, Thornewill, Welch, and Camp-aye Certificate # **HDC2021-12-5423**

| | | | | | | |
|-----------------|---|---------|-------------------------|--------------|---------------|------------------------|
| 2. | 7 North Mill St | 12-5457 | Lot 27B - Birdsong Lane | Shed | 55.4.4/80.3 | Brook Meerbergen |
| Voting | Pohl, Camp, McLaughlin, Coombs, Oliver | | | | | |
| Alternates | Welch, Dutra, Thornewill | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | | | |
| Representing | Brook Meerbergen | | | | | |
| Public | None | | | | | |
| Concerns (5:46) | Meerbergen – Reviewed changes made per previous concerns. Backus – Read HSAB comments 2/28: No concerns due to lack of visibility. No concerns. | | | | | |
| Motion | Motion to Approve as submitted. (Coombs) | | | | | |
| Roll-call Vote | Carried //Oliver, Camp, McLaughlin, Coombs, and Pohl-aye | | | | Certificate # | HDC2021-12-5457 |
| 3. | 7 North Mill St | 12-5465 | Lot 27A - Birdsong Lane | Garage | 55.4.4/80.3 | Brook Meerbergen |
| Voting | Pohl, Camp, Coombs, Oliver | | | | | |
| Alternates | Welch, Dutra, Thornewill | | | | | |
| Recused | McLaughlin lost connection | | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | | | |
| Representing | Brook Meerbergen | | | | | |
| Public | None | | | | | |
| Concerns (5:50) | Meerbergen – Reviewed changes made per previous concerns. Backus – Read HSAB comments 2/28: HSAB appreciates the changes to avoid repeating garage designs in the neighborhood. Camp and Coombs – No concerns. Oliver – Her concern is that there is too much program on these lots. | | | | | |
| Motion | Motion to Approve as submitted. (Camp) | | | | | |
| Roll-call Vote | Carried 3-1//Coombs, Camp, and Pohl-aye; Oliver-nay | | | | Certificate # | HDC2021-12-5465 |
| 4. | 7 North Mill St | 12-5466 | Lot 27A - Birdsong Lane | Shed | 55.4.4/80.3 | Brook Meerbergen |
| Voting | Pohl, Camp, Coombs, Oliver, Welch | | | | | |
| Alternates | Dutra, Thornewill | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | | | |
| Representing | Brook Meerbergen | | | | | |
| Public | None | | | | | |
| Concerns (5:54) | Meerbergen – Reviewed changes made per previous concerns. West elevation has limited if any visibility. Backus – Read HSAB comments 2/28: This needs to be viewed for visibility. Previous HDC concerns were about the width of the door unit. If visible, the doors should change to a single door with windows. If not visible, then no concerns due to lack of visibility. Camp – No concerns. Coombs – The only concern would be if there is any visibility of the triple doors on the west elevation. Oliver – The shed is modest and appropriate. Welch – No concerns. Pohl – The proposed doors remind him of the circa 1930 bi-fold doors. | | | | | |
| Motion | Motion to Approve as submitted. (Welch) | | | | | |
| Roll-call Vote | Carried 5-0//Coombs, Oliver, Camp, Welch, and Pohl-aye | | | | Certificate # | HDC2021-12-5466 |
| 5. | Carmine/Sheila Giardini | 01-5507 | 7a Clifford Street | New dwelling | 79/19 | McMullen & Assoc. |
| Voting | Pohl, Camp, Coombs, Oliver, Thornewill | | | | | |
| Alternates | None | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | | |
| Representing | Nathan McMullen, McMullen & Associates | | | | | |
| Public | None | | | | | |
| Concerns (7:00) | McMullen – Reviewed changes made per previous concerns. Oliver – Her concern had been the placement on the site. She now has no concerns. Thornewill – Agrees. The changes helped simplify it. No concerns. | | | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Coombs, Camp, Oliver, and Pohl-aye | | | | Certificate # | HDC2022-01-5507 |

6. Carmine/Sheila Giardini **01-5508** 7a Clifford Street Pool & hardscape 79/19 McMullen & Assoc.
 Voting Pohl, Camp, Coombs, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Landscape design plans, site plan, and photos.
 Representing Nathan McMullen, McMullen & Associates
 Public None
 Concerns (7:05) **McMullen** – These were held to track for the main dwelling turning.
 No concerns.

Motion **Motion to Approve as submitted. (Oliver)**
 Roll-call Vote Carried 5-0//Camp, Coombs, Thornewill, Oliver, and Pohl-aye Certificate # **HDC2022-01-5508**
 7. Carmine/Sheila Giardini **01-5509** 7a Clifford Street Gazebo 79/19 McMullen & Assoc.

Voting Pohl, Camp, Coombs, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Nathan McMullen, McMullen & Associates
 Public None
 Concerns (7:07) No concerns.

Motion **Motion to Approve. (Oliver)**
 Roll-call Vote Carried 5-0//Camp, Coombs, Thornewill, Oliver, and Pohl-aye Certificate # **HDC2022-01-5509**

8. Arline Bartlett 12-5454 21 Pleasant Street Fenestration & sm addition 55.4.1/1 LINK

Voting Camp (acting chair), McLaughlin, Coombs, Oliver, Welch
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing Victoria Ewing, LINK
 Public None
 Concerns (6:00) **Ewing** – Chris Skehel might be on as well.
Backus – Don’t see him in the queue, and no one is trying to sign on.
Welch – We had requested a cross sections on the X-Y axes and a topographical plan (proposed vs existing); these aren’t in the packet; if they aren’t available, we should hold this until we have those.

