



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 27, 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 4:35 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: None
Early Departures: Camp, 6:58 p.m.; Thornewill, 8:36 p.m.

Agenda adopted by unanimous consent.

Motion **Motion to Adopt. (Coombs)**

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

I. PUBLIC COMMENT

None

III. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Seventh Generation NT 04-3499	250 Madaket Road	Fence	59.4/213	Self
2.	Matthew Abbott 04-3500	136 Miacomet Avenue	Move/demo 362 sf struct	81/6.3	M. Cutone Architecture
3.	Matthew Abbott 04-3501	136 Miacomet Avenue	MH fenestration	81/6.3	M. Cutone Architecture
4.	Matthew Abbott 04-3502	136 Miacomet Avenue	384 sf garage/gym	81/6.3	M. Cutone Architecture
5.	Rob Mack 04-3503	2 Farmview Drive	Windows, trim, shingle	66/176	Val Oliver Design
6.	Chris Oberg 04-3504	35 Gloucester Street	Shed	76.4.2/97	Val Oliver Design
7.	NIR Salem St, LLC 04-3515	3 Salem Street	Window change	42.3.1/183	Val Oliver Design
8.	Jeff Blackwell 04-3516	10 Keel Lane	Rev. 73293: stairs/railing	66/384	Robert Newman
9.	Gerald O'Shea 04-_____	10 Tom Nevers Road	Addition and fenestration	71/13.2	NAG
10.	Town of Nantucket 04-3517	166 Surfside Road	Deck	87/131	Mark Voigt
11.	Town of Nantucket 04-3518	16 Broad Street	Fence/gate	42.4.2/30	Mark Voigt
12.	Little Nauti, LLC 04-3519	1 Farm View Drive	Rev. 2850: roof change	66/77	Paulo Vincente
13.	Little Nauti, LLC 04-3520	1 Farm View Drive	Rev. 2839: ext. alterations	66/77	Paulo Vincente
14.	Breckenridge, LLC 04-3521	170 Cliff Road	713 sf addition	1/68	M. Cutone Architecture
15.	George Heasley 04-3522	116 Polpis Road	New shed	44/4	Emeritus
16.	Strong Wings Inc 04-3523	9 Nobadeer Farm Road	Sports court	69/88	Botticelli + Pohl
17.	Faro Strada, LLC 04-3524	20 Sankaty Head Road	Rev. 05-0945: wind/drmers	48/31	Botticelli + Pohl
18.	Pat + Amy Augustine 04-3525	13 Woodbury Lane	Revise doors	41/549	Botticelli + Pohl
19.	Town of Centre, LLC 04-3526	35 Centre Street	Roof change	42/313	James Lydon
20.	Hannah Craven 04-3527	17 Pine Street	Revise hardscape/door rep	42.3.3/26	Normand Residential
21.	Nant. Isl. Land Bank 04-3528	174 Orange Street	Rev 01-2731: replace porch	55/64	Normand Residential
22.	Nant. Isl. Land Bank 04-3529	160 Orange Street	Move off to 162 Orange St	55/62.1	Normand Residential
23.	Nant. Isl. Land Bank 04-3530	162 Orange Street	Move on fm 160 Orange	55/62	Normand Residential
24.	Mark DeAngelis 04-3531	7 Hedge Row	Rev. 73325 door change	73.3.2/85	SMRD
25.	Kristine Shadek 04-3532	134C Main Street	Roof change	41/37.2	T+T Roofing
26.	Town of Nantucket 04-3534	130 Tom Nevers Road	Demo 1800 sf steel bldg	91/109	Mark Voigt
27.	Town of Nantucket 04-3535	130 Tom Nevers Road	Demo rink	91/109	Mark Voigt
28.	Steven Cohen Trustee 04-3536	96 Cliff Road	Fence	41/15	Atlantic Landscaping
29.	Julie Gesner 04-3537	6 Fox Grape Lane	Rev. 06-1201: fencing	67/808	Jardins International
30.	Doug Meyer 04-3539	18 Gardner Road	Demo shed	43/135	Emeritus
31.	Roberto Middleton 04-3540	12 Surfside Drive	Fences	67/331	Self
32.	Amy Disibio 04-3542	4 Masaquet Avenue	Fenestration	80/194	BPC
33.	Linda McGrath 04-3543	12 Cliff Road	Hardscape	42.4.4/62	KM Design

34. Pamela Griffin Trst 04-3544	54 Cliff Road	MH dormers	41/26	Sophie Metz Design
35. Andrew Arnott 04-3545	4 Manchester Circle	Addition	56/463	Permits Plus
36. Michael-Dawn Holdgate 04-3546	26 Monomoy Road	Shed	54/146	Self
37. Brant Point R.E., LLC 04-3547	12 Brant Point Road	Rev. 0714: GH revisions	29/149	Emeritus
38. 19 Pond View Drive NT 04-3549	19 Pond View Drive	Gazebo	81/26	BPC
39. 19 Pond View Drive NT 04-3560	19 Pond View Drive	Shed	81/26	BPC
40. Michelle Black 04-3552	28 Eel Point Road	Rev. 2371: porch/railing	40/44	Emeritus
41. Christopher Maroney 04-3554	9 Swift Rock Road	Rev. 2543: ODS/windows	40/69	Peter Fernandez
42. Pearce Prop. ACK 04-3555	13 Spring Street	Color change	55.1.4/107	Self
43. Five Day Beans, LLC 04-3548	48 Nobadeer Farm Road	Fence	69/36	Atlantic Landscaping
44. Mass Audubon 04-3551	153 Hummock Pond Road	Demo 48 sf shed	57/9	Self
45. Mass Audubon 04-3553	153 Hummock Pond Road	Shed	57/9	Self
46. Nant. Lighthouse School 04-3559	1 Rugged Road	ADA ramp – cottage	67/493	Emeritus
47. Erin Kopecki 04-3565	3A Somerset Road	Shed	56/18.1	Self
48. Douglas Woodyatt FT 04-3556	80/82 Hummock Pond	Re-site shed	56/116.1	Linda Williams
49. 59 S Shore Road NT 04-3558	59 South Shore Road	Rev.2773/2774: drmers&rf	80/308	Linda Williams
50. 59 S Shore Road NT 04-3561	59 South Shore Road	Rev. 2507: change roof	80/308	Linda Williams
51. 46 Union Street NT 04-3541	46 Union Street	Historic determination	42.2.3/28	M Cutone Architecture
Voting	Camp (acting chair), McLaughlin, Welch, Thornewill			
Alternates	None			
Recused	Pohl, Coombs, Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns			
Motion	Motion to Approve. (Welch)			
Roll-call Vote	Carried 4-0//Welch, Thornewill, McLaughlin, and Camp-aye		Certificate #	HDC2021-04-(as noted)

III. CONSENT WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Matthew Abbott 04-3562	136 Miacomet Avenue	Pool and hardscape	81/6.3	Ahern, LLC
	• Pool must not be visible at time of inspection and in perpetuity				
2.	Matthew Abbott 04-3563	136 Miacomet Avenue	Tennis court and pergola	