



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

**Tuesday, March 29, 2022**

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

Called to order at 5:00 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, Thornewill  
 Remote Participants: Coombs, Welch  
 Absent Members: Dutra  
 Late Arrivals: Welch, 5:51 pm  
 Early Departures: Welch, 8:32 pm

Adoption of Agenda.

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

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

## I. PUBLIC COMMENT

None

## II. SIGNS

1.	Stop and Shop <b>03-5901</b>	31 Sparks Avenue	Wall sign (Stop & Shop)	55/268	Angoli Sign Co. Inc
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Sign design, site plan, and photos				
Representing	None				
Sign Advisory	None				
Concerns	<b>Martinez</b> – Items 1, 3, 4, 5, 6 & 7 are approvable.				
Motion	<b>Motion to Approve. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye			Certificate #	<b>HDC2022-03-5901</b>
2.	Blue Flag Der	10 Hussey Street	Projecting sign (blue iris)	42.3.4/105	Plymouth Sign
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Sign design, site plan, and photos				
Representing	None				
Sign Advisory	None				
Concerns	<b>Martinez</b> – This was held for more information				
Motion	<b>Motion to held per SAC. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye			Certificate #	
3.	23 Broad Street <b>03-5906</b>	23 Broad Street	Projecting sign (Bro of Thvs)	42.4.2/77	Emeritus
4.	NIR <b>03-5903</b>	Old South Wharf	Wall signs	42.2.4/2&3	Dennis Patnaude
5.	NIR <b>03-5904</b>	Old South Wharf	Wall signs (The Cottages)	42.2.4/2	Dennis Patnaude
6.	Pip and Anchor <b>03-5930</b>	14 Amelia Drive	Window signs	67/442.1	Gryphon Architects
7.	NIR <b>03-5992</b>	40 Straight Boat Wharf	Projecting sign (Native Shoes)	42.2.4/15	Sign Here
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Sign design, site plan, and photos				
Representing	None				
Sign Advisory	None				
Concerns	<b>Martinez</b> – Items 1, 3, 4, 5, 6 & 7 are approvable.				
Motion	<b>Motion to Approve Items 3-7. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye			Certificate #	<b>HDC2022-(as noted)</b>

**III. CONSENTS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Rigo Lemus <b>03-5946</b>	90 Skyline Drive	Rev. 10-4976: windows	79/54	Rigo Lemus
2. Charles Phillips <b>03-5894</b>	4 Swain Street	Roof Shingles Change	42.4.1/82.3	T and T Roofing
3. Richmond Great Point <b>03-6015</b>	45 Beachgrass Road	Rev. 71983: dwelling	68/357	KOH
4. Maria Peña <b>03-5974</b>	24 Miacomet Road	Cottage roof change	67/336.4	Maria Peña
5. Maria Peña <b>03-5975</b>	24 Miacomet Road	Studio roof change	67/336.4	Maria Peña
6. NIR <b>03-6019</b>	173 Old South Road	Renew COA 68253	69/50	Jason Perkins
7. 45 Shawkemo, LLC <b>03-6047</b>	45 Shawkemo Road	Rev: 10-4849: dwelling	27/18	Workshop/APD
8. D.D. Culbertson <b>03-5854</b>	53 Tennessee Avenue	New Shed	59.4/362	Structures Unlimited
9. Ian McCarthy <b>02-5813</b>	3 Cherry Street	Finish Basement	55/911	NAG
10. Jennifer Broadbent <b>03-5879</b>	2B White Whale Lane	Build Bluestone Patio	66/538	Jennifer Broadbent
11. Salty Dogz, LLC <b>03-5853</b>	9 Tashama Lane	New Shed	55/471	Structures Unlimited
12. Richard Phillips Trust <b>02-5814</b>	19 E. Tristram Avenue	Gates and Fencing	31/4.1	Jardins Intl.
13. Stuart B. Bomeisler TR <b>03-5912</b>	28 Crooked Lane	Build bluestone patio	41/333	Val Oliver
14. Kevin&Courtney Connolly <b>03-5940</b>	4 Hiawasse Lane	Reloc Drive & add apron	56-470	NAG
15. Michael&Kathy Kobos <b>03-5947</b>	29 Nonantum Avenue	Driveway	87/51	Normand Residential
16. Timothy Vieth <b>03-5936</b>	12 Okorwaw Avenue	Garage/studio	79/165	Thornewill Design
17. Timothy Vieth <b>03-5935</b>	12 Okorwaw Avenue	Cabana	79/165	Thornewill Design
18. 8 Walbang Nom. Trst <b>03-5967</b>	8 Walbang Avenue	Outdoor Fireplace	82/146	Botticelli & Pohl
19. Brian Ryder <b>03-5976</b>	3.5 Mary Ann Drive	Dormer	68/988	Brook Meerbergen
20. Larry Goode <b>03-5923</b>	10 Greylady Lane	Shed	66/705	Val Oliver
21. ACH Trust/Hehir <b>03-5927</b>	13 Youngs Way	Solar: roof array	68/329	Ack Smart
22. Elizabeth Scannell <b>03-6018</b>	119 R Eel Point Road	Beach stairs	33/17.1	BPC
23. Habitat Nantucket <b>03-6022</b>	9A Benjamine Drive	Rev. 11-5044:	67/515.1	Gryphon Architects
24. Ruth Hodges <b>03-6016</b>	6 Ames Avenue	Change windows	60.2.4/58	NAG
25. Edward Anderson <b>03-5966</b>	31 Somerset Road	Solar: roof array	56/169.1	Ack Smart
Voting	Camp (acting chair), McLaughlin, Coombs			
Alternates	None			
Recused	Pohl, Oliver, Thornewill			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Roll-call Vote	Carried 3-0//McLaughlin, Coombs, and Camp-aye		Certificate #	<b>HDC2022-(as noted)</b>

**IV. 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. 14 MVR, LLC <b>03-5984</b>	14 Madequecham Vly Rd	Rev. 02-5676: pool	89/13	Atlantic Landscaping
• Not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application.				
2. 3 Skyline Drive, LLC <b>03-5983</b>	3 Skyline Drive	Rev. 11-5135: pool	79/137.1	Atlantic Landscaping
• Not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application.				
3. Steven Cohen Trust <b>03-5942</b>	100 Tom Nevers Road	Pool and hardscape	91/42.1	Ahern
• Not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application.				
4. Giese & Runfolo <b>03-5956</b>	8 Aurora Way	Soake pool	56/442	NAG
• Not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application.				
5. Mark&Alison Groenstein <b>03-6023</b>	38 Hummock Pond Road	Pool and patio	56/292	Waterscapes
• Not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application.				
6. Tom Schneider <b>03-5934</b>	47 Chuck Hollow Road	Alterations and addition	75/114	Val Oliver
• Due to lack of visibility				
7. Allan H. Schwartz Trust <b>03-5875</b>	5 Capaum Pond Road	Extend 2 <sup>nd</sup> Floor Rear Deck	40/112-117	Allan H. Schwartz
• Due to lack of visibility				
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve through staff per noted conditions. (Camp)</b>			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Camp, and Pohl-aye		Certificate #	<b>HDC2022-02-</b>