Motion **Motion to Hold for information requested at the last hearing. (Welch)**
 Roll-call Vote Carried 5-0//Oliver, Coombs, McLaughlin, Welch, and Camp-aye Certificate #

9. James Davison 09-4803 8B North Water Street Fenestration changes 42.4.2/92.1 LINK

Voting Camp (acting chair), Coombs, Welch, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing Victoria Ewing, LINK
 Public None
 Concerns (6:15) **Ewing** – Reviewed changes made per previous concerns.
Backus – Read HSAB comments 2/28: Traditionally, 2nd-floor windows in Town were the same size as the windows below; sometimes they were shorter but very rarely narrower. All new windows should match the width of the window below and be true-divided-light (TDL). HSAB would like to see revisions.
 This is circa 1846-1850, post Great Fire. Appreciates the 2013 plans. Agrees windows should be TDL.
Thornewill – Window proportions look fine.
Coombs – No concerns.

Motion **Motion to Approve through staff with the windows to be Boston Sash TDL. (Welch)**
 Roll-call Vote Carried 4-0//Thornewill, Coombs, Camp, and Welch-aye Certificate # **HDC2021-09-4803**

| 10. Hoehn- Saric 10-4865 | 34 Easton Street | New Structure | 42.1.4/18 | CWA |
|--------------------------|--|---------------|---|-----|
| Voting | Coombs (acting chair), McLaughlin, Oliver, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, advisory comments, and Resilient Nantucket Chapter 11. | | | |
| Representing Public | Chip Webster, Chip Webster Associates | | | |
| Concerns (6:24) | <p>Webster – Reviewed changes made per previous concerns.</p> <p>Backus – Read HSAB comments 2/28: Looking at the east and west elevations, the rear wing of this house is the exact same proportion as the front; the back portion needs to step down considerably and read as an additive mass. The massing on the west lacks any sense of architectural order and hierarchy, and the fire escape is completely inappropriate. On the south, the projecting 2nd-floor hipped gable has no 1st floor below it with no visual structural support; this form of negative massing is very inappropriate. No locus was provided; it would show that the neighboring houses are much less massive and sit farther back away from the road. The main houses are on the water side with a secondary building on the Easton Street side; this program should conform to the neighbors and be broken into two different buildings; as proposed the single structure is much too massive for the neighborhood context. This is a highly visible location. It deserves a building (or maybe two buildings) that conforms completely to all of the HDC’s standards for proportion, scale, and additive massing. Once the massing is acceptable, then the other details can be addressed. HSAB would like to see revisions. Replacing the 1960s Seward Johnson house, which replace the original shingle-style structure. Appreciates the historic photos. This has to follow Resilient Nantucket Chapter 11 for new construction. The proposal is still lot-line to lot-line. Agrees with HSAB about need for additive massing; this is a big rectangle. Facing the harbor, the original option is better but still boxy.</p> <p>Oliver – She agrees with HSAB; this lacks additive massing, so no part has prominence; all eave lines are the same. Harbor-side options, she’s having trouble reconciling the roof situations. The cantilevered 2nd floor porch is very common in old buildings. Pick a main mass and drop down from there.</p> <p>Thornewill – Appreciates the front. In the historic photos, the wrap-around porches caused back-front substance of the building seem smaller with a lightness on all sides. Agrees with HSAB. The water side left options, she would prefer a single centered dormer on the right option. Front to back reads huge.</p> <p>McLaughlin – There is nothing proposed that isn’t already on Easton Street; this is approvable.</p> <p>Coombs – This has no additive massing or any of the cleverness of the early 1900s. East and west are too long with no break and the eaves are all the same height. Agrees with HSAB.</p> | | | |
| Motion | Motion to Approve as submitted. (McLaughlin) Not carried 1-3 | | | |
| Roll-call Vote | Motion to Hold for revisions and to go back to HSAB. (Oliver) | | Carried 4-0//Thornewill, McLaughlin, Oliver, and Coombs-aye | |
| | | | Certificate # | |

| | | | | |
|----------------------------------|--|---------------------|---------------|------------------------|
| 11. Tack3 LLC 10-4863 | 26 Washington Street | New structure | 42.3.2/23 | CWA |
| Voting | Coombs (acting chair), McLaughlin, Oliver, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, advisory comments, and surveyor certification, <i>Building with Nantucket in Mind (BWNIM)</i> , and Resilient Nantucket Chapter 11. | | | |
| Representing Public | Chip Webster, Chip Webster Associates | | | |
| Concerns (6:42) | <p>Webster – This is in Velocity Zone 11, which puts the finished 1st floor at Elevation 15 due to possible wave action. Reviewed changes made per previous concerns.</p> <p>Backus – Read HSAB comments 2/28: Every effort should be made to lower the first floor of this building. Question if 2' separation from framing to BFE is required by code; normal practice is to have the bottom of framing at BFE. Use flush beams and reduce the floor assembly to 1'. West elevation, the platform at the bottom of the stairs remains a mystery - getting off it of if there are more stairs to reach it, which aren't shown. The 7/12 roof pitch is too shallow. The gable end window adds to the height and should be removed. The roof walk is too wide. The windows should be pulled tighter to the center for better proportion. Tone down the detailing as much as possible: drop the wide corner boards with capitals and splayed window head casings. This area had very simple utilitarian buildings; a formal Greek Revival doesn't belong here. Previous HDC discussions have asked for the back wings to telescope down to 1.5 stories. The floor plan and south elevation show that the south-facing gable is created by a 6" sliver of the building projecting just enough to add a corner board; this highly visible 6" jog on the front of the building is more of a visual gimmick than a credible architectural massing and should not be allowed. The lowered plate is good but stepping it back up around the entire rear of the building is not appropriate; true additive massing should be subordinate to the main mass requiring the lowering of the plate. The 2nd stairway makes it look like an apartment building and should be integrated into the massing to be less visible. Discussion during the demo application suggested that the replacement building should have the character and simplicity of the original structure; this proposal is not in line with that thinking and needs to be toned and scaled down. Once the massing is acceptable, then the other details can be addressed. HSAB would like to see revisions.</p> <p>This is within Resilient Nantucket guideline areas and needs to follow Chapter 11. Regarding the roof walk, refer to <i>BWNIM</i> at placement. The façade facing Washington Street is more appropriate without the shed.</p> <p>Thornewill – Agrees with HSAB; this needs to have a main mass and telescope back and down.</p> <p>Oliver – Agrees with what's been said. All the eave lines are the same so there is no sense of additive massing.</p> <p>McLaughlin – West elevation, the right dormer meeting rails must align. East elevation, the 2nd-floor French doors are not typical to this area.</p> <p>Coombs – Agrees with HSAB. She doesn't believe this shouldn't have a roof walk; it adds height and off-balances the height. Front elevation shed dormer needs to be setback more; the staircase is very tall and don't appear to go to ground level.</p> | | | |
| Motion | Motion to Hold for revisions and another look at the 1st-floor being at Elevation 15 and to go back to HSAB. (Oliver) | | | |
| Roll-call Vote | Carried 3-0//Thornewill, Oliver, and Coombs-aye; McLaughlin no response | | Certificate # | |
| 12. Brett Fodiman 10-4969 | 27 Cato Lane | Main house dwelling | 55/118 | CWA |
| Voting | Coombs (acting chair), McLaughlin, Oliver, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing Public | Chip Webster, Chip Webster Associates | | | |
| Concerns (7:07) | <p>Webster – Reviewed changes made per previous concerns.</p> <p>No concerns.</p> | | | |
| Motion | Motion to Approve as submitted. (McLaughlin) | | | |
| Roll-call Vote | Carried 4-0//Oliver, Thornewill, McLaughlin, and Coombs-aye | | Certificate # | HDC2021-10-4969 |

