



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Tuesday, April 20, 2021

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

Called to order at 4:30 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch, Thornewill
Absent Members: Dutra
Late Arrivals: McLaughlin, 4:58 p.m.
Early Departures: McLaughlin, 5:21 p.m.; Oliver, 8:49 p.m.

Agenda adopted by unanimous consent.

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

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

I. PUBLIC COMMENT

Holly Backus – Resilient Nantucket design guideline comments should be to the consultant by the end of this month. Please review the draft and gets comments to her in time. There will be a public 3-day Resilient Nantucket Design Adaptation Forum kicking off on Wednesday, Earth Day. She will send the link to the commissioners; it will be recorded/

II. CONSENT

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----|--------------------------------------|------------------------|----------------------|-------------------|-------------------|
| 1. | 3 Sherburne Trnpk LLC 04-3487 | 3 Sherburne Turnpike | Renew COA 60324 | 30/114 | Botticelli & Pohl |
| 2. | Christian Kling 04-3463 | 80 Goldfinch Drive | Color change | 68/689 | Self |
| 3. | Willard Overlock 04-3462 | 29 Coffin Street, Sias | Addition | 73.4.1/26.2 | Bentley&Churchill |

Voting Coombs (acting chair), Camp, Oliver, Welch

Alternates None

Recused Pohl

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Oliver)**

Roll-call Vote Carried 4-0//Camp, Welch, Oliver, and Coombs-aye

Certificate # **HDC2021-04-(as noted)**

III. SIGNS

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----|--------------------------------|-----------------------|----------------------|-------------------|--------------|
| 1. | NIR Retail (OB) 04-3486 | 14 Federal Street | Master Sign Plan | 42.3.1-126 | Mike Duffy |
| 2. | NIR Retail 04-3485 | 14 Federal Street | Hanging sign | 42.3.1-126 | Mike Duffy |

Voting Pohl, Coombs, Camp, Oliver, Thornewill

Alternates Welch

Recused None

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

Representing None

Sign Advisory None

Concerns **Flynn** – Items 1&2 are approvable

Motion **Motion to Approve Items 1&2. (Coombs)**

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

Certificate # **HDC2021-04-(as noted)**

| | | | | |
|-----------------------------------|---|----------------------------|---------------|------------------------|
| 3. NIR Retail (OB) 04-3434 | 18A Federal Street | Projecting sign | 42.3.1/72 | Giovanna DiRusso |
| Voting | Pohl, Coombs, Camp, Oliver, Thornewill | | | |
| Alternates | Welch | | | |
| Recused | None | | | |
| Documentation | Sign design plans, site plan, photos, and advisory comments. | | | |
| Representing | None | | | |
| Sign Advisory | None | | | |
| Concerns | Flynn – Held for revisions. | | | |
| Motion | Motion to Hold for revisions. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Camp, Oliver, Coombs, and Pohl-aye | | Certificate # | |
| 4. Budacon, LLC 04-3483 | 2 Sanford Rd Unit 2 | Indiv letter sign | 55/807 | Jurgita Budaite |
| Voting | Pohl, Coombs, Camp, Oliver, Thornewill | | | |
| Alternates | Welch | | | |
| Recused | None | | | |
| Documentation | Sign design plans, site plan, photos, and advisory comments. | | | |
| Representing | None | | | |
| Sign Advisory | None | | | |
| Concerns | Flynn – Approvable per SAC comments. | | | |
| Motion | Motion to Approve through staff per SAC comments. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Camp, Oliver, Coombs, and Pohl-aye | | Certificate # | HDC2021-04-3483 |
| 5. NHA 04-3490 | 12 Straight Wharf | Projecting sign | 42.3.1/138 | Cara Marquis |
| Voting | Pohl, Coombs, Camp, Oliver, Thornewill | | | |
| Alternates | Welch | | | |
| Recused | None | | | |
| Documentation | Sign design plans, site plan, photos, and advisory comments. | | | |
| Representing | None | | | |
| Sign Advisory | None | | | |
| Concerns | Flynn – Approvable per SAC comments. | | | |
| Motion | Motion to Approve through staff per SAC comments. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Camp, Oliver, Coombs, and Pohl-aye | | Certificate # | HDC2021-04-3490 |
| 6. NHA 04-3491 | 15 Broad Street | Projecting sign – Broad St | 42.4.2/61 | Cara Marquis |
| Voting | Pohl, Coombs, Camp, Oliver, Thornewill | | | |
| Alternates | Welch | | | |
| Recused | None | | | |
| Documentation | Sign design plans, site plan, photos, and advisory comments. | | | |
| Representing | None | | | |
| Sign Advisory | None | | | |
| Concerns | Flynn – Approvable per SAC comments. | | | |
| Motion | Motion to Approve through staff per SAC comments. (Coombs) | | | |
| Roll-call Vote | Carried 5-0k//Thornewill, Camp, Oliver, Coombs, and Pohl-aye | | Certificate # | HDC2021-04-3491 |
| 7. NHA 04-3492 | 15 Broad Street | Projecting sign – Front | 42.4.2/61 | Cara Marquis |
| 8. NHA 04-3493 | 15 Broad Street | Projecting sign – Back | 42.4.2/61 | Cara Marquis |
| Voting | Pohl, Coombs, Camp, Oliver, Thornewill | | | |
| Alternates | Welch | | | |
| Recused | None | | | |
| Documentation | Sign design plans, site plan, photos, and advisory comments. | | | |
| Representing | None | | | |
| Sign Advisory | None | | | |
| Concerns | Flynn – Items 7&8 were held for revisions. | | | |
| Motion | Motion to Hold Items 7 & 8 for revisions. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Camp, Oliver, Coombs, and Pohl-aye | | Certificate # | |

| | | | | |
|--|---|-----------------|---------------|-----------------------------|
| 9. Blue Flag Development 04-3494 | 37 Centre Street | Wall sign | 42.4.2/36 | Cara Marquis |
| 10. Blue Flag Development 04-3495 | 37 Centre Street | Projecting sign | 42.4.2/36 | Cara Marquis |
| Voting | Pohl, Coombs, Camp, Oliver, Thornewill | | | |
| Alternates | Welch | | | |
| Recused | None | | | |
| Documentation | Sign design plans, site plan, photos, and advisory comments. | | | |
| Representing | None | | | |
| Sign Advisory | None | | | |
| Concerns | Flynn – Approvable per SAC comments | | | |
| Motion | Motion to Approve through staff per SAC comments. (coombs) | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Camp, Oliver, Coombs, and Pohl-aye | | Certificate # | HDC2021-04-3494/3495 |