**V. NEW BUSINESS 03/01/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	1 Caroline Way, LLC <b>02-5759</b>	1 Caroline Way	Relocate shed	82/59	Vicente-Burin Arch.
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	Camp				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Paulo Vicente, Vicente Burin Architects				
Public	None				
Concerns	<p><b>Vicente</b> – This was held for the approved plans, which were submitted.</p> <p><b>Oliver</b> – Our only discussion at this time is the location since it’s approved. Okay with the change in location.</p> <p><b>Coombs</b> – Okay with the location.</p> <p><b>Thornewill</b> – No comments.</p> <p><b>McLaughlin</b> – No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Coombs, McLaughlin, and Pohl-aye			Certificate #	<b>HDC2022-02-5759</b>

**VI. OLD BUSINESS 03/08/22**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Zero India, LLC <b>01-5514</b>	1 Cambridge Street	Reduce footprint & chng roof	42.3.1/130.2	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	Eric McKechnie, abutter				
Concerns (5:14)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns; west elevation windows and awnings are original and will remain; height is now 27'; all mechanicals will be on a flat-roof element between the buildings.</p> <p><b>Backus</b> – Read HSAB comments 3/14: This revision is moving in the right direction regarding the height and scale. The proposed style is modeled after the new McKechnie building next door on South Water Street. HSAB feels that the style and details of the proposed building are too formal and too similar to the McKechnie building. The original building was much simpler in detail. Look to the Opera House building for simpler details. Most of the massing is appropriate, except the roof pitch should be reduced to 10/12 and the west cross-gable overwhelms that roof. Alternate concepts for the west elevation should be considered. The white clapboard sidewall should be changed to shingles. HSAB would like to see revisions.</p> <p>The plans are dated 3/25 and received after the HSAB review. The brick section is post Great Fire; the wood section is circa 1919. Bringing it down is very appropriate.</p> <p><b>McKechnie</b> – No comments at this time.</p> <p><b>Oliver</b> – Appreciates downsizing. She still thinks the 1<sup>st</sup> approval was more in keeping with historic downtown. The steep pitch is not typical in the historic district.</p> <p><b>Coombs</b> – Agrees about the roof pitch; she can’t think of any major downtown building with that steep a roof. West elevation, the right section has 7/12 pitch. East elevation, there’s a lot going on; okay with the 2<sup>nd</sup>-floor windows.</p> <p><b>Camp</b> – North elevation will be the most visible and agrees that the previous approval was more appropriate; the white clapboard might help break up the massing.</p> <p><b>Thornewill</b> – Agrees with Ms. Oliver that the simpler elevation is more successful; agrees the roof pitch is very steep. This is taller and is top heavy and fanciful.</p> <p><b>Pohl</b> – He agrees with there being a reduction in the formality in the trim package; this is now more visually complex, and the trim package would be overwhelming. Agrees clapboard would break up the elevation. Regarding the steep roof pitch, if the eave goes up and pitch comes down, that would provide more 2<sup>nd</sup>-floor space and reduce the height. He really appreciates the elimination of the 3<sup>rd</sup>-floor program. West elevation has an almost cross-gable arrangement; suggested a shed.</p>				
Motion	<b>Motion to Hold for revisions and to go back to HSAB for review. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Camp, Oliver, Thornewill, Coombs, and Pohl-aye			Certificate #	

<b>2.</b>	<b>4 Dolphin Ct, LLC 01-5574</b>	<b>4 Dolphin Court</b>	<b>Addition revision</b>	<b>42.4.1/65.2</b>	<b>Linda Williams</b>
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (5:36)	<p><b>Williams</b> – Reviewed changes made per previous concerns.</p> <p><b>Backus</b> – No HSAB comments. Circa 1987, appreciates color rendering; addition and eave dropped. Proposed shed dormer should come off the ridge and have less wall between windows.</p> <p><b>Oliver</b> – Appreciates the changes. The east-elevation windows are too perfectly aligned; she’s okay with the dormer going to the ridge.</p> <p><b>Coombs</b> – East elevation, suggested widening the 1<sup>st</sup>-floor windows about ½ window width and bringing in the dormer windows to reduce the blank wall space.</p> <p><b>Camp</b> – East elevation is too regular; suggested a 3<sup>rd</sup>-window in the dormer to fill the space; agrees the dormer should drop off the ridge.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Pohl</b> – With 4/12 plus or minus, the dormer can come off the ridge. He likes adding a 3<sup>rd</sup> window in the dormer.</p>				
Motion	<b>Motion to Approve through staff with the east elevation dormer to have a 3<sup>rd</sup> window and drop the ridge 6”.</b>				
	<b>(Camp)</b>				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye		Certificate #	<b>HDC2022-01-5574</b>	
<b>3.</b>	<b>36 Easton St Corp. 01-5520</b>	<b>36 Easton Street</b>	<b>2<sup>nd</sup> floor deck rail change</b>	<b>42.1.4/19</b>	<b>EMDA</b>
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Ethan McMorro, Ethan McMorro Design Associates				
Public	None				
Concerns (5:44)	<p><b>McMorro</b> – Reviewed changes made per previous concerns; the crossbuck railing could be backed by plexiglass.</p> <p><b>Backus</b> – Read HSAB comments 3/28: The proposed 2<sup>nd</sup>-floor deck and railing overwhelm the roof below; the new deck should not wrap around the corner but be broken into 2 decks and pulled a further back from the roof edge. The original railing in the old photos is so low that it reads as a balustrade; the half-shingled rail is taller and conceals and complicates the simple massing of the main house. Other options for the railing should be considered. HSAB would like to see revisions</p> <p>Circa 1896 shingle style. She prefers the crossbuck option as it harkens back to the original shingle-style.</p> <p><b>Oliver</b> – Agrees about the crossbucks; she’d be concerned with using something reflective behind them; likes the idea of using wire instead.</p> <p><b>Coombs</b> – She also prefers the crossbuck railings.</p> <p><b>Camp</b> – Ditto crossbucks.</p> <p><b>McLaughlin</b> – No comments.</p>				
Motion	<b>Motion to Approve as submitted with the crossbuck railing Option A. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye		Certificate #	<b>HDC2022-01-5520</b>	
<b>4.</b>	<b>Michael Robinson 11-5261</b>	<b>13 Fayette Street</b>	<b>Roof walk</b>	<b>42.3.2/28</b>	<b>Sanne Payne</b>
Voting	Pohl, Camp, Welch, Thornewill				
Alternates	None				
Recused	Oliver, Coombs				
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and <i>Building with Nantucket in Mind</i> (BWNIM).				
Representing	Sanne Payne				
Public	None				
Concerns (5:50)	<p><b>Payne</b> – Reviewed changes made and additional information per previous comments; chimney is remaining.</p> <p><b>Backus</b> – Read HSAB comments 3/14: Is the chimney remaining? HSAB would prefer to see the roof walk centered on the ridge and without a skirt, as you would expect on a house of this style. All materials to be all natural to weather. HSAB would like to see revisions.</p> <p>Infill within the old historic district (OHD). Roof walk should follow traditional design per BWNIM.</p> <p><b>Welch</b> – Appreciates downsizing the roof walk; agrees there should be no skirt; the chimney should extend 2’ above the roof walk.</p> <p><b>Camp</b> – She’d prefer a centered roof walk even if it has to be a little larger and no skirt.</p> <p><b>Thornewill</b> – The rear is visible, and the off-center roof walk will look like an accident.</p> <p><b>Pohl</b> – He agrees no skirt. Off-center roof walks do exist and are less formal; this isn’t a formal building.</p>				
Motion	<b>Motion to Approve through staff with the 14’-wide, centered roof walk with no skirt and chimney to code. (Camp)</b>				
Roll-call Vote	Carried 4-0//Welch, Thornewill, Camp, and Pohl-aye		Certificate #	<b>HDC2021-11-5261</b>	