| | | | | | |
|---------------------------|---|----------------|----------------------|---------------|------------------------|
| 13. Brett Fodiman | 10-4968 | 27 Cato Lane | Guest house dwelling | 55/118 | CWA |
| Voting | Coombs (acting chair), McLaughlin, Oliver, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Chip Webster, Chip Webster Associates | | | | |
| Public | | | | | |
| Concerns (7:12) | <p>Webster – Reviewed changes made per previous concerns. The rear basement walkout to be handled via grading.</p> <p>Thornewill – No grade is shown regarding the area around the rear basement doors; that side is essentially 3 floors but not visible. The landscape plan for the pool would help.</p> <p>Oliver – A cross section through the property and house parallel with the road would help. Okay with the house.</p> <p>McLaughlin – This structure has 6 dormers and none of the meeting rails align.</p> <p>Coombs – She'd like to see the topography regarding the rear basement doors.</p> | | | | |
| Motion | Motion to Hold for a grade cross section through the property and the house. (Oliver) | | | | |
| Roll-call Vote | Carried 4-0//Thornewill, McLaughlin, Coombs, and Oliver-aye | | | Certificate # | |
| 14. Brett Fodiman | 10-4970 | 27 Cato Lane | Garage & studio | 55/118 | CWA |
| Voting | Coombs (acting chair), McLaughlin, Oliver, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Chip Webster, Chip Webster Associates | | | | |
| Public | None | | | | |
| Concerns (7:21) | <p>Webster – Presented the project; garage at grade.</p> <p>Thornewill – It should be a gable forward; it's tall and narrow, and the dormers seem long across the east and west elevations. The west elevation porch is cantilevered; it needs posts.</p> <p>Oliver – Agrees with Ms. Thornewill.</p> <p>McLaughlin – There are stairs coming of an unsupported deck; deck should come down on the corner and wrap around.</p> | | | | |
| Motion | Motion to Approve through staff with dormers to come in 3' each side, rear French doors reduced to 2, and the rear porch to have posts. (Oliver) | | | | |
| Roll-call Vote | Carried 4-0//Thornewill, Oliver, McLaughlin, and Camp-aye | | | Certificate # | HDC2021-10-4970 |
| 15. Trogoth Nominee Trust | 05-3640 | 26 Easy Street | Mixed Used building | 42.4.2/23 | Emeritus |
| Voting | Pohl, McLaughlin, Coombs, Oliver, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, advisory comments, and Resilient Nantucket Chapter 11 | | | | |
| Representing | Matt MacEachern, Emeritus Development | | | | |
| Public | None | | | | |
| Concerns (7:26) | <p>MacEachern – Reviewed changes made per previous concerns. The deck facing the harbor is a common feature, but he's willing to it pull off until this is framed up.</p> <p>Backus – Read HSAB comments 2/28: Everyone has consistently asked for the building to be reduced in size and the front balcony to be removed; yet the building is still too tall and massive for this corner lot, and the balcony remains. This building has roughly 18" overhanging eaves without projecting rakes, which is an unusual combination; the overhang should be reduced or eliminated to simplify the appearance. These large overhanging eaves conceal the fact that the main frieze board is several shingle courses above the 2nd-floor window head casing; the eave should sit on the window casing with no shingles above. The 9' ceiling height on the first floor could drop a foot lowering the height significantly. The reduction in the number of dormers is good but they are too wide; the 3rd-floor dormers should be just a little wider than the windows. The cupola is unnecessary and adds to the height; eliminate it. The south facing 1st-floor fenestration is shown as doors, but they are two feet off the ground, creating an inappropriate false use for doors; they should be windows. HSAB would like to see revisions.</p> <p>This is a contributing lot in the old historic district (OHD), and it must meet Resilient Nantucket Chapter 11. An engineer's certificate for elevation is required. Agrees with HSAB about the gable dormers. The balcony over a public space is inappropriate.</p> <p>Coombs – Agrees with HSAB about the 3rd-floor dormer cheek walls being brought in. The height must come down and the front deck removed. The cupola should be replaced with a chimney. East elevation, the shutters draw the eye up and should be removed.</p> <p>McLaughlin – South elevation, the triple doors should be reduced to 2. The cupola should be eliminated.</p> <p>Oliver – Agrees with what's been said. Appreciates it getting simpler. Eliminate the cupola and east elevation deck.</p> <p>Thornewill – Agrees. Her concern is the large scale of the dormers; they should be reduced by a few feet at least.</p> <p>Pohl – Nothing to add.</p> | | | | |
| Motion | Motion to Hold for revisions and to go back to HSAB. (Coombs) | | | | |
| Roll-call Vote | Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Pohl-aye | | | Certificate # | |