IV. 60 DAY DENIALS DUE TO LACK OF RESPONSE

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----------------------------|---|----------------------|-------------------|-------------------|
| 1. Josh Gregg | 2 Sandplain Drive | Pool | 68/356 | Pool/Spa Design |
| 2. John Halvey | 30 West Sankaty Road | Relocation A/C cond | 73.4.1/53 | Alexandra Cashion |
| 3. Bob Ditmomassi | 158 Main Street | Roof | 41/289 | Mike Mastriano |
| 4. Joseph Marchese Tr | 5 Copper Lane | Shed | 42.3.3/91 | Self |
| Voting | Pohl, Coombs, Camp, Oliver, Welch | | | |
| Alternates | Thornewill | | | |
| Recused | None | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns (4:41) | Flynn – There has been no response on these and can be denied due to lack of response. | | | |
| Motion | Motion to Deny due to lack of response. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Welch, Camp, Oliver, Coombs, and Pohl-aye | | Certificate # | |

V. NEW BUSINESS (03/23/2021)

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-------------------------------|---|----------------------|-------------------|-----------------|
| 1. Walter J. Glowacki 03-3191 | 5 Meader Street | Alterations | 42.2.3/40 | Structures Ultd |
| Voting | Pohl, Coombs, Camp, Oliver, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, historic documentation, and advisory comments. | | | |
| Representing | Brook Meerbergen Linda Williams | | | |
| Public | None | | | |
| Concerns (4:45) | <p>Pohl – The motion was to hold for next week, but it was put onto today’s agenda and Mr. Meerbergen has some material. We’ve isolated the two issues into separate applications: move and alterations, which we had requested information on.</p> <p>Coombs & Oliver – No plans have been submitted for commissioners to look at.</p> <p>Meerbergen – He made some changes per comments at the last hearing on the move. Reviewed alterations project and the proposed driveway and parking.</p> <p>Pohl – The floor level of this house is about 1 foot higher than the house next door. Asked why that is so.</p> <p>Meerbergen – The velocity zone changed: design elevation was 10 and now it’s 11. The ridge is still lower than the abutting structure.</p> <p>Backus – There were no detailed plans for HSAB to review previously. She was under the impression that along Washington Street the flood elevation is 8 feet; asked for certification of the FEMA required elevation.</p> <p>Coombs – Design of the foundation skirt is improper; horizontal boards are inappropriate. The front door is inadequate; it should have a proper front door facing Washington Street or turn the house.</p> <p>Thornewill – Agrees with Ms. Coombs; the house next door shows what it should look like. The 2nd-floor deck facing Washington is inappropriate. Doesn’t understand why it can’t be turned to front face on Washington.</p> <p>Oliver – Agrees. As a matter of protocol, we ask for validation of the elevation they are asking for. If the porch were stepped down one step that would help mitigate it.</p> <p>Camp – Asked why it is addressed Meader Street. (Assessor gave that address). HSAB should look at this. Agrees what faces Washington should look like the front with a proper front door.</p> <p>Pohl – Agrees about horizontal versus vertical board foundation skirt and need for a proper front door. Usually, the porch is removed for a move; he’d like to know if they are going to do that. If the porch isn’t moving, there would be more to say about the porch.</p> <p>Discussion about turning the structure so the front faces Washington Street.</p> | | | |
| Motion | Motion to Hold for revisions. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Oliver, Camp, Coombs, and Pohl-aye | | Certificate # | |

| | | | | |
|---------------------------------------|--|------------------------------|--------------------------------------|--------------------------|
| 2. Walter J. Glowacki 03-3191 | 5 Meader Street | Move on fm 44 Wash.St | 42.2.3/40 | Structures Ultd |
| Voting | Pohl, Coombs, Camp, Oliver, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, historic documentation, and advisory comments. | | | |
| Representing | Linda Williams Brook Meerbergen | | | |
| Public | None | | | |
| Concerns (5:00) | No discussion at this time. | | | |
| Motion | Motion to Hold for revisions. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Oliver, Camp, Coombs, and Pohl-aye | | Certificate # | |
| 3. Eric Needleman 03-3276 | 6 Macy Road | Pool and hardscape | 60/144 | Atlantic Lndscpng |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | |
| Alternates | Welch, Thornewill | | | |
| Recused | None | | | |
| Documentation | Landscape design plans, site plan, photos, and advisory comments. | | | |
| Representing | Lindsay Congleton, Atlantic Landscaping Inc. | | | |
| Public | None | | | |
| Concerns (5:02) | <p>Congleton – Presented project; surrounded by pine trees so feels visibility will be minimal; pool equipment is off to the side with an enclosure around it; from ground level, the planting bed blocks the view of the pool and raised deck; could bring the patio in so it doesn't project beyond the 2nd-floor deck stairs. Offered to stake the pool and patio for a viewing.</p> <p>Flynn – Read MAB comments: not appropriate, patio shouldn't be raised, asked about fence, too much bluestone patio, bluestone and cap too formal.</p> <p>Oliver – Reviewed pictures she took showing the vegetation around this. Agrees with MAB; the patio is huge and goes to the property line. The way this would work best is to keep the deck close to the pool. This is too formal, and screening becomes a problem.</p> <p>Coombs – Believes the patio will be visible; the vegetation between the house and water is sparse, all the time. This is a very formal proposal; agrees with MAB. We don't allow caps on stone walls. The corner of the patio goes right to the property line. This is in the boonies of Madaket and should fit with that area; this isn't a mainland hotel.</p> <p>Camp – Agrees with MAB. The hardscaping is too severe and doesn't blend with the natural landscape and being by the beach. The required screening will change the character of the natural landscape. Okay with the pool tucked close to the house but it is over hardscaped.</p> <p>McLaughlin – He can't see the plans. If this is in the historic Madaket village, the pool is inappropriate.</p> <p>Pohl – The biggest issue is the hardscape around the pool.</p> | | | |
| Motion | Motion to View with stakes and hold for revisions. (Oliver) | | | |
| Roll-call Vote | Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye | | Certificate # | |
| 4. Michael A Bass Trst 03-3245 | 154 Cliff Road | Hardscape revisions | 41/73 | Atlantic Lndscpng |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | |
| Alternates | Welch, Thornewill | | | |
| Recused | None | | | |
| Documentation | Landscape design plans, site plan, and photos. | | | |
| Representing | Lindsay Congleton, Atlantic Landscaping Inc. | | | |
| Public | None | | | |
| Concerns (5:17) | <p>Congleton – Presented project: reduce the pool size and hardscaping; backs up to Hickory Meadow Road.</p> <p>No concerns.</p> | | | |
| Motion | Motion to Approve. (Oliver) | | | |
| Roll-call Vote | Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye | | Certificate # HDC2021-03-3245 | |