5. Bluefin, LLC <b>11-5194</b>	27 Ellen's Way	New Dwelling	81/180	Brook Meerbergen
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen			
Public	None			
Concerns (6:02)	<p><b>Meerbergen</b> – Reviewed changes made per previous concerns.</p> <p><b>Camp</b> – No concerns.</p> <p><b>Thornewill</b> – Wants a 3<sup>rd</sup> window right of the 2 1<sup>st</sup>-floor windows.</p> <p><b>Coombs</b> – West elevation, she too would like a 3<sup>rd</sup> window but would be okay with a trellis; likes the 9-light door as is.</p> <p><b>McLaughlin</b> – West elevation, the dormer overhangs are heavy.</p> <p>Pohl – He's good with this and likes the trellis idea.</p>			
Motion	<b>Motion to Approve through staff with a trellis on the west elevation next to the 1<sup>st</sup>-floor windows. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	<b>HDC20221-11-5194</b>

6. Melissa Spruce <b>12-5439</b>	21 Bank Street Sias	Renovation/Addition	73.1.3/57	Gryphon Architects
----------------------------------	---------------------	---------------------	-----------	--------------------

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	Ethan Griffin, Gryphon Architects			
Public	Janet Ballou, 21 Front Street Margaret Van Deusen			
Concerns (6:08)	<p><b>Griffin</b> – Reviewed changes made and additional information requested per previous concerns; height about 19' on Bank Street side; yard side is 21' due to drop in grade.</p> <p><b>Backus</b> – Read SAB comments 3/14: appreciates more sensitive; hate to see another 1-story going to 2-story especially with a balcony; appreciates the evolution of Codfish Park fish shacks. The proposed gable forward with shed is more appropriate.</p> <p>Circa 1938; recommend asking for a 1¾-height.</p> <p><b>Ballou</b> – Concerned about the expansive change of character of Codfish Park; this addition is “massive.” The impact on all of Codfish Park - the precedent of 2-story structures shouldn't be propagated but the general effect of an older area harkening back to an earlier time.</p> <p><b>Van Deusen</b> – The uniformity of height and massing of Codfish Park cottages shouldn't be the goal. Bank Street is very picturesque; this is a dramatic change in character for a contributing structure. The 2<sup>nd</sup>-floor porch shouldn't be allowed.</p> <p><b>Coombs</b> – It's unfortunate they are emulating 19 Bank Street; that is an inappropriate façade. This proposal would no longer a unique cottage; the addition obliterates the historic façade. East elevation, the 2<sup>nd</sup>-floor deck is inappropriate. It's over fenestrated and overly complicated. The height should be further reduced.</p> <p><b>Oliver</b> – This needs to be simpler; the façade facing Bank Street, 1<sup>st</sup>-floor roof should remain and evolve into the 2<sup>nd</sup> floor; the 2<sup>nd</sup>-floor windows should be smaller. East elevation, suggested no deck but a railing across the door like Greater Light; likes the cross window in the gable. The 2<sup>nd</sup> floor should be as minimal as possible and street-scale on the front.</p> <p><b>Welch</b> – Agrees with much that's been said. There are too many contemporary elements; anything above the 1<sup>st</sup> floor should be scaled back. West elevation, the space between the top of door and windows is too much; a flush dormer might work better than a trellis at mitigating the wall space. The application says 22'; that needs to be resolved. Showing the evolution from a fish shack is helpful; it's appropriate for additions to be an extension of that story. He's been against many of the new structures in Codfish Park because of the lack of story. There's too much to do before commenting on architectural elements.</p> <p><b>McLaughlin</b> – East elevation, the 15-light French doors will be visible.</p> <p><b>Thornewill</b> – Thinks the height can come down; there's a lot space between 1<sup>st</sup> and 2<sup>nd</sup> floors on the west elevation. The east elevation deck should be eliminated.</p> <p><b>Camp</b> – The cross gable doesn't work; look to Broadway and Front Street for simple design; suggested a broke-back on the front to help maintain the existing façade.</p>			
Motion	<b>Motion to Hold for revisions and to go back to SAB. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Welch, and Camp-aye		Certificate #	

7. Ocean Dojo, LLC **01-5567**      22 Bartlett Farm Road      New dwelling fenestration      65/76.1      BPC

Voting      Pohl, Camp, McLaughlin, Coombs, Thornewill  
 Alternates      None  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, and photos.  
 Representing      Joe Paul, BPC  
 Public      None  
 Concerns (6:33)      **Paul** – Reviewed changes made per previous concerns; sits 40’ from the road; height is 25’. Will cut down the elevation 18 so as not to require a retaining wall; elevation 17 would be the platform.  
                                  **McLaughlin** – No comments.  
                                  **Thornewill** – She prefers the shed roof over the hipped roof; it’s simpler. The porch posts are very formal.  
                                  **Camp** – Agrees with Ms. Thornewill; the hipped roofs are too complicated. A height of 28’2” is much for 4 structures clustered together in what is now open farmland. Agrees about the lot-line to lot-line; should stagger the houses so they don’t look like a subdivision.  
                                  **Coombs** – Agrees about the formal posts on the front. Both this and 20 run setback to setback; that is out of place for Bartlett Farm Road, which is farmland. This land is higher than those around them. She’d like to see them reduced to allow for more green space on the sides.  
                                  **Pohl** – The elevations show a flat site, but the topography isn’t flat; the contour of elevation 18 cuts through the house; asked if that will be cut down or built up the 17. Agrees about the having shed porch roofs instead of hipped. He’d love to see a simplification of the columns.