| | | | | | |
|---------------------|--|-------------------|-----------------------|---------------|------------|
| 16. Anthony Noto | 11-5270 | 10 Lincoln Avenue | Addition & renovation | 30/184 | Emeritus |
| Voting | Pohl, Camp, Coombs, Oliver, Welch | | | | |
| Alternates | Dutra read back in on this. | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | | |
| Representing | Matt MacEachern, Emeritus Development Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP | | | | |
| Public | Kristen Gagalis, for 11 & 13 Lincoln Avenue | | | | |
| Concerns (7:38) | <p>MacEachern – Reviewed changes made per previous concerns; addressed reasons for moving the house forward.</p> <p>Reade – Regarding the subdivision issue; that is integral to moving the house forward. Moving it forward closes the possibility of putting another house in front of it on Lincoln Avenue. It’s a modest move of 15’.</p> <p>Backus – Read HSAB comments 2/28: The consensus at the last HDC meeting was that the house should not move forward but stay where it is. There was also consensus that the shed dormers should move slightly down to the break in the roof line; they are now being proposed as gable dormers, which is not in keeping with the original architecture; shed dormers are quieter and more appropriate. The triple windows on the 3rd floor, east elevation should not be attached to the door; they should change to 2 windows or 3 smaller windows to create a band of shingles between. Ganging 5 French doors together on the south elevation is too much. They should be separated. HSAB would like to see revisions. Agrees it should not be moved; that would drastically change the character and setting of this historic structure. Low-pitch shed dormers would be more appropriate across the front.</p> <p>Gagalis – There has been no change to the proposal to move the house forward.</p> <p>Coombs – The gable dormers are too busy for the front roof. South elevation, the 3rd-floor shed dormer seems out of place; the 1st-floor windows should be reduced to align with the 3 windows on the 2nd floor. She does not support moving the house; we can’t consider what might happen in the future.</p> <p>Camp – Agrees with HSAB and Ms. Coombs. It should stay where it is; this is contributing and historic and moving it changes that. Front elevation, she prefers shed dormers. Keep the chimney.</p> <p>Oliver – Appreciates a lot of the changes like bringing back the chimney and reducing the east elevation fenestration. In the rear, her problem is the skinny shape of the doors with larger windows. Agrees with shed dormers on the front. Regarding moving it forward, last hearing they said 10’ now they are saying 15’.</p> <p>Discussion about 10’ versus 15’; prior minutes (2/15) might be in error.</p> <p>Welch – Some might consider a 15’ move modest, but not of on over 55,000 cubic feet structure. Suggests we address the subdivision if it comes in; it’s not appropriate to discuss it now. Agrees with comments made regarding the architecture.</p> <p>Pohl – He prefers shed dormers on the front. Okay with other architectural aspects. 15’ is too much.</p> | | | | |
| Motion | Motion to Hold for revisions. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0//Welch, Coombs, Camp, Oliver, and Pohl-aye | | | Certificate # | |
| 17. Jessica Millard | 06-4017 | 5 Cudweed Road | Window changes | 31/145 | Val Oliver |

VIII. NEW BUSINESS 03/01/2022

| | Property owner name | Street Address | Scope of work | Map/Parcel | Agent | |
|-----------------|--|----------------|------------------|-------------------|--------|--------------|
| 1. | JP Hernandez | 02-5689 | 328 Madaket Road | Roof Solar Panels | 60/103 | Tesla Energy |
| Voting | Camp (acting chair), McLaughlin, Coombs, Oliver, Dutra | | | | | |
| Alternates | Welch, Thornewill | | | | | |
| Recused | Pohl | | | | | |
| Documentation | Architectural elevation plans, site plan, photos, advisory comments, and manufacturer spec sheet. | | | | | |
| Representing | Nathan Tissot, Tesla Energy JP Hernandez, owner | | | | | |
| Public | None | | | | | |
| Concerns (8:05) | <p>Tesla – Recover the roof with a textured, solar glass roof. The photos show this installed on structures within the Old Kings Highway historical district.</p> <p>Backus – Read MAB comments 3/14: split 2-2. Those for this feel the textured material mirrors existing shingles and is appropriate in outlying areas and an appropriate alternative to panels. Those against had concerns that were related to weather and these being shiny when wet; they felt that is not appropriate in rural Madaket. This property has two structures and the proposed is for the circa 1960s contributing structure at the front. These almost emulate a slate roof. We have a sample panel in the office.</p> <p>Oliver – She’s interested in seeing the project; asked for a sample panel; she likes the idea of them. She’d also like to see how these look after a few years. She feels a test subject should be in a place that isn’t visible, rather than in this location. Asked how they are disposed of. She’d like to see the sample laying on the low-pitched roof.</p> <p>McLaughlin – Got clarification on the product.</p> <p>Coombs – This is interesting and would be a great. She’d like to see a large enough sample to know what it’ll look like and how they weather in.</p> <p>Dutra – This could alleviate a lot of concerns with solar. It’s a small house and feels it would be a good test subject. He too would like to see photos of houses that have had this for several years.</p> <p>Camp – This is a very high-profile location to have a test subject.</p> | | | | | |
| Motion | Motion to View with a new larger sample on the roof. (Oliver) | | | | | |
| Roll-call Vote | Carried 5-0//Coombs, Dutra, McLaughlin, Oliver, and Camp-aye | | | Certificate # | | |