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|--|---|---------------------------|---------------------|-----------------------------|
| 5. Gary Creem 03-3265 | 6 + 8 Hydrangea Lane | Pool and hardscape | 73/87 + 88 | Atlantic Landscaping |
| Voting | Pohl, Coombs, Camp, Thornewill | | | |
| Alternates | Welch | | | |
| Recused | Oliver; McLaughlin not responding. | | | |
| Documentation | Landscape design plans, site plan, photos, historic documentation, and advisory comments. | | | |
| Representing | Lindsay Congleton, Atlantic Landscaping Inc. | | | |
| Public | None | | | |
| Concerns (5:21) | <p>Congleton – Presented project; adjacent to conservation land so extra screening.</p> <p>Backus – This is proposing a double lot; the double drive requires PB approval. Read SAB comments: lots of hardscape; issue with the sound of waterfall; recommend less hardscaping; probably won't be visible. Concerned abutter asked what the overall proposal was with respect to addition.</p> <p>Camp – The concept of trees in a row going around the periphery in a low-lying marshy, open-moor area is incongruous. Asked that the screening be bunched and more natural looking.</p> <p>Coombs – Agrees with Ms. Camp; there would be a big square of vegetation not normal to that area. The hardscaping and house go from lot line to lot line and front to back. It should blend in with the conservation land. There shouldn't be a second driveway.</p> <p>Thornewill – Agrees with Ms. Camp and Ms. Coombs. That area is like the plains. If the pool is pulled closer to the house, that would allow better landscaping.</p> | | | |
| Motion | Motion to Hold for revisions. (Camp) | | | |
| Roll-call Vote | Carried 4-0//Coombs, Thornewill, Camp, and Pohl-aye | | Certificate # | |
| 6. 11 India St, LLC 03-3266 | 11 India Street | Deck/patio | 42.3.1/122.2 | Ahern |
| Voting | Pohl, Coombs, Camp, Oliver, Welch | | | |
| Alternates | Thornewill | | | |
| Recused | None | | | |
| Documentation | Landscape design plans, site plan, photos, historic documentation, and advisory comments. | | | |
| Representing | Miroslava Ahern, Ahern Design, LLC | | | |
| Public | None | | | |
| Concerns (5:30) | <p>Ahern – Presented project; HSAB had comments about the transformer; asked for ways to get this approved through staff.</p> <p>Backus – Read HSAB comments: it's a lot of brick and could be visible if vegetation isn't maintained; should have a picket fence & gate on street in front of transformer.</p> <p>Camp – She'd like to see a creative way to screen this; the entrance to the terrace is important and she doesn't see that.</p> <p>Coombs – The entryway should be welcoming yet allow some privacy. With a little work, it will fit in.</p> <p>Welch – Agrees with Ms. Camp; a more formal entry as suggested by HSAB would help formalize it. A gate might not be necessary. He's okay to let them start with the brick; the sense of entry does have to be resolved.</p> <p>Oliver – Agrees with what's been said. They don't need a building permit for the patio.</p> | | | |
| Motion | Motion to Approve through staff the brick patio contingent upon submission of an appropriate entry. (Welch) | | | |
| Roll-call Vote | Carried 5-0//Camp, Oliver, Coombs, Welch, and Pohl-aye | | Certificate # | HDC2021-03-3266 |
| 7. Horchow Family Trust 03-3190 | 27 East Tristram Avenue | Addition | 31/2 | Emeritus |
| Voting | Pohl, Coombs, Camp, Oliver, Thornewill | | | |
| Alternates | Welch | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Matt MacEachern, Emeritus Development | | | |
| Public | None | | | |
| Concerns (5:41) | <p>MacEachern – Presented project.</p> <p>Thornewill – Appreciates the desire to keep this as a funky beach building.</p> <p>No concerns.</p> | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | |
| Roll-call Vote | Carried 5-0//Coombs, Camp, Thornewill, Oliver, and Pohl-aye | | Certificate # | HDC2021-03-3190 |

| | | | | |
|-------------------------------------|--|------------------------------------|---------------------|------------------------|
| 8. Andrew Reger 03-3241 | 7 East Lincoln Avenue | Garage/apartment | 42.4.1/8 | Emeritus |
| Voting | Pohl, Coombs, Camp, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | Oliver | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | |
| Representing | Matt MacEachern, Emeritus Development | | | |
| Public | None | | | |
| Concerns (5:46) | <p>MacEachern – Presented project; 25’3” to ridge.</p> <p>Backus – Read HSAB comments: this is tall for an accessory structure; side door transom inappropriate and adds height to door hood and should be removed; white skirt boards are too much; reduce height by 3’ or 4’; paint skirt grey or natural to weather. From a resiliency perspective, the matching skirt is great.</p> <p>Coombs – It’s only 1 foot over the allowance for a garage apartment. Dormer windows should be separated with another window added to fill the dormer.</p> <p>Camp – South elevation, the garage door windows overwhelm the doors and should relate to windowpane sizes of flanking windows. Noted there are garage doors on the south and north elevations. If the garage doors are open, they shouldn’t extend beyond the garage walls.</p> <p>Welch – His primary concern is the garage doors; it’s a little tall but still appropriate.</p> <p>Thornewill – It should be pushed back on the site to be more subservient to the house. The front elevation calls attention to itself. Agrees with Ms. Coombs about the dormer windows and with Ms. Camp about the garage doors. The street perspective proves her point about being subservient to the house.</p> <p>Pohl – Agrees with what’s been said and with HSAB about the side pent roof.</p> | | | |
| Motion | Motion to Hold for revisions. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Camp, Welch, Carried, Coombs, and Pohl-aye | | Certificate # | |
| 9. Curren Huyser 03-3193 | 69 Surfside Road | Rev. 1800: storage facility | 67/230 | Emeritus |
| Voting | Pohl, Coombs, Camp, Oliver, Thornewill | | | |
| Alternates | Welch | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Matt MacEachern, Emeritus Development | | | |
| Public | None | | | |
| Concerns (5:57) | <p>MacEachern – Presented project: add a 3rd-floor residence component; can use the same window type as the dormer on the 2nd floor.</p> <p>Camp – Given its purpose and that it’s okay; these additions are appropriate.</p> <p>Oliver – Took dormers off the original design, but it sits in a bowl. It originally read nicely as a barn on the long side.</p> <p>Coombs – Doesn’t think a lot will be visible. The 2nd-floor little windows look odd with the larger 3rd-floor windows.</p> <p>Thornewill – It’s okay considering its location. Doesn’t think it will present to Surfside Road as a 3-story building.</p> | | | |
| Motion | Motion to Approve through staff with the three windows in the main mass 2nd-floor east and west elevations to be “B” windows, the same as in the dormer. (Oliver) | | | |
| Roll-call Vote | Carried 5-0//Coombs, Camp, Thornewill, Oliver, and Pohl-aye | | Certificate # | HDC2021-03-3193 |
| 10. 11 India St, LLC 03-3240 | 29 Centre Street | Rev.2061: dcks/fenst/chmy | 42.3.1/122.2 | Emeritus |
| Voting | Pohl, Coombs, Camp, Oliver, Welch | | | |
| Alternates | Thornewill | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, historic documentation, and advisory comments. | | | |
| Representing | Matt MacEachern, Emeritus Development | | | |
| Public | None | | | |
| Concerns (6:07) | <p>MacEachern – Presented project; reusing the south elevation 2-over-2 window would require discussion and planning time; south elevation, there is a vent, which can’t have a window within a certain distance.</p> <p>Backus – Read HSAB comments: no concerns with brick stoop and railing; concerned with loss of 2-over-2 window in main structure side and would like it reused.</p> <p>Camp – Asked if that side door will mimic the front doors.</p> <p>Oliver – Okay with everything but agrees about reusing the 2-over-2 window; it’s one of the few historic windows left.</p> <p>Coombs – Agrees about saving and reusing the window. The originality of the old house has gotten convoluted with the staircase on the south elevation.</p> <p>Welch – He’s okay with this. As long as the wrought iron is with brick, he’s fine with it. Okay with elimination of the south elevation window at the egress; it’s so busy there the window would get lost.</p> <p>Pohl – If the window is blocked off and right to the door, there would be no conflict with the vent.</p> | | | |
| Motion | Motion to Approve through staff with the old 2-over-2 window reused between the door opening and other old window. (Camp) | | | |
| Roll-call Vote | Carried 5-0//Oliver, Coombs, Welch, Camp, and Pohl-aye | | Certificate # | HDC2021-03-3240 |