Motion      **Motion to Hold for revisions. (Coombs)**  
 Roll-call Vote      Carried 5-0//Thornewill, Coombs, Camp, McLaughlin, and Pohl-aye      Certificate #

8. Taco 1, LLC **01-5569**      20 Bartlett Farm Road      New dwelling fenestration      65/76      BPC

Voting      Pohl, Camp, McLaughlin, Coombs, Thornewill  
 Alternates      None  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, and photos.  
 Representing      Joe Paul, BPC  
 Public      None  
 Concerns (6:50)      **Paul** – Reviewed changes made per previous concerns; sits 40’ from the road. Thinks a streetscape would help. Existing vegetation will be replicated and will screen the 1<sup>st</sup> floor. Height is 26’8”. White trim with black sash and black 3-tab roof.  
                                  **Camp** – Appreciates the change to the dormers but it still overwhelms the front façade; if it were smaller, it would be more successful. Asked about staggering this from 22 so they aren’t in a line. Platinum grey trim would be better and a contrast to white on white at 22.  
                                  **Thornewill** – Appreciates the single dormer but the eave should be brought down further. The two lined up is not natural; agrees they need to be staggered off the road.  
                                  **Coombs** – She’d prefer not black sash with this style; prefers grey trim. Agrees the shed dormer should be dropped more. Would also like this staggered from being in line with 22. The houses should fit into the landscape; that is part of our mission. This area is heavily traveled by tourists going to Bartlett Farm.  
                                  **McLaughlin** – The single-story mass roof is not 8/12. The crossbucks don’t work.  
                                  **Pohl** – He agrees with concerns as expressed. The columns should be simple 8X8; they look 12X12, which is overly large. Discussion about how much to stagger the two structures; consensus likes 5’ to 8’.

Motion      **Motion to Hold for revisions. (Coombs)**  
 Roll-call Vote      Carried 5-0//Thornewill, Camp, McLaughlin, Coombs, and Pohl-aye      Certificate #

9. Lloyd Realty, LLC **01-5600** 7 Heather Lane New dwelling 30/24.2 Sophie Metz

Voting Pohl, Camp, McLaughlin, Coombs, Oliver  
 Alternates Welch, Thornewill  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, and BWNIM.  
 Representing Sophie Metz  
 Public Cohen, for 5 Heather Lane  
 Concerns (7:05) **Metz** – Reviewed changes made per previous concerns; the pool, hardscaping, topography, and guest house are approved.  
**Cohen** – It’s a nice design but there are still some concerns. This is a full 2 stories end to end; most other houses have 1-story or 1.5-story additive elements. This house goes setback to setback; other lots don’t do that. Some massing should move to the south side. The proposed change of grade is inconsistent with BWNIM; it should organically blend into the grade; moving it south would lift it up for a view and be more organic.  
**Coombs** – Agrees this lacks any 1-story additive massing; this should telescope down and not go from setback to setback. It’s questionable as a 1.5 story if it should have a roof walk. North elevation, doesn’t think the 1<sup>st</sup> floor will be visible; the 2<sup>nd</sup> floor would be visible, and the fenestration has been reduced. The site plan shows a pool in front; it will be very hard to organically hide that pool.  
**Oliver** – Someone subdivided a lot, and this is what they have to work with; this house is no larger than any around it; other houses have all 2<sup>nd</sup>-story eave lines. Also, there are roof walks in the area on houses with similar eave lines. Appreciates the simplification of the railing and reduction of glass on the north elevation. This is appropriate.  
**Camp** – Regarding placement on the lot, it looks like the land rises away from the beach. She thought the way the south massing is done diminishes the squareness of this structure, so it doesn’t appear as a big rectangle.  
**McLaughlin** – North elevation 1<sup>st</sup> floor has too much glass.  
**Pohl** – He appreciates the changes. He measured the north elevation and that is 1.5’ over the maximum allowable height. The amount of grading is a concern, but this is a remote site and not visible.  
 Motion **Motion to Approve as submitted. (Coombs)**  
 Roll-call Vote Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye Certificate # **HDC2022-01-5600**

10. Andrew & Brooke Roger **01-5607** 7 East Lincoln Avenue Driveway/Hardscape 42.4.1/18 Jardins Intl.

Voting Pohl, Camp, McLaughlin, Coombs, Oliver  
 Alternates Welch  
 Recused None  
 Documentation Landscape design plans, site plan, photos, historical documents, and advisory comments.  
 Representing Elisabeth O’Rourke, Jardins International  
 Public None  
 Concerns (7:24) **O’Rourke** – Reviewed changes made per previous concerns.  
**Backus** – Read HSAB comments 3/14: The proposed changes don’t fully address the previous concerns that the material is too formal for this street. There are other Belgium block aprons in the immediate vicinity, so a Belgium block apron of minimal depth would be acceptable. However, all of the other driveways on East Lincoln are made of shell. This driveway should match the formality of the immediate neighbors and be changed to shell. The strip of bluestone pavers to the left of the garage is an unnecessary formal element and should be eliminated and changed to grass. HSAB would like to see revisions.  
 This is an infill within the OHD. This is going in a better direction but is still formal; it was recommended to go to a shell drive.  
**Camp** – Asked if the steppingstones are part of this (yes). A reduction in the Belgium block apron would be good. That area is kind of “beachy.” The square, repetitive steppingstones are too formal and more of a concern than the apron.  
**Coombs** – Agrees that the walkway left of the garage is formal and looks like a paved road, and the one right of the garage stops abruptly in the yard; neither is necessary and should be eliminated.  
**Oliver** – Appreciates deformatizing it. Agrees the left strip should be eliminated and keep as much lawn as possible. The examples aren’t on this street.  
**McLaughlin** – This is approvable.  
**Pohl** – The issue is more about the linear, architectural, bluestone walkways left and right of the garage.  
 Motion **Motion to Approve through staff with the elimination of the pavers left of the garage and the two protruding beyond the garage. (Coombs)**  
 Roll-call Vote Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye Certificate # **HDC2022-01-5607**