| | | | | |
|--|---|-------------------------------|--------------------|-------------------------|
| 2. Bolthole, LLC 02-5701 | 10 Quince Street | Shingles and Clapboard | 42.3.4/1003 | NAG |
| Voting | Pohl, Camp, McLaughlin, Coombs, Thornewill | | | |
| Alternates | Welch, Dutra | | | |
| Recused | Oliver stepped out. | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | |
| Representing | Bill McGuire, Nantucket Architectural Group | | | |
| Public | None | | | |
| Concerns (8:31) | <p>McGuire – Presented project.</p> <p>Backus – Read HSAB comments 3/07: Photographic evidence reveals that clapboards were pre-existing on some walls; it is not clear if the front wall had clapboard. White painted clapboard is too formal for Quince Street; it should be a more muted color.</p> <p>Circa 1780 typical Nantucket within the OHD. Agrees the clapboard should be a muted color.</p> <p>Camp – This is a quite street and the clapboard should be a quite color.</p> <p>Coombs – She would go with a soft grey clapboard to match the existing trim; the trim should not be white.</p> <p>McLaughlin – No comments.</p> <p>Thornewill – Agrees with clapboard and trim being a softer grey.</p> <p>Pohl – He doesn't want white clapboard and regrets the trim was approved white.</p> | | | |
| Motion | Motion to Hold for different color scheme. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Camp, Coombs, McLaughlin, and Pohl-aye | | Certificate # | |
| 3. Warren Hyde 02-5706 | 140 Miacomet Road | Move/Demo | 81/14 | MCA+ |
| Voting | Pohl, Camp, McLaughlin, Coombs, Welch | | | |
| Alternates | Dutra, Thornewill | | | |
| Recused | Oliver | | | |
| Documentation | Architectural elevation plans, site plan, photos, and historical documents. | | | |
| Representing | Mark Cutone, Mark Cutone Architecture | | | |
| Public | None | | | |
| Concerns (8:37) | <p>Cutone – Presented project; advertised the house but no one has bid for it; circa 1975.</p> <p>Backus – National Historic Landmark (NHL) data sets it as circa 1978.</p> <p>McLaughlin – No concerns.</p> <p>Welch – He would ask that Affordable Housing be given a call.</p> | | | |
| Motion | Motion to Approve the move-off/demo with Nantucket Housing Authority contacted. (McLaughlin) | | | |
| Roll-call Vote | Carried 5-0//Welch, Camp, Coombs, McLaughlin, and Pohl-aye | | Certificate # | HDC2022-02-5706 |
| 4. Warren Hyde 02-5702 | 140 Miacomet Road | New Dwelling | 81/14 | MCA+ |
| Voting | Pohl, Camp, McLaughlin, Coombs, Welch | | | |
| Alternates | Dutra, Thornewill | | | |
| Recused | Oliver | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Mark Cutone, Mark Cutone Architecture | | | |
| Public | None | | | |
| Concerns (8:42) | <p>Cutone – Presented project with white trim and grey doors.</p> <p>McLaughlin – East elevation, there are 9 doors, those should be reduced. West elevation, too many French doors.</p> <p>Camp – This is a refreshing take on a federal house; doesn't think the French doors will be visible.</p> <p>Coombs – It will fit in very well.</p> <p>Welch – He agrees with Ms. Camp; anything considered atypical is not visible.</p> | | | |
| Motion | Motion to Approve as submitted. (Welch) | | | |
| Roll-call Vote | Carried 5-0//Camp, Coombs, McLaughlin, Welch, and Pohl-aye | | Certificate # | HDC2022-02-5702 |
| 5. Waterfront Pocomo, LLC 02-5708 | 17 Lauretta Lane | Demo or Move MH | 14/10.2 | Brook Meerbergen |
| Voting | Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill | | | |
| Alternates | Welch, Dutra | | | |
| Recused | Pohl | | | |
| Documentation | Architectural elevation plans, site plan, photos, and historical documents. | | | |
| Representing | Brook Meerbergen | | | |
| Public | None | | | |
| Concerns (8:48) | <p>Meerbergen – Presented project; it's been advertised to move but the house movers say it will be impossible to get down Lauretta Lane.</p> <p>Backus – Circa 1999.</p> <p>McLaughlin – No concerns.</p> <p>Oliver – It's sad to lose such a cute structure, but we can't widen the road. Suggested letting people scavenge off it.</p> <p>Coombs – Would prefer it be moved.</p> <p>Thornewill – This isn't that old, and it could easily be renovated to be reused as a cottage.</p> | | | |
| Motion | Motion to Approve as a move-off/demo with an emphasis on saving it. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Camp-aye | | Certificate # | HDC2022-02-5708 |

| | | | | |
|--|---|----------------------|---------------|------------------------|
| 6. Waterfront Pocomo, LLC 02-5709 | 17 Lauretta Lane | Demo or Move Cottage | 14/10.2 | Brook Meerbergen |
| Voting | Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill | | | |
| Alternates | Welch, Dutra | | | |
| Recused | Pohl | | | |
| Documentation | Architectural elevation plans, site plan, photos, and historical documents. | | | |
| Representing | Brook Meerbergen | | | |
| Public | None | | | |
| Concerns (8:56) | Meerbergen – Presented project; one person is actively seeking to take this. No concerns. | | | |
| Motion | Motion to Approve as a demo/move off. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Camp-aye | | Certificate # | HDC2022-20-5709 |