11. Zero India St, LLC 03-3268 1 Cambridge Street Addition 42.3.1/130.2 Emeritus

Voting Pohl, Coombs, Camp, Oliver, Thornewill
 Alternates Welch
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historic documentation, advisory comments, and street view perspective.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (6:21) **MacEachern** – Presented project; brick portion is post 1846 fire and later portions added in 1930s and 1940s; no changes proposed for brick portion; will probably flood-proof the 1st floor up to the flood level; height is 31’6”.
Backus – NACR survey circa 1870; NHL lists as circa 1846 1-story 5-bay façade. Read into the record abutter concerns and support. Read HSAB comments: much of what is proposed to be demolished appears on the 1923 Sanborn map and all of it was built before 1949 and is a contributing structure; the existing additions to the original brick building are appropriately scaled additive masses and relate well to the other commercial structures within the vicinity (disregarding the newly built tall structure to the east which replaced a modest one-story building); the proposed addition towers over and dominates the original brick structure, detracting from its historic value; 13/12 roof pitches are excessively vertical and the proportions of the main mass are tall and narrow adding to the verticality; this would be a dramatic shift in the character of the historic streetscape in the wrong direction; any proposed changes to the property should respect the original brick building and stay within the predominantly 1½-story range of the surrounding neighborhood; this is attempting to add too much volume to this property; the third floor adds too much height and should be eliminated. The proposal should meet the guidelines for flood adaptations.
Camp – Agrees with HSAB; the design is nice but restoring the brick building is the most important part of this. The best is to separate the buildings with an alley; when they are together, it takes away from the brick building. 3rd-floor dormers are inappropriate. The bay turret should be reduced. The proposed is overwhelming.
Oliver – Likes a lot of this, especially the restoration of the existing older building. There are a lot of large 2- or 3-story buildings downtown; the height isn’t the issue, but the scale and massing is. Suggested dropping the roof pitch and eliminating the Dutch hipped, which isn’t a downtown vernacular. There is too much fenestration even for retail. This is over stylized to abut the little brick building.
Coombs – The proposal is too overpowering; that corner had a little store connected to the brick; you looked over the top and saw the building beyond. This proposal changes the whole feeling of the street; just because there are other large buildings downtown doesn’t mean this should be equally large; it should be no more than 1½ stories. This is too complicated for a simple, historic street.
Thornewill – Agrees with what’s been said. The issue is the proportion; change the proportion and the height comes down. This overpowers everything. The Athenaeum is the gem of this stretch of road and this should not compete.
Pohl – Agrees with much that’s been said.
 Motion **Motion to Hold for revisions. (Camp)**
 Roll-call Vote Carried 5-0//Coombs, Oliver, Thornewill, Camp, and Pohl-aye Certificate #

12. Isaac Ro 03-3270 40 Cannonbury Lane New dwelling 73/28 Workshop APD

Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.
 Representing Andrew Kotchen, Workshop APD
 Public None
 Concerns (6:46) **Kotchen** – Presented project; natural to weather trim and black sashes and wood front door.
Backus – Read SAB comments: like exposed rafter tails; very ‘Sconsety; rear elevation window and door sizes odd; suggested 2-over-2 be 6-over-6; appreciate simplicity.
Oliver – No concerns.
Coombs – Okay with the big 1st-floor window. Noted the garage will be in front of the house.
Camp – Swallow’s Nest on Ocean Avenue has huge windows that go almost to the floor; there is precedent.
Welch – Except for the “high water” railing, he loves it.
Pohl – The railing on the front looks too high.
 Motion **Motion to Approve through staff with the front porch railing corrected. (Oliver)**
 Roll-call Vote Carried 5-0//Coombs, Camp, Welch, Oliver, and Pohl-aye Certificate # **HDC2021-03-3270**