11. Vlatko Pesnacki **01-5557**      10 Lewis Court      New 2<sup>nd</sup> Dwelling      67/155      Val Oliver

Voting      Pohl, Camp, McLaughlin, Coombs, Welch  
 Alternates      Thornewill  
 Recused      Oliver  
 Documentation      Architectural elevation plans, site plan, and photos.  
 Representing      Val Oliver, Val Oliver Design  
 Public      None  
 Concerns (7:37)      **Oliver** – Reviewed changes made per previous concerns; height dropped to 27’8”. Took photos of the houses on the street looking back; visibility will be mitigated. natural to weather trim and black sash.  
    **Camp** – Appreciates the changes. No concerns.  
    **Coombs** – No concern.  
    **McLaughlin** – No concerns.  
    **Welch** – No audio but giving a thumbs up.  
 Motion      **Motion to Approve as submitted. (Camp)**  
 Roll-call Vote      Carried 4-0//Coombs, McLaughlin, Camp, and Pohl-aye; Welch no audio      Certificate #      **HDC2022-01-5557**

12. 25 Broadway **01-5536**      25 Broadway      Storage/garbage bins      73.1.3/108      NAG

Voting      Pohl, Camp, McLaughlin, Coombs, Thornewill  
 Alternates      Welch  
 Recused      Oliver  
 Documentation      Architectural elevation plans, site plan, photos, historical documents, and advisory comments.  
 Representing      Steve Theroux, Nantucket Architectural Group  
 Public      None  
 Concerns (7:43)      **Theroux** – Reviewed changes made per previous concerns; there is no setback requirement.  
    **Backus** – Read SAB comments 3/14: Far better than previous application; appreciate bins being one level, and kept within corner boards as recommended by HDC. Again, question about property lines and setbacks in these narrow alleyways. No other concerns.  
    Circa 1824 eclectic Hope Chest; this is a better proposal; care should be given that these bins adhere to the zoning setback. A site plan was not included in the applications.  
    No concerns.  
 Motion      **Motion to Approve. (Camp)**  
 Roll-call Vote      Carried 5-0//Thornewill, Coombs, McLaughlin, Camp, and Pohl-aye      Certificate #      **HDC2022-01-5536**

**VII. 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 <b>02-5788</b>	12 Academy Lane	Addition	42.4.3/87	Thornewill Design

Voting      Pohl, Camp, McLaughlin, Coombs, Oliver  
 Alternates      Welch  
 Recused      Thornewill  
 Documentation      Architectural elevation plans, site plan, photos, historical documents, and advisory comments.  
 Representing      Luke Thornewill, Thornewill Design  
 Public      None  
 Concerns (7:47)      **Thornewill** – Presented project; circa 1840 Greek revival; recognize this is an important historic neighborhood.  
    **Backus** – Read HSAB comments 3/21: The new addition on the west elevation is very visible. Prefer a simple shed roof rather than a hipped roof. The new side stoop could be relocated to the south of the new mudroom addition which would take it away from the street and be more discreet. HSAB would like to see revisions.  
    Circa 1842; this proposal is very sensitive; the Sanborne maps from 1898 and 1904 indicate the rear ell was added during that time. Estimates the rear ell is circa 1900; it would be a shame to lose the crossbuck detail. Agree the hipped roof isn’t appropriate with a Greek revival. With the relocation of the driveway, the proposal to continue the picket fence along Academy Lane looks like it could be in the right of way. The outdoor shower might be visible from Westminster. The west elevation is the most important.  
    **Camp** – She walks by this house every evening; it’s a beauty. She’s okay with the hipped roof. Wants the window being covered to be reused somewhere. Agrees about losing the crossbucks. The drive should be peastone, which is more in keeping with the neighborhood.  
    **McLaughlin** – This is approvable.  
    **Coombs** – This is good.  
 Motion      **Motion to Approve through staff with the west elevation window to be moved to the south elevation. (McLaughlin)**  
 Roll-call Vote      Carried 5-0//Oliver, Camp, Coombs, McLaughlin, and Pohl-aye      Certificate #      **HDC2022-02-5788**



<b>2. Ben DeRuyter 02-5789</b>	<b>12 Academy Lane</b>	<b>Shed Extension</b>	<b>42.4.3/87</b>	<b>Thornewill Design</b>
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Luke Thornewill, Thornewill Design			
Public	None			
Concerns (8:04)	<p><b>Thornewill</b> – Presented project.</p> <p><b>Backus</b> – Read HSAB comments 3/21: No concerns</p> <p>The HDC survey attributes this to the Nickerson family; south elevation faces inward, but the doors should be 12-light with kick panel.</p> <p>No concerns with changes to the French doors.</p>			
Motion	<b>Motion to Approve through staff with the south elevation French doors to be 12-light and have kick panels. (McLaughlin)</b>			
Roll-call Vote	Carried 5-0//Oliver, Camp, Coombs, McLaughlin, and Pohl-aye	Certificate #	<b>HDC2022-02-5789</b>	
<b>3. Pickard 02-5786</b>	<b>7B Grove Lane</b>	<b>Addition</b>	<b>41/522</b>	<b>Thornewill Design</b>
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Luke Thornewill, Thornewill Design			
Public	None			
Concerns (8:07)	<p><b>Thornewill</b> – Presented Project.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>			
Roll-call Vote	Carried 5-0//Oliver, Camp, Coombs, McLaughlin, and Pohl-aye	Certificate #	<b>HDC2022-02-5786</b>	
<b>4. Cabko Inc 02-5787</b>	<b>18B Bartlett Road</b>	<b>New Woodwork Shop</b>	<b>67/113.1</b>	<b>NAG</b>
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	Camp – break			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Steve Theroux, Nantucket Architectural Group			
Public	None			
Concerns (8:10)	<p><b>Theroux</b> – Presented project.</p> <p><b>Oliver</b> – The packet had photos of the area; none of those structures were as large and non-descript as this. It dwarfs the house in front of it and is oversized for the area.</p> <p><b>Thornewill</b> – Agrees; the siting doesn't help by putting the long side toward the road. This has no character. This style is common at the other end of Bartlett Road but not this end.</p> <p><b>Coombs</b> – It's too big for the area and is presented with the broadest side to the road; there's no vegetation in there.</p> <p><b>McLaughlin</b> – The external stairs should be moved to the interior. This is very large.</p> <p><b>Pohl</b> – Agrees with what's been said about the size and its generic nature and where it's sited.</p>			
Motion	<b>Motion to Hold for revisions. (McLaughlin)</b>			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Coombs, McLaughlin, and Pohl-aye	Certificate #	<b>HDC2022-02-5787</b>	
<b>5. 3 Beaver St, LLC 02-5785</b>	<b>3 Beaver Street</b>	<b>Landscape/Hardscape</b>	<b>55.1.4/97</b>	<b>Polly Waldorf</b>
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	Camp break			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:18)	<p><b>Martinez</b> – Applicant asked this be held.</p> <p>Not opened at this time.</p>			
Motion	<b>Motion to Hold. (Oliver)</b>			
Roll-call Vote	Carried 5-0//McLaughlin, Welch, Oliver, Coombs, and Pohl-aye	Certificate #		