Rest held for Thursday

| | | | | |
|---|------------------------|-----------------------------|------------|--------------------|
| 7. Pacific Natural 02-5715 | 65 Main Street | Exterior lighting | 42.3.1/197 | Bruce Bisbano |
| 8. Pacific Natural 02-5717 | 15 Sparks Avenue | Exterior lighting & Re-roof | 55/177 | Bruce Bisbano |
| 9. Van Den Born 02-5725 | 2 Center Street (Sias) | Roofing, Paint Trim | 73.2.4/2 | Mark Avery |
| 10. Van Den Born 02-5724 | 6 Center Street (Sias) | Roofing, Paint Trim | 71.1.3/31 | Mark Avery |
| 11. Julie Killian 02-5736 | 159 A/B Main Street | Add Basement Windows (2) | 41/288.2 | LINK |
| 12. Brewster 35, LLC 02-5740 | 35 Brewster Road | Move off/Demo | 54/86 | LINK/ JB Studio |
| 13. Brewster 35, LLC 02-5741 | 35 Brewster Road | New Primary Dwelling | 54/86 | LINK/ JB Studio |
| 14. C and S Cordts – Peace 02-5742 | 76 Pleasant Street | Addition to dwelling | 55/367 | JB Studio |
| 15. David and Janet Prill 02-5733 | 82 Pocomo Road | New Barn | 15/35 | Botticelli + Pohl |
| 16. Faro Strada LLC 02-5731 | 20 Sankaty Road | New Bike Shed | 48/31 | Botticelli + Pohl |
| 17. Sankaty Bluff Grp. 02-5753 | 3 Reaper Circle | Pool and Hardscape | 73/44 | Ahern |
| 18. 12 Federal St LLC 02-5752 | 12 Federal Street | Hardscape and Gate | 42.3.1/127 | Ahern |
| 19. RGPD 02-5761 | 49 Beach Grass Road | New Dwelling | 68/338 | KOH |
| 20. RGPD 02-5760 | 47 Beach Grass Road | New Dwelling | 68/338 | KOH |
| 21. India and Rose Trust 02-5776 | 28 India Street | Addition | 42.3.4/108 | Botticelli + Pohl |
| 22. Cannonbury Ln Ptnrs, LLC 02-5765 | 3 Reaper Circle | New MH | 73/44 | Workshop / APD |
| 23. Cannonbury Ln Ptnrs, LLC 02-5764 | 3 Reaper Circle | New Garage | 73/44 | Workshop / APD |
| 24. 1 Caroline Way, LLC 02-5759 | 1 Caroline Way | New Shed | 82/59 | Vicente-Burn Arch. |
| 25. N.T. Historical Assn 02-5779 | 7 Fair Street | Replace Windows | 42.3.1/50 | Linda Williams |
| 26. Teal Szilkas Colliton TR 02-5784 | 44 Fair Street | Window Replacement | 42.3.2/155 | Linda Williams |
| 27. K22S, LLC | 126 Main Street | Move on site/Reno | 42.3.3/98 | Linda Williams |
| 28. Nantucket Shire, LLC | 30 Dukes Road | New Dwelling | 56/189 | Linda Williams |
| 29. Nantucket Shire, LLC | 30 Dukes Road | Move Shed and Addition | 56/189 | Linda Williams |
| 30. Jean Moran 01-5621 | 4 Washington Avenue | New pool | 60.2.4/65 | Jon Paul Couture |
| 31. Jean Moran 01-5621 | 4 Washington Avenue | Window well | 60.2.4/65 | Jon Paul Couture |
| 32. Jean Moran 01-5621 | 4 Washington Avenue | New garag | 60.2.4/65 | Jon Paul Couture |

IX. OLD BUSINESS 03/0822

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----|--------------------------------------|-----------------------|--|-------------------|--------------------|
| 1. | 450 Green Park, LLC | 2 Stone Alley | Adtn, Alteration foundation | 42.3.1/103 | Emeritus |
| 2. | Zero India, LLC | 1 Cambridge Street | Reduce footprint & chng roof | 42.3.1/130.2 | Emeritus |
| 3. | James Gribbell 07-4236 | 2 Mulberry Lane | New garage studio | 55.4.1/20 | Thornewill Designs |
| 4. | 20A Bishop Rise, LLC | 20A Bishop Rise | Rev. 01-5592: Main house | 40/127 | Linda Williams |
| 5. | 20A Bishop Rise, LLC | 20A Bishop Rise | Rev. 01-5590: Garage/Apt | 40/127 | Linda Williams |
| 6. | 20A Bishop Rise, LLC | 20A Bishop Rise | Pool & hardscape | 40/127 | Linda Williams |
| 7. | 20B Bishop Rise, LLC | 20B Bishop Rise | Rev.01-5591: Main house | 40/127 | Linda Williams |
| 8. | 20B Bishop Rise, LLC | 20B Bishop Rise | Rev. 01-559?: Garage/Apt | 40/127 | Linda Williams |
| 9. | 20B Bishop Rise, LLC | 20B Bishop Rise | Pool & hardscape | 40/127 | Linda Williams |
| 10. | 4 Dolphin Ct, LLC 01-5574 | 4 Dolphin Court | Addition revision | 42.4.1/65.2 | Linda Williams |
| 11. | 36 Easton St Corp. 01-5520 | 36 Easton Street | 2 nd floor deck rail change | 42.1.4/19 | EMDA |
| 12. | Michael Robinson | 13 Fayette Street | Roof walk | 42.3.2/28 | Sanne Payne |
| 13. | Bluefin, LLC 11-5194 | 27 Ellen's Way | New Dwelling | 81/180 | Brook Meerbergen |
| 14. | Melissa Spruce 12-5439 | 21 Bank Street Sias | Renovation/Addition | 73.1.3/57 | Gryphon Architects |
| 15. | Ocean Dojo, LLC | 22 Bartlett Road | New dwelling fenestration | 65/76.1 | BPC |
| 16. | Taco 1, LLC | 20 Bartlett Road | New dwelling fenestration | 65/76 | BPC |
| 17. | Lloyd Realty, LLC 01-5600 | 7 Heather Lane | New dwelling | 30/24.2 | Sophie Metz |
| 18. | Andrew & Brooke Roger 01-5607 | 7E Lincoln Avenue | Driveway/Hardscape | 42.4.1/18 | Jardins Intl. |
| 19. | Vlatko Pesnacki 01-5557 | 10 Lewis Court | New 2 nd Dwelling | 67/155 | Val Oliver |
| 20. | 25 Broadway 01-5536 | 25 Broadway | Storage/garbage bins | 73.1.3/108 | NAG |

X. NEW BUSINESS 03/15/2022

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----|----------------------------|-----------------------|----------------------|-------------------|-------------------|
| 1. | Ben DeRuyter | 12 Academy Lane | Addition | 42.4.3/87 | Thornewill Design |