| | | | | | |
|--------------------------------------|---|-----------------------|---------------|------------------------|--|
| 13. Isaac Ro 03-3271 | | | | | |
| | 40 Cannonbury Lane | Garage | 73/28 | Workshop APD | |
| Voting | Pohl, Coombs, Camp, Oliver, Welch | | | | |
| Alternates | Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | | |
| Representing | Andrew Kotchen, Workshop APD | | | | |
| Public | None | | | | |
| Concerns (6:53) | <p>Kotchen – Presented project; most houses on Cannonbury have garages in front.</p> <p>Backus – Read SAB comments: conversation about being in front; fits the area; feels tall and gable-end windows should be lower.</p> <p>Oliver – This is a simple garage.</p> <p>Coombs – This is a nice simple garage; her only concern is its being in front.</p> <p>Camp – No concerns; likes the orientation.</p> <p>Welch – Given the simplicity of design this is appropriate.</p> | | | | |
| Motion | Motion to Approve. (Camp) | | | | |
| Roll-call Vote | Carried 5-0//Oliver, Coombs, Welch, Camp, and Pohl-aye | | Certificate # | HDC2021-03-3271 | |
| 14. Isaac Ro 03-3272 | | | | | |
| | 40 Cannonbury Lane | Pool | 73/28 | Ahern | |
| Voting | Pohl, Coombs, Camp, Oliver, Welch | | | | |
| Alternates | Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Landscape design plans, site plan, photos, and advisory comments. | | | | |
| Representing | Miroslava Ahern, Ahern Design, LLC | | | | |
| Public | None | | | | |
| Concerns (6:56) | <p>Ahern – Presented project; pool equipment will go in right rear corner.</p> <p>Backus – Need an updated site plan reflecting the garage. Read SAB comments: question location of pool equipment.</p> <p>Coombs – No concerns with the proposal.</p> <p>Camp – About the 3 steps to the pool deck, usually we have the surround at grade.</p> <p>Welch – This won't be visible; but likes that it isn't all hardscaped.</p> | | | | |
| Motion | Motion to Approve as submitted. (Welch) | | | | |
| Roll-call Vote | Carried 5-0//Coombs, Oliver, Camp, Welch, and Pohl-aye | | Certificate # | HDC2021-03-3272 | |
| 15. 7 New Street, LLC 03-3290 | | | | | |
| | 7 New Street | MH + garage connector | 55.4.1/37 | Workshop APD | |
| Voting | Pohl, Coombs, Camp, Oliver, Thornewill | | | | |
| Alternates | Welch | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, correspondence, and advisory comments. | | | | |
| Representing | Andrew Kotchen, Workshop APD | | | | |
| Public | None | | | | |
| Concerns (7:01) | <p>Kotchen – Presented project; landscape plan isn't developed yet; this is an in-fill; worked hard to maintain the in-town look.</p> <p>Backus – HSAB did not meet on this but has individual comments. Read into the record individual HSAB member comments and recommendations: Mickey Rowland, Angus MacLeod, Brook Meerbergen.</p> <p>Coombs – Agrees with the comments of the HSAB members: make roof walk smaller; un-mull the windows; regular Nantucket front door due to size and location; no board and batten shutters; should have 6-over-6 windows. Hasn't formed an opinion on connecting the house to the garage; would need to look at this.</p> <p>Oliver – Agrees with some that's been said. The roof walk is typically only 1/3rd the roof size and should be scaled back; okay with a natural-to-weather skirt. Agrees about the shutters and 6-over-6 windows. No strong feelings on the entrance. The 4 banked doors will be visible and should be French doors and windows. Doesn't think the connector will be discernable. It won't hurt for the mulled window to be a single window.</p> <p>Camp – The shutters in Charcoal black aren't appropriate; prefers the original layout and size of the 12-over-12 windows. The front door bumpout adds interest to the house. Thinks this is a chance to make the connector exciting.</p> <p>Thornewill – Adding 4 feet to the height with a huge roof walk is a lot; the massing becomes much larger with the side elevations visible from Warren and New Street. The original elevation with 12-over-12 makes it look old. New Street is a cute street with cute buildings and now this will become a substantial building.</p> <p>Pohl – The largest issues for him are the length of the roof walk and the quad light unit; okay with batten shutters.</p> | | | | |
| Motion | Motion to Hold for revisions. (Coombs) | | | | |
| Roll-call Vote | Carried 5-0//Oliver, Camp, Thornewill, Coombs, and Pohl-aye | | Certificate # | | |

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|--------------------------------------|--|---------------------|--|------------------|---------------------|
| 16. 7 New Street, LLC 03-3288 | | 7 New Street | Rev. 39513: 2ndDU fenest | 55.4.1/37 | Workshop APD |
| Voting | Pohl, Coombs, Camp, Oliver, Thornewill | | | | |
| Alternates | Welch | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments. | | | | |
| Representing | Andrew Kotchen, Workshop APD | | | | |
| Public | None | | | | |
| Concerns (7:24) | <p>Kotchen – Presented project.</p> <p>Backus – Read HSAB comments: 6-over-1 not appropriate; simple French doors not appropriate; triple sliders not appropriate.</p> <p>Oliver – Should have 6-over-6 windows to match the house and mitigate the sliders. Asked if the side door could be moved closer to Warren Street.</p> <p>Coombs – Agrees. This is a particularly good building and fits in.</p> <p>Camp – Agrees with what’s been said.</p> <p>Thornewill – The east elevation is better. No concerns.</p> | | | | |
| Motion | Motion to Approve through staff with 6-over-6 windows and changing the triple slider to a double slider. (Oliver) | | | | |
| Roll-call Vote | Carried 4-0//Camp, Thornewill, Oliver, and Coombs-aye; Pohl lost power. Certificate # HDC2021-03-3288 | | | | |
| 17. 7 New Street, LLC 03-3286 | | 7 New Street | New studio | 55.4.1/37 | Workshop APD |
| Voting | Coombs (acting chair), Camp, Oliver, Thornewill | | | | |
| Alternates | Welch | | | | |
| Recused | (Mr. Pohl signing back onto ZOOM) | | | | |
| Documentation | Architectural elevation plans, site plan, photos, correspondence, and advisory comments. | | | | |
| Representing | Andrew Kotchen, Workshop APD | | | | |
| Public | None | | | | |
| Concerns (7:32) | <p>Kotchen – Presented project; contends minimal visibility of all but the front elevation due to proximity of other structures.</p> <p>Backus – Read HSAB comments: triple window unit out of scale and not appropriate; sliding glass behind barn door on Warren Street inappropriate.</p> <p>Camp – Suggested flipping to the sliders to face into the property and putting an appropriate window configuration on the Warren Street side.</p> <p>Thornewill – The French doors on the north elevation are not appropriate even behind the barn door; likes the barn-door idea. Could wrap a hedge around it to hide the triple-ganged windows. Half windows on the south would provide more light.</p> | | | | |
| Motion | Motion to Hold for revisions. (Oliver) | | | | |
| Roll-call Vote | Carried 4-0//Thornewill, Camp, Oliver, and Coombs-aye Certificate # | | | | |