<b>6. Nantucket Land Bank 02-5790</b>					
	Washington Street	Fencing	55/415	John Kuszpa	
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	Pohl				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	John Kuszpa, Nantucket Islands Land Bank				
Public	None				
Concerns (8:20)	<p><b>Kuszpa</b> – Presented project; 200’ split rail and 100’ of 4’-board fence; someone keeps taking the split rail down.  <b>Backus</b> – Read HSAB comments 3/21: No concerns but could be all split rail.                      Agrees with HSAB about it all being split rail; that’s more in keeping with Nantucket.  <b>Oliver</b> – Except for the newer houses, this is an unusual thing because the back of these properties is a wide vista. She’d prefer it all be split rail. A solid fence would be a blight on the open space. We don’t need to approve a split-rail fence.  <b>Coombs</b> – She feels the area calls for a split rail.  <b>McLaughlin</b> – He has no concerns.  <b>Thornewill</b> – Also thinks it should be all split rail; that can be built so it can’t be pulled apart.  <b>Camp</b> – Agrees with it as all split rail.</p>				
Motion	<b>Motion to Approve through staff as all split rail. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Camp-aye	Certificate #	<b>HDC2022-02-5790</b>		
<b>7. 4170&amp;Down,LLC/Tellie,LLC 02-5794</b>					
	107 Tom Nevers Road	Utility Barn	91/25	Jesse Beacon	
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:31)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye	Certificate #			
<b>8. SAB, LLC 02-5796</b>					
	11 Cliff Road	Type II Fence As-Built	42.4.4/72	EMDA	
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	site plan, photos, historical documents, and advisory comments.				
Representing	Ethan McMorrow, Ethan McMorrow Design Associates				
Public	None				
Concerns (8:33)	<p><b>McMorrow</b> – Presented project; they paid the as-built fee for the picket fence; the rear fence is proposed.  <b>Backus</b> – Read HSAB comments 3/21: Surrounding the entire back of the property with a 6’ board fence is not appropriate.                      This is Innishall, circa 1845 Colonial revival; this is also for a board fence along the back.  <b>Camp</b> – She’s okay with the picket fence. The board fence in the back cuts it off; suggested a picket and hedge combo.  <b>Coombs</b> – The picket is okay. The 6’ fence along North Street would disrupt the informal streetscape; suggested another type of barrier to keep cars off.  <b>McLaughlin</b> – No concerns.  <b>Oliver</b> – She’s okay with the front; agrees with no 6’ board fence in the back.  <b>Pohl</b> – To keep people from parking in the rear, it doesn’t have to be 6’ board fence.</p>				
Motion	<b>Motion to Approve through staff with the north fence to be Type II, natural-to-weather picket. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye	Certificate #	<b>HDC2022-02-5796</b>		
<b>9. Arthur Reader Jr Trust 03-5824</b>					
	57 Union Street	Like-kind Window Replace	55.1.4/90	LINK	
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:40)	Not opened at this time.				
Motion	<b>Motion to Hold. (Camp)</b>				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye	Certificate #			

10. Maxwell House, LLC <b>02-5806</b>	15 Cliff Road	Move or Demo Garage	42.4.4/56	MCA+
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	Camp break			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (8:41)	<p><b>Cutone</b> – Presented project; circa 1996; the windows are Marvin and interior framing is modern.</p> <p><b>Backus</b> – Read HASB comments 3/21: What is the age of the garage? The 1989 HDC survey indicates this is non-contributing; it's possible this could be circa 1940s. It would be nice to know more about its construction.</p> <p><b>Oliver</b> – If there's no historical significance, she's okay with it.</p> <p><b>Thornewill</b> – Agrees with Ms. Oliver.</p> <p><b>Coombs</b> – The floor plan is odd for a garage; she's okay with it being removed.</p> <p><b>McLaughlin</b> – No concerns.</p>			
Motion	<b>Motion to Approve. (McLaughlin)</b>			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Coombs, McLaughlin, and Pohl-aye	Certificate #	<b>HDC2022-02-5806</b>	
11. Maxwell House, LLC <b>02-5805</b>	15 Cliff Road	Abtn, full reno & found.	42.4.4/56	MCA+
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	Camp break			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (8:47)	<p><b>Cutone</b> – Presented project; lift onto a new foundation; parts date to 1900 with significant work; north elevation has minimal visibility.</p> <p><b>Backus</b> – Read HASB comments 3/21: Need the age of the house – 1904? The existing 6-over-1 windows are more appropriate than 2-over-2's. The existing chimneys should remain. The façade facing Cliff Road is too utilitarian looking; it should have a more appealing presence facing the street; enlarging the garage to this degree makes it feel like a cottage, which should have a front door. This garage door may be unnecessary if the garage is accessed from the side. The new driveway opening will make the south elevation visible; details and massing around the new door should be carefully reviewed; running the gutter line in front of this new gable seems awkward; this view is not shown on profile but will be visible from the street and needs to be accurately shown. HSAB would like to see revisions.</p> <p>The HDC survey indicates the original 1900 structure was greatly altered.</p> <p><b>Thornewill</b> – Agrees about the 6-over-1; the 2-over-2 are very modern. Likes the overall idea though the expanded garage adds to the size of the house. The chimney should be kept.</p> <p><b>McLaughlin</b> – What they're asking is appropriate and approvable.</p> <p><b>Oliver</b> – Agrees about the windows. Not sure about the elevation closest to the street; the door should emulate a front door and not a "barn door."</p> <p><b>Coombs</b> – It's all been said.</p> <p><b>Pohl</b> – Agrees about the 6-over-1. The Cliff Road elevation should be more composed and give a sense of greeting to the property.</p>			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Pohl-aye	Certificate #		
Rest held				
12. Mark Abbott <b>03-5825</b>	8 Hulbert Avenue	Rev. 12-0262 and 05-0904	29.2.3/7.2	MCA+
13. Rosenberg <b>03-5827</b>	15 Hedgebury Lane	New dwelling	41/602	Val Oliver
14. David & Delia Biddison <b>03-5826</b>	22 Cannonbury Lane	Paint Chimney	74/15	Val Oliver
15. Graybury Ack R.T. <b>03-5941</b>	13 Hedgebury Lane	Addition	41/599	Val Oliver
16. Edward Sanford <b>03-5840</b>	12 Doc Ryder Drive	New Garage	66/216	EMDA
17. 15 Flintrock Rd, LLC <b>03-5846</b>	15 Flintrock Road	New Guest House	75/90	Liz Konetchy
18. 36 Essex Ack, LLC <b>03-5850</b>	36 Essex Road	Tertiary Dwelling	67/262	Val Oliver
19. Taco 1, LLC <b>03-5849</b>	24 Bartlett Farm Road	Pool and Hardscape	65/76.1	Atlantic Landscaping
20. Taco 1, LLC <b>03-5848</b>	22 Bartlett Farm Road	Pool and Hardscape	65/76	Atlantic Landscaping
21. Ocean Dojo, LLC <b>03-5847</b>	20 Bartlett Farm Road	Pool and Hardscape	65/76	Atlantic Landscaping
22. Stuart B. Bomeisler Trst <b>03-5911</b>	28 Crooked Lane	New Dwelling	41/333	Val Oliver
23. Young Bracebridge Trst <b>03-5905</b>	7 Shawkemo Road	Addition	43/5	Botticelli + Pohl
24. Roy and Shelly Weedon <b>03-5964</b>	9 Twin Street	Revisions to Foundation	55.4.1/7.1	Linda Williams
25. Mark Myers <b>03-5962</b>	9 Prospect Street	Roof replacement	55.4.4/41	Linda Williams
26. 1641 Development <b>03-5897</b>	Lot 10 – Maple Lane	New Dwelling	67/303	Brook Meerbergen
27. 1641 Development <b>03-5895</b>	Lot 10 – Maple Lane	New 2 <sup>nd</sup> Dwelling	67/303	Brook Meerbergen
28. 1641 Development <b>03-5898</b>	Lot 10 – Maple Lane	Pool and Hardscape	67/303	Brook Meerbergen
29. 1641 Development <b>03-5896</b>	Lot 10 – Maple Lane	Gazebo	67/303	Brook Meerbergen