HDC Minutes for March 15, 2022, adopted Mar. 31

| | | | | | |
|-----|-------------------------------|-------------------------|--|-------------|----------------------|
| 2. | Ben DeRuyter | 12 Academy Lane | Shed Extension | 42.4.3/87 | Thornewill Design |
| 3. | Pickard | 7B Grove Lane | Addition | 41/522 | Thornewill Design |
| 4. | Cabko Inc | 18B Bartlett Road | New Woodwork Shop | 67/113.1 | NAG |
| 5. | 3 Beaver St, LLC | 3 Beaver Street | Landscape/Hardscape | 55.1.4/97 | Polly Waldorf |
| 6. | Nantucket Land Bank | Washington Street | Fencing | 55/415 | John Kuszpa |
| 7. | Back 41 LLC | 105 Tom Nevers Road | New Shed | 91/25 | Jesse Beacon |
| 8. | 4170 & Down, LLC/Tellie, LLC | 107 Tom Nevers Road | Utility Barn | 91/25 | Jesse Beacon |
| 9. | SAB, LLC | 11 Cliff Road | Type II Fence As-Built | 42.4.4/72 | EMDA |
| 10. | D.D. Culbertson | 53 Tennessee Avenue | New Shed | 59.4/362 | Structures Unlimited |
| 11. | Arthur Reader Jr Trust | 57 Union Street | Like-kind Window Replace | 55.1.4/90 | LINK |
| 12. | Maxwell House, LLC | 15 Cliff Road | Move or Demo Garage | 42.4.4/56 | MCA+ |
| 13. | Maxwell House, LLC | 15 Cliff Road | Adtn, full Reno, Foundation | 42.4.4/56 | MCA+ |
| 14. | Ian McCarthy | 3 Cherry Street | Finish Basement | 55/911 | NAG |
| 15. | Richard Phillips Trust | 19 E. Tristram Avenue | Gates and Fencing | 31/4.1 | Jardins Intl. |
| 16. | Mark Abbott | 8 Hulbert Avenue | Rev. 12-0262 and 05-0904 | 29.2.3/7.2 | MCA+ |
| 17. | Rosenberg | 15 Hedgebury Lane | New Dwelling | 41/602 | Val Oliver |
| 18. | David and Delia Biddison | 22 Cannonbury Lane | Paint Chimney | 74/15 | Val Oliver |
| 19. | Edward Sanford | 12 Doc Ryder Drive | New Garage | 66/216 | EMDA |
| 20. | 15 Flintrock Rd, LLC | 15 Flintrock Road | New Guest House | 75/90 | Liz Konetchy |
| 21. | 36 Essex Ack, LLC | 36 Essex Road | Tertiary Dwelling | 67/262 | Val Oliver |
| 22. | Colm Oriordan and Kathleen L. | 51 Madaket Road | Revisions to Addition | 41/325 | Val Oliver |
| 23. | Taco 1, LLC | 24 Bartlett Farm Road | Pool and Hardscape | 65/76.1 | Atlantic Landscaping |
| 24. | Taco 1, LLC | 22 Bartlett Farm Road | Pool and Hardscape | 65/76 | Atlantic Landscaping |
| 25. | Ocean Dojo, LLC | 20 Bartlett Farm Road | Pool and Hardscape | 65/76 | Atlantic Landscaping |
| 26. | Jennifer Broadbent | 2B White Whale Lane | Build Bluestone Patio | 66/538 | Jennifer Broadbent |
| 27. | Brian Rice | 2 Reacher Street | Pool and Hardscape | 66/337 | Waterscapes |
| 28. | Anthony Valero | 8 Goldstar Drive | Greenhouse | 55/187 | Val Oliver |
| 29. | Charles Phillips | 4 Swain Street | Roof Shingles Change | 42.4.1/82.3 | T and T Roofing |
| 30. | Salty Dogz, LLC | 9 Tashama Lane | New Shed | 55/471 | Structures Unlimited |
| 31. | Rock Byrne, LLC | 30 Pocomo Road | New Shed | 14/76 | LINK |
| 32. | Rock Byrne, LLC | 30 Pocomo Road | Addition of Patio and Fire Pit | 14/76 | LINK |
| 33. | Allan H. Schwartz Trust | 5 Capaum Pond Road | Extend 2 nd Floor Rear Deck | 40/112–117 | Allan H. Schwartz TR |
| 34. | Bomeisler Stuart B. TR | 28 Crooked Lane | New Dwelling | 41/333 | Val Oliver |
| 35. | Bomeisler Stuart B. TR | 28 Crooked Lane | Gazebo | 41/333 | Val Oliver |
| 36. | NIR Retail, LLC | 2 Harbor Square | Alteration | 42.2.4/1 | GF |
| 37. | Young Bracebridge Trust | 7 Shawkemo Road | Addition | 43/5 | Botticelli + Pohl |
| 38. | CMR 11 Osprey, LLC | 11 Osprey Way | Move on House fm 8 Osprey | 82/3 | Linda Williams |
| 39. | Roy and Shelly Weedon | 9 Twin Street | Revisions to Foundation | 55.4.1/7.1 | Linda Williams |
| 40. | Joseph Arno | 31 Easy Street | Demo or Move | 42.4.2/16 | Linda Williams |
| 41. | Kim Glowacki | 3 Miller Lane | Move On fm 20 Gladlands | 68/120 | Linda Williams |
| 42. | Nantucket Prop. Owner, LLC | 11 Honeysuckle Dr (75) | New Dwelling | 68/872 | Linda Williams |
| 43. | Nantucket Prop. Owner, LLC | 13 Honeysuckle Dr (76) | New Dwelling | 68/873 | Linda Williams |
| 44. | Nantucket Prop. Owner, LLC | 4 Indigo Dr. (Lot 80) | New Dwelling | 68/880 | Linda Williams |
| 45. | Nantucket Prop. Owner, LLC | 6 Indigo Dr (Lot 79) | New Dwelling | 68/876 | Linda Williams |
| 46. | Nantucket Prop. Owner, LLC | 8 Indigo Dr (Lot 78) | New Dwelling | 68/875 | Linda Williams |
| 47. | Nantucket Prop. Owner, LLC | 10 Indigo Dr (Lot 77) | New Dwelling | 68/874 | Linda Williams |
| 48. | Nantucket Prop. Owner, LLC | 3 Indigo Dr (Lot 83) | New Dwelling | 68/861 | Linda Williams |
| 49. | Nantucket Prop. Owner, LLC | 5 Indigo Dr (Lot 84) | New Dwelling | 68/862 | Linda Williams |
| 50. | Nantucket Prop. Owner, LLC | 7 Indigo Dr (Lot 85) | New Dwelling | 68/863 | Linda Williams |
| 51. | Nantucket Prop. Owner, LLC | 15 Honeysuckle Dr (86) | New Dwelling | 68/864 | Linda Williams |
| 52. | Trevor Smith | 2 Little Isle Lane | Roof Change | 68/756 | Linda Williams |
| 53. | 1641 Development | Lot 10 – Maple Lane | New Dwelling | 67/303 | Brook Meerbergen |
| 54. | 1641 Development | Lot 10 – Maple Lane | New 2 nd Dwelling | 67/303 | Brook Meerbergen |
| 55. | 1641 Development | Lot 10 – Maple Lane | Pool and Hardscape | 67/303 | Brook Meerbergen |
| 56. | 1641 Development | Lot 10 – Maple Lane | Gazebo | 67/303 | Brook Meerbergen |
| 57. | 71 N. Liberty Trust | 71 North Liberty Street | Addition | 41/141.1 | NAG |
| 58. | 4.5 Cathcart, LLC | 4.5 Cathcart Road | Windows Walk, o/d Kitchen | 54/82 | Russell Preston |
| 59. | 4.5 Cathcart, LLC | 4.5 Cathcart Road | Gazebo Alteration | 54/82 | Russell Preston |
| 60. | 4.5 Cathcart, LLC | 4.5 Cathcart Road | New Shed | 54/82 | Russell Preston |
| 61. | 4.5 Cathcart, LLC | 4.5 Cathcart Road | Pool and Hardscape | 54/82 | Russell Preston |
| 62. | Mike and Gina Dubois | 5 Lilac Court | New Dwelling | 68/361 | McMullen and Assoc. |
| 63. | Mike and Gina Dubois | 5 Lilac Court | New Garage | 68/361 | McMullen and Assoc. |
| 64. | Mike and Gina Dubois | 5 Lilac Court | Hardscape | 68/361 | McMullen and Assoc. |
| 65. | Dennis and Tracey Meehan | 6 Nickanoose Drive | New Spa | 55/552 | McMullen and Assoc. |