VI. OLD BUSINESS (03/30/21)

| | Property owner name | Street Address | Scope of work | Map/Parcel | Agent |
|-----------------|--|-----------------------|------------------------------|-------------------|------------------------|
| 1. | 14 Lowell Place, LLC 10-2188 | 14 Lowell Place | New dwelling | 41/164 | Emeritus |
| Voting | Pohl, Coombs, Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, correspondence, and advisory comments. | | | | |
| Representing | Matt MacEachern, Emeritus Development Mark Norris, owner | | | | |
| Public | Jeff Marsh, 10 Lowell Place Victoria Rakov, 12 Lowell Place Alexander Farkas, 9 Barnabas Lane | | | | |
| Concerns (7:39) | <p>MacEachern – Reviewed changes made per previous concerns.</p> <p>Backus – Read HSAB comments: main mass plate height and ridge height are still a concern; eave line should align with meeting rails on north elevation; upper gable window adds to sense of height; middle section is not subordinate enough; front door is black; lower main plate height one foot; remove gable window; drop middle mass plate at least a foot below main plate; change front door to Essex green</p> <p>Marsh – These changes are <i>diminimis</i>; there was a comment to reduce the footprint by 400sf; it's been reduced only 68sf. This is not in harmony with the bungalows on the street.</p> <p>Rakov – Mr. Welch requested lowering the plate height bringing it to 25 feet and lower the plate height of the middle mass telescoping back about 1 foot; that hasn't been done and if the plate height were lowered, the gable wouldn't be cramped.</p> <p>Farkas – He's heard repeated requests to bring the height down and it still stands too tall and is out of character with the neighborhood.</p> <p>Norris – We were asked to do specific things at every meeting and have done exactly what the board asked. He's hoping for an approval tonight.</p> <p>Oliver – Appreciates the changes and simplification. Agrees about dropping the height of the secondary mass to create a greater differential. Overall, this is a volume issue; it's still too large. She's okay with the height; the volume should be reduced.</p> <p>Welch – Appreciates the changes to a simpler trim-style package. East elevation, reducing the connector has been helpful. At 26' tall and given the distance from Lowell Place, this is an appropriate height. North elevation, he somewhat agrees about comments on volume; this isn't directly visible from the street. Asked the initial height (29'6"); how much was it moved back (10 to 15").</p> <p>Coombs – Likes the idea of dropping the plate height so the ridge comes down to 25 feet. North elevation, if this could be reduced the length 2' to 3', that would be great.</p> <p>Pohl – He would like to see the "connector" dopped as well.</p> | | | | |
| Motion | Motion to Approve through staff with reduction of the middle mass plate height 6" as seen from the north elevation. (Welch) | | | | |
| Roll-call Vote | Carried 3-1//Coombs, Welch, and Pohl-aye; Oliver-nay | | | Certificate # | HDC2020-10-2188 |
| 2. | Alex Karis 02-2862 | 11 Mill Hill Lane | New 2 nd Dwelling | 55/924 | Brook Meerbergen |
| Voting | Pohl, Coombs, Camp, Oliver, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos. | | | | |
| Representing | Brook Meerbergen | | | | |
| Public | Jerry Ferguson, 2 Old Mill Court | | | | |
| Concerns (8:00) | <p>Meerbergen – Reviewed changes made per previous concerns.</p> <p>Ferguson – Asked that the air-conditioning unit (A/C) be moved to the conservation land side.</p> <p>No concerns.</p> | | | | |
| Motion | Motion to Approve through staff with the A/C moved to the east elevation. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Camp, Coombs, Oliver, and Pohl-aye | | | Certificate # | HDC2021-02-2862 |
| 3. | Alex Karis 02-2962 | 11 Mill Hill Lane | Pool and hardscape | 55/924 | Brook Meerbergen |
| Voting | Pohl, Coombs, Camp, Oliver, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Landscape design plans, site plan, and photos. | | | | |
| Representing | Brook Meerbergen | | | | |
| Public | None | | | | |
| Concerns (8:02) | <p>Meerbergen – Reviewed changes made per previous concerns.</p> <p>Camp – Would like the pool reduced.</p> <p>Oliver – No concerns.</p> | | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | | |
| Roll-call Vote | Carried 3-2//Thornewill, Oliver and Pohl-aye; Coombs and Camp-nay | | | Certificate # | HDC2021-02-2962 |

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|-----------------|--|----------------|----------------|--------------|---------------|------------------------|
| 4. | George Balboa | 03-3087 | 71R Cliff Road | New dwelling | 30/160.1 | Brook Meerbergen |
| Voting | Pohl, Coombs, Camp, Welch, Thornewill | | | | | |
| Alternates | None | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | | |
| Representing | Brook Meerbergen | | | | | |
| Public | Ethan Griffin, 69 Cliff Road Meryl Bralower, 1 Hamblin Road Karen Padir, 69R Cliff Road | | | | | |
| Concerns (8:05) | <p>Meerbergen – Reviewed changes made per previous concerns.</p> <p>Griffin – Disagrees about the amount of reduction; the mass that was reduced was brought in a foot and slipped back. He still thinks there’s a way to put a house on the lot without bringing in 3’ of fill.</p> <p>Bralower – These changes are <i>diminimis</i>. This is being compared to houses on larger lots.</p> <p>Padir – This still spreads across the entire lot and that has not been addressed. Echoed Mr. Bralower’s comments about the size. She thinks this will be visible from Cliff Road.</p> <p>Welch – Appreciates cutting back the mass of the covered porch away from the northern property line; it does help with the sense of massing. East elevation, the tertiary right most mass before the porch, could be dropped another foot at the eave and ridge; Nr. 3 windows look over tall. West elevation, this is not very visible. The record will reflect that an arbitrary number was selected, elevation 36 is acceptable not to be lower than the road height; asked the elevation of the road (35.5); 36 is appropriate.</p> <p>Thornewill – Changes have simplified the building and made it more elegant and opened up green space. If you can get it at elevation 36, that would be great.</p> <p>Camp – This is still lot-line to lot-line; the neighborhood houses have more space around them. North elevation, the 4-over-4 windows are out of place; the fenestration should be more uniform. There are a lot of returns on the gable but no corner boards; in her opinion, something that formal should have corner boards.</p> <p>Coombs – North elevation 4-over-4 windows should be 6-over-6 to match the other windows. This is a little large for the lot. Agrees if the grade is at 36, that would be okay.</p> <p>Pohl – The property line is the solid line and the setback is the dashed line; this building is comfortably within the setback lines. Agrees about reducing the grade to 36; agrees with stepping down the plate of the northern-most mass. The North elevation 4-over-4 are incongruous and the number of different window types should be reduced to a more homogenous pallet.</p> | | | | | |
| Motion | Motion to Hold for revisions stated. (Welch) | | | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Camp, Coombs, Welch, and Pohl-aye | | | | Certificate # | |
| 5. | George Balboa | 03-3100 | 71R Cliff Road | Studio | 30/160.1 | Brook Meerbergen |
| Voting | Pohl, Coombs, Camp, Welch, Thornewill | | | | | |
| Alternates | None | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | | |
| Representing | Brook Meerbergen | | | | | |
| Public | Ethan Griffin, 69 Cliff Road | | | | | |
| Concerns (8:28) | <p>Meerbergen – Reviewed changes made per previous concerns.</p> <p>Griffin – He has no concerns with this.</p> <p>No concerns.</p> | | | | | |
| Motion | Motion to Approve as submitted. (Coombs) | | | | | |
| Roll-call Vote | Carried 4-1//Thornewill, Welch, Coombs, and Pohl-aye; Camp-nay | | | | Certificate # | HDC2021-03-3100 |