30.	71 N. Liberty Trust 03-5902	71 North Liberty Street	Addition	41/141.1	NAG
31.	Mike and Gina Dubois 03-5835	5 Lilac Court	New Dwelling	68/361	McMullen and Assoc.
32.	Mike and Gina Dubois 03-5836	5 Lilac Court	New Garage	68/361	McMullen and Assoc.
33.	Mike and Gina Dubois 03-5837	5 Lilac Court	Hardscape	68/361	McMullen and Assoc.
34.	Danielle DeBenedictus Trst 03-5892	1 Magnolia Avenue	Accessible Egress (rmp/str)	73.3.1/123	Gryphon Architects
35.	88 Pocomo, LLC 03-5885	88 Pocomo Road	New Dwelling	14/42	Emeritus
36.	41 Monomoy, LLC 03-5883	41 Monomoy Road	New Dwelling	54/79.1	Emeritus
37.	OHOM, LLC 03-5870	28 Main Street (Sconset)	Roof Walk (Decorative)	73.3.1/47	Emeritus
38.	Stephen Frowin 03-5873	32 North Liberty Street	Addition	41/1159	Emeritus
39.	Sherburne TP, LLC 03-5860	7 Sherburne Turnpike	Landscape: Amen/Pool&Spa	30/112	Jardin's Intl.
40.	Robert Hockeeday 03-5899	3 New Street (Sconset)	Roof Color Change	73.1.3/37	Thornewill Designs
41.	Lions Foot, LLC 03-5844	9 Sherburne Way	Move off or Demo MH	30/37	Topham Designs
42.	Lions Foot, LLC 03-5909	9 Sherburne Way	Move off of Demo Garage	30/37	Topham Designs

**VIII. OLD BUSINESS 03/22/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Brandon Bean 01-5616	2 Candle House Lane	New Dwelling	55.4.1/1	TJ Watterson
2.	Bolthole LLC 02-5701	10 Quince Street	Color Revision	42.3.4/103	NAG
3.	Theodorakos Vaios Trust	79 Pocomo Road	New Dwelling	15/15	CWA
4.	Scott Dehm 02-5644	8 Ash Street	Addition	42.4.2/94	SCI
5.	1 Caroline Way LLC 12-5414	1 Caroline Way	Pool & Hardscape	85/58	Ahern
6.	Ocean Heath LLC	9 Falmouth Avenue	Decks & fenestration	82/423	JN Design
7.	Plamen Dimitrov 02-5661	3 Weatherly Place	New 2 <sup>nd</sup> Dwelling	67/950	Plamen Dimitrov
8.	Eleven Lincoln Ave Trst 12-5451	32 Jefferson Avenue	Addition	30/132	Botticelli + Pohl
9.	Kingfisher Realty Trust 01-5596	278 Polpis Road	Roof walk Fenestration	25/2	Gryphon Architect
10.	Anthony Noto 11-5270	10 Lincoln Avenue	Addition & Reno	30/184	Emeritus
11.	Olsen Family 12-5425	28 Prospect Street	New Dwelling	55.4.4/77	Val Oliver
12.	34B Walsh St 01-5568	34B Walsh Street	Addition	29/104	Studio Ppark
13.	Ali & Zach Smith 12-5312	232 Madaket Road	Garage Revisions	59.4/120.1	JN Design