HDC Minutes for March 15, 2022, adopted Mar. 31

| | | | | | |
|-----|-------------------------------|--------------------------|-------------------------------|------------|----------------------|
| 66. | 3 Raceway, LLC | 2 Clara Drive | Pool and Hardscape | 66/281 | Atlantic Landscaping |
| 67. | Danielle DeBenedictus Trust | 1 Magnolia Avenue | Accessible Egress (rmp/str) | 73.3.1/123 | Gryphon Architects |
| 68. | Milestone Property Management | 28A Evergreen Way | Secondary Dwelling | 68/713.2 | BPC |
| 69. | 88 Pocomo, LLC | 88 Pocomo Road | New Dwelling | 14/42 | Emeritus |
| 70. | 41 Monomoy, LLC | 41 Monomoy Road | New Dwelling | 54/79.1 | Emeritus |
| 71. | OHOM, LLC | 28 Main Street (Sconset) | Roof Walk (Decorative) | 73.3.1/47 | Emeritus |
| 72. | Stephen Frowin | 32 North Liberty Street | Addition | 41/1159 | Emeritus |
| 73. | Sherburne TP, LLC | 7 Sherburne Turnpike | Landscape Amen/Pool&Spa | 30/112 | Jardin's Intl. |
| 74. | Robert Hockeeday | 3 New Street (Sconset) | Roof Color Change | 73.1.3/37 | Thornewill Designs |
| 75. | Lions Foot, LLC | 9 Sherburne Way | Move off or Demo MH | 30/37 | Topham Designs |
| 76. | Lions Foot, LLC | 9 Sherburne Way | Move off of Demo Garage | 30/37 | Topham Designs |
| 77. | Nantucket Lifesaving M. | 158 Polpis Road | Replace All wndws (like kind) | 27/28 | LINK |
| 78. | Leonard Waldman | 241 Hummock Pond Rd | Roof Replacement | 82/42 | Philip Patterson |

XI. OTHER BUSINESS

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|---|---|
| Approve Schedule Motion Roll-call vote | April-June 2022 HDC Schedule Motion to Adopt the HDC Schedule. (Coombs) Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye |
| Approved Minutes Motion Roll-call vote | March 1 & 3, 2022 Motion to Approve. (Oliver) Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye |
| Review Minutes | March 8 & 10, 2022 |
| Other Business Motion Roll-call vote | Adoption of the Town Codification Regulations Motion to Adopt the Codification Regulations. (Coombs) Carried 5-0//Camp, McLaughlin, Oliver, Coombs, and Pohl-aye |
| Other Business | <ul style="list-style-type: none"> • Next HDC Meeting: Thursday, March 17 @ 1:00 pm VIA ZOOM • Discussion of Advisory Board Review • Section 106 – Sunrise Wind Farm Project, intro • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves |
| Commission Comments | None |

List of additional documents used at the meeting:

1. HDC schedule April-June
2. Draft minutes as listed
3. Town Regulations

Adjournment:

Motion **Motion to Adjourn at 9:03 pm. (McLaughlin)**
Roll-call vote Carried 5-0//Coombs, Oliver, Thornewill, McLaughlin, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council