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|-----------------|---|-----------------------|--------------|---------------|------------------------|
| 6. | George Balboa 03-3102 | 71R Cliff Road | Pool | 30/160.1 | Brook Meerbergen |
| Voting | Pohl, Coombs, Camp, Welch, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Landscape design plans, site plan, and photos. | | | | |
| Representing | Brook Meerbergen | | | | |
| Public | Ethan Griffin, 69 Cliff Road Heather Lamb, 73 Cliff Road Meryl Bralower, 1 Hamblin Road Halil Padir, 69R Cliff Road | | | | |
| Concerns (8:30) | <p>Meerbergen – Reviewed changes made per previous concerns; pool equipment will be in a crawlspace; if he turns the pool and puts it against the covered porch, it would still ride against the rear property line; there is plenty of room for a buffer; there is a 6’ board fence along the rear property line with vegetation.</p> <p>Griffin – Appreciates the reduction but it still contributes to there being too much going on the lot; other lots with pools are significantly larger.</p> <p>Lamb – Most of the pool is along her property line.</p> <p>Bralower – Same concerns; this is out of proportion for the lot and on her lot line. Asked it be moved closer to the house.</p> <p>Padir – Concurs with the size of the pool compared to the size of the lot.</p> <p>Coombs – The pool is too large; it makes the house go around it; this is right on the setback. Doesn’t know that it won’t be visible up the driveway. Asked if the pool has an autocover (no).</p> <p>Camp – On a lot this size, you can’t have everything; she doesn’t think it is right for this location for a pool.</p> <p>Welch – Make the pool smaller and turn 90 degrees. The A/C on the house, asked how those are being treated.</p> <p>Thornewill – This lot is crammed in; it’s not really that much smaller than other lots. Reducing it and turning it would allow more of a buffer.</p> | | | | |
| Motion | Motion to Hold for revisions. (Welch) | | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Camp, Coombs, Welch, and Poh-aye | | | Certificate # | |
| 7. | 4 Ahab Rd, LLC 03-3072 | 41 Wauwinet Road | New dwelling | 20/7 | Thornewill Design |
| Voting | Coombs (acting chair), Camp, Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | Thornewill | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Carrie Thornewill, Thornewill Design | | | | |
| Public | None | | | | |
| Concerns (8:45) | <p>Thornewill – Reviewed changes made per previous concerns.</p> <p>No concerns.</p> | | | | |
| Motion | Motion to Approve as submitted. (Camp) | | | | |
| Roll-call Vote | Carried 4-0//Camp, Oliver, Welch, and Coombs-aye | | | Certificate # | HDC2021-03-3072 |
| 8. | Paul Gray 02-3060 | 9 Coffin Street, Sias | Addition | 73.4.1/15 | SMRD |
| Voting | Pohl, Coombs, Camp, Welch, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historic documentation, and advisory comments. | | | | |
| Representing | Steve Roethke, Steve M. Roethke Design | | | | |
| Public | None | | | | |
| Concerns (8:48) | <p>Roethke – Reviewed changes made per previous concerns.</p> <p>Backus – Read SAB comments: no concerns.</p> <p>Welch – He thought he asked for 6-over-1 in the dormer but it’s okay</p> | | | | |
| Motion | Motion to Approve. (Camp) | | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Welch, Coombs, Camp, and Pohl-aye | | | Certificate # | HDC2021-02-3060 |

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|------------------------------|---|-------------------|---------------|------------------------|
| 9. Derek Till 02-2944 | 86 Quidnet Street | Reno and addition | 21/102 | L. Williams/NAG |
| Voting | Coombs (acting chair), Camp, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | Oliver | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Steve Theroux, Nantucket Architectural Group Linda Williams | | | |
| Public | None | | | |
| Concerns (8:51) | Theroux – Reviewed changes made per previous concerns. Williams – From the beach, you can only see the very top of the structure. Welch – Appreciates the changes; thank you. Camp – This is now a more cohesive design. Thornewill – The beach side still has a lot of windows. South elevation, the right plate on the funky roof is at about the midline of the windows and now it is above them; asked how tall that ridge is now. | | | |
| Motion | Motion to Approve as submitted. (Welch) | | | |
| Roll-call Vote | Carried 4-0//Camp, Thornewill, Welch, and Coombs-aye | | Certificate # | HDC2021-02-2944 |

The rest held for Thursday, April 22.

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|--|------------------|---------------------------|-----------|-------------------|
| 10. 3 Mary Ann Drive, LLC 01-2772 | 3 Mary Ann Drive | Rev 71596; garage door | 68/214 | M. Cutone Arch. |
| 11. 7 Starbuck Court, LLC 01-2818 | 7 Starbuck Court | Rev 1451: raise/new fndtn | 42.3.3/80 | M. Cutone Arch. |
| 12. EBWC, LLC 02-2972 | 4 Lincoln Avenue | Garage | 30/151 | Botticelli + Pohl |
| 13. 4EW, LLC 02-3055 | 4 Ellen's Way | New dwelling | 81/171 | Brook Meerbergen |
| 14. 4EW, LLC 02-3054 | 4 Ellen's Way | Garage/studio | 81/171 | Brook Meerbergen |
| 15. 4EW, LLC 02-3052 | 4 Ellen's Way | Pool and hardscape | 81/171 | Brook Meerbergen |
| 16. Paul Piccirillo 10-2053 | 6 Baltimore Road | New dwelling | 60/106 | Val Oliver Design |