**IX. NewBUSINESS 03/29/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Steven Bush 03-5888	8 Grand Avenue	New Foundation/ Reno	73.3.1/118	NAG
2.	Thairatana Patama Tst 03-5945	108.5 Old South Road	New Dwelling	68/491	Brook Meerbergen
3.	Joseph Hegenbart 03-5969	6 Walsh Street	Hardscape – Renew COA	42.4.1/84	Atlantic Landscaping
4.	Tom Kershaw 03-5924	121 Washington Street	Decks	55.1.4/14	Val Oliver
5.	Richard Rosenbaum 12-5293	16 Cliff Road	Fence/Apron/Gate Relocate	42.4.4/69	Thornewill Design
6.	Eric Tanenblatt 03-5953	16 Gardner Road	Shutters and House	43/93	EMDA
7.	Eric Tanenblatt 03-5952	16 Gardner Road	New Building	43/93	EMDA
8.	Eric Tanenblatt 03-5950	16 Gardner Road	New Shed	43/93	EMDA
9.	Soren Sorensen 03-5929	51 Fair Street	Changing Paint Color	42.3.2/40	Soren Sorensen
10.	One Chester Smiley, LLC 03-5949	1 Chester Street	Revisions to existing COA	42.4.3/18	Normand Residential
11.	Mary Henderson Craig 03-5915	23 Lyons Lane	Window chg /Move Vent	71/11	Sandcastle Const.
12.	JK Baxter, LLC 03-5916	114 Baxter Road	Addition	48/35	Luke Thornewill
13.	David Deluca 03-5914	67R Orange Street	Roof chg (Asph to Cedar)	55.4.1/79.1	Vasil Marinov
14.	Joy St Realty Trust 03-5913	4 Joy Street	Re-roof	55.4.4/69	Joy St Realty Trust
15.	Maury and Associates 03-5933	81 Polpis Road	Demo or Move Off	44/23.4	Val Oliver
16.	Maury and Associates 03-5932	81 Polpis Road	New Dwelling	44/23.4	Val Oliver
17.	Maffeo Vincent A Tst 03-5925	28 Liberty Street	Chg Roof (3-Tab to Arc-4)	42.3.4/117	T and T Roofing
18.	Jeff Laliberte 03-5922	18 Bishops Rise	Solar Ground Array	40/126	Ack Smart
19.	Joanne Love 03-5920	36 Hooper Farm Road	Remove Exterior Chimney	67/130	NAG
20.	Ken Musi 03-5926	20 Willard Street	Add Mini Split AC	29/78	George Wing
21.	Grampietro 03-5921	71 Vestal Street	Exterior Porch Added	56/467	Thornewill Design
22.	McEacher & Shaw 03-5918	15 Harbor View	Detached Walk-in Refrig	42.4.2/9	Mr. Winter Equip.
23.	Lower & Wilson 03-5928	146 Main Street	New Gate	41/518	Val Oliver
24.	Kathleen Reagan 03-5954	49 Pleasant Street	Window replace – Int. Chg	55/19	Paul Dreher
25.	Haley Victor 03-5943	94 Orange Street	Addition	55.4.1/47	Paul Dreher
26.	Lindsey Matthews 03-5955	37 West Chester Street	Addition	41/150	NAG
27.	Joseph Minella 03-5939	9 Giny Lane	New Dwelling	41/851	Sandcastle Const.
28.	Joseph Minella 03-5937	9 Giny Lane	New Pool and Hardscape	41/851	Sandcastle Const.
29.	Joseph Minella 03-5938	9 Giny Lane	New Garage/ Studio	41/851	Sandcastle Const.
30.	Maryann Jones 03-5968	6 East Lincoln Avenue	Demo or Move Shed	42.4.1/49.1	Structures Unlimited
31.	Juraj Bencat 03-5957	15 Wappossett Circle	M.H. Solar Roof Array	67/571	Ack Smart
32.	Juraj Bencat 03-5965	15 Wappossett Circle	Shed Solar Roof Array	67/571	Ack Smart
33.	Tanya Peterson 03-5980	6 King Street (Sconset)	New Patio	73.1.3/86	Atlantic Landscaping
34.	Ack Livin II, LLC 03-5981	2 Hedgebury Lane	Driveway Change	41/593	Atlantic Landscaping

35. Jeremy & Sarah Trottier 03-5982	4 Windsor Road	Pool and Hardscape	49/193	Atlantic Landscaping
36. Waterfront Pocomo, LLC 03-5977	17 Lauretta Lane	New Dwelling	14/10.2	Brook Meerbergen
37. Waterfront Pocomo, LLC 03-5978	17 Lauretta Lane	New Garage/ Studio	14/10.2	Brook Meerbergen
38. Waterfront Pocomo, LLC 03-5979	17 Lauretta Lane	New Shed	14/10.2	Brook Meerbergen
39. Steven Cohen Trust 03-6013	12 Codfish Park Road	Fenestration Changes	73.2.4/9	Shelter 7
40. Kathleen T. Paradelis 03-6017	7 Dooley Court	New Dwelling	68/153	David Nagys
41. Matt & Stephanie Gattuso 03-6014	2 Spindrift Circle	Addition to Dwelling	66/316	Thornewill Design
42. Craig & Erin Majernik 03-5987	63 Burnell Street	New Shed	49.3.2/1.1	Workshop/ APD
43. 22 Easton St, LLC 03-5985	22/24 Easton Street	New Guest House	42.1.4/12&12.1	Workshop/ APD
44. HMSW, LLC 03-6007	25 Sankaty Head	Demo/Addtn/Fenes. chg	48/3	Emeritus
45. 6 Old Westmoor Farm, LLC 03-6024	6 Old Westmoor Farm	Add Cupola and Siding	41/82.1	Emeritus
46. Jennifer Fraizer 03-6025	Maple Lane (Lot 9)	Front Porch	67/303	Emeritus
47. OHOM, LLC 03-6026	28 Main Street (Sconset)	Gate	73.3.1/47	Emeritus
48. Housing Nantucket 03-6021	Honeysuckle Drive	Move Building to Site	68/890	Emeritus
49. 31 Western Ave, LLC 03-5991	31 Western Avenue	Fenestration/ Hostel	87/94	Emeritus
50. 31 Western Ave, LLC 03-6006	31 Western Avenue	Cabin	87/94	Emeritus
51. 31 Western Ave, LLC 03-5988	31 Western Avenue	Dorm and Stairs	87/94	Emeritus
52. Bartlett Farm, LLC 03-5970	19 Bartlett Farm Road	Move to 19 Golfview	65/16.1	SMR
53. Bartlett Farm, LLC 03-5971	22 Bartlett Farm Road	Move off to BFR (19)	65/76.1	SMR
54. Bartlett Farm, LLC 03-5972	19 Bartlett Farm Road	Move on from BFR (22)	65/16.1	SMR
55. Boyers Way, LLC 03-6020	1 Boyers Alley Way	Add A.C Conditioning	55.4.1/211	Philip Cox
56. NIR Retail, LLC	2 Harbor Square	Alteration	42.2.4/1	GF
57. Jean Moran 01-5621	4 Washington Avenue	New Pool	60.2.4/65	Jon Paul Couture
58. Jean Moran 01-5620	4 Washington Avenue	Window Well	60.2.4/65	Jon Paul Couture
59. Jean Moran 01-5199	4 Washington Avenue	New Garage	60.2.4/65	Jon Paul Couture
60. Nantucket Shire, LLC	30 Dukes Road	New Dwelling	56/189	Linda Williams
61. Nantucket Shire, LLC	30 Dukes Road	Move Shed and Addition	56/189	Linda Williams
62. N.T. Historical Assoc. 02-5779	7 Fair Street	Replace Windows	42.3.1/50	Linda Williams

**X. OTHER BUSINESS**

Approved Minutes Motion Roll-call vote	March 15 & 17, 2022 <b>No action at this time.</b> N/A
Review Minutes	March 22 & 24, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Thursday, March 31 @ 1:00 pm</b> Hybrid – Zoom &amp; 2 Fairgrounds Road</li> <li>• Discussion of Advisory Board Review</li> <li>• Section 106 – Sunrise Wind Farm Project, intro</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demolitions</li> <li>• Discussion of options for house moves</li> </ul>
Commission Comments	

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:00 pm. (McLaughlin)**  
 Roll-call vote Carried 5-0//Oliver, Thornewill, Coombs, McLaughlin, and Pohl-aye

Submitted by:  
 Terry L. Norton

**Historic Structures Advisory Board**   **Sconset Advisory Board**   **Madaket Advisory Board**   **Sign Advisory Council**