VII. NEW BUSINESS (04/06/21)

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|--|----------------------------|------------------------------|-------------------|-------------------|
| 1. Philip Nowak 04-3489 | 32 New Street | Chimney/metal roof | 73.4.2/30 | Self |
| 2. JE Heron Trustee 04-3325 | 56 Washington Street | As-built A/C units | 42.2.3/11 | Self |
| 3. David Lazowski 04-3410 | 18 Parson Lane | New dwelling | 75/102 | M. Cutone Arch. |
| 4. David Lazowski 04-3411 | 18 Parson Lane | Hardscaping | 75/102 | M. Cutone Arch. |
| 5. Barbara Maier 04-3406 | 24 Union Street | Driveway/apron/fence | 42.3.2/177 | NAG |
| 6. Kim Wentworth 04-3408 | 14 Lincoln Avenue | Pool-hardscape | 30/182 | M. Cutone Arch. |
| 7. Cannonbury Holdings, LLC 04-3380 | 18 Cannonbury Lane | New dwelling | 71/13 | CWA |
| 8. EBWC, LLC 04-3395 | 4 Lincoln Avenue | New studio | 30/151 | Botticelli & Pohl |
| 9. Richard Hohlt 04-3384 | 121 Madaket Road | Pool-spa | 40/60.1 | Botticelli & Pohl |
| 10. John Confalone Trst 04-3414 | 30 Cliff Road | Driveway and hardscape | 42.4.4/36 | Val Oliver Design |
| 11. Mary Claus Trustee 04-3405 | 31 Low Beach Road | New dwelling | 74/36 | Botticelli & Pohl |
| 12. 36 Lily Street LLC 04-3401 | 36 Lily Street | Relocate studio on lot | 42.4.3/94 | Botticelli & Pohl |
| 13. 36 Lily Street LLC 04-3416 | 36 Lily Street | New dwelling | 42.4.3/94 | Botticelli & Pohl |
| 14. Anehialine Prop LLC 04-3327 | 19 East Creek Road | Addition | 55/60 | BPC |
| 15. William Scannell 04-3396 | 119R Eel Point Road | Rev. 2760: fenst + omit deck | 33/17.1 | BPC |
| 16. William Scannell 04-3400 | 119R Eel Point Road | Cabana/gazebo | 33/17.1 | BPC |
| 17. ACK Mimi LLC 04-3413 | 58 Wauwinet Road | Garage | 14/65 | NAG |
| 18. Eugene Clapp 04-3388 | 42 Cliff Road | Addition + fenestration | 42.4.4/40 | Normand Resid. |
| 19. Tonya Capaldo 04-3392 | 19 Union Street | Rev 12-2411 add + fenest | 42.3.2/136 | Topham Design |
| 20. Beach Vibes LLC 04-3393 | 9 Cannonbury Lane | New dwelling | 74/28 | Workshop APD |
| 21. Beach Vibes LLC 04-3397 | 9 Cannonbury Lane | Garage | 74/28 | Workshop APD |
| 22. Beach Vibes LLC 04-3398 | 9 Cannonbury Lane | Shed | 74/28 | Workshop APD |
| 23. Nelson Eldridge 04-3402 | 2 Eldridge Lane | Roof top solar | 49/77 | Freedom Frvr, LLC |
| 24. MAG Ventures 04-3419 | 30 Devon Street | Garage | 76.4.2/1 | JB Studio |
| 25. MAG Ventures 04-3418 | 30 Devon Street | Cabana/otdr shr/pergola | 76.4.2/1 | JB Studio |
| 26. Eliza Silva 04-3391 | 16 Helen's Drive | Rooftop solar | 66/53 | ACK Smart |
| 27. Jennifer Silva 04-3381 | 14 Harbor View Way | Addition | 42.4.1/26 | Thornewill Design |
| 28. Daniel Omstead 04-3378 | 9 Quaise Pasture - MH | Rev. 2441: cupola/brzwy | 26/20.1 | SMRD |
| 29. Daniel Omstead 04-3377 | 9 Quaise Pasture - Cottage | Rev 12-2439 porch chng | 26/20.1 | SMRD |
| 30. Thomas Keegan 04-3330 | 41B Cliff Road | Addition | 29/40 | JB Studio |
| 31. Thomas Keegan 04-3329 | 41B Cliff Road | Cabana | 29/40 | JB Studio |
| 32. Thomas Keegan 04-3328 | 41B Cliff Road | Pool and hardscape | 29/40 | JB Studio |
| 33. Mark Norris 04-3415 | 14A Lowell Place | Cottage-resite/additions | 41/164 | Williams/Emeritus |
| 34. Peter Taylor 04-3394 | 98 Main Street | A/C units and fence | 42.3.3/111 | Linda Williams |
| 35. 14 MVR LLC 04-3420 | 14 Madequecham Valley Rd | New dwelling | 89/13 | Emeritus |
| 36. Tim Demasi 04-3424 | 3 Gladlands Avenue | New dwelling | 80/234 | Emeritus |

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|------------------------------|----------------|------------------------|-----------|----------------|
| 37. Deidre Hamling 04-3425 | 8 Lowell Place | Demo building | 41/508 | Topham Design |
| 38. David Berson 04-3382 | 6 Hedge Row | Dormer + shed addition | 73.3.2/87 | SMRD |
| 39. KMC Ventures LLC 04-3488 | 34 Morey Lane | Garage renovations | 73.3.2/60 | Paulin Vitanov |

VIII. OLD BUSINESS (04/20/21)

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-------------------------------|--------------------------|------------------------------|-------------------|-------------------|
| 1. Chris Loftus 03-3092 | 8 1/2 Evergreen Way | New dwelling | 68/703 | Linda Williams |
| 2. Sharon Hubbard 02-2943 | 28 Dukes Road | Pool and hardscape | 56/190 | Waterscapes |
| 3. 10 Easy St NT 03-3089 | 10 Easy Street | Window changes | 42.3.1/78 | NAG |
| 4. 38 Prospect LLC 03-3070 | 38/38R Prospect/Birdsong | New main house | 55.4.4/80.1 | Brook Meerbergen |
| 5. 38 Prospect LLC 03-3099 | 38/38R Prospect/Birdsong | New 2 nd dwelling | 55.4.4/80.1 | Brook Meerbergen |
| 6. 38 Prospect LLC 03-3094 | 38/38R Prospect/Birdsong | Shed | 55.4.4/80.1 | Brook Meerbergen |
| 7. 38 Prospect LLC 03-3037 | 38/38R Prospect/Birdsong | Water feature | 55.4.4/80.1 | Brook Meerbergen |
| 8. MAG Ventures 03-3168 | 30 Devon Street | MH new dwelling | 76.4.2/1 | JB Studio |
| 9. MAG Ventures 03-3252 | 30 Devon Street | GH new dwelling | 76.4.2/1 | JB Studio |
| 10. MAG Ventures 03-3169 | 30 Devon Street | Pool | 76.4.2/1 | JB Studio |
| 11. Justin Brooks 03-3112 | 15 Correia Lane | New dwelling | 80/56 | Val Oliver Design |
| 12. Justin Brooks 03-3113 | 15 Correia Lane | New garage/studio | 80/56 | Val Oliver Design |
| 13. Nathan Cressman 03-3280 | 7 Weetamo Road | Addition/alteration | 15/48 | BPC |
| 14. James Wilson 03-3211 | 1 Appleton Road | Rooftop Solar | 66/388 | ACK Smart |
| 15. Stuart Hendrin 02-2941 | 43 Kendrick Street | New Dwelling | 76.4.3/31 | CWA |
| 16. Stuart Hendrin 02-2942 | 43 Kendrick Street | Garage | 76.4.3/31 | CWA |
| 17. Karen Urban 03-3216 | 33 Main St, Sias | Pool | 73.4.2/34 | David Troast |
| 18. Gordon C. Russell 02-2898 | 3 School Street | Adtn, rfwlk, clpbrd | 42.3.2/125 | Flavin Architects |
| 19. Gordon C. Russell 02-2976 | 3 School Street | Hardscape | 42.3.2/125 | Flavin Architects |

IX. OTHER BUSINESS

| | |
|---------------------|--|
| Approved Minutes | March 18, 25, 30 & April 01, 2021 |
| Motion | Motion to Approve the minutes. (Camp) |
| Roll-call vote | Carried 4-0//Coombs, Thornewill, Camp, and Pohl-aye; Welch-abstain |
| Review Minutes | None |
| Other Business | <ul style="list-style-type: none"> • Next HDC Meeting Old Business Thursday 04/22/21 at 01:00 pm • Discussion of Resilient Nantucket meeting • Alternative Roof Shingles • Grey shingles in the OHD/SOHD • Welch – Asked this be discussed on Thursday at the beginning of the meeting. • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping |
| Commission Comments | None |

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Approve at 9:02 (Camp)**

Roll-call Vote Carried 3-2// Welch, Thornewill, and Camp-aye, Coombs and Pohl-nay

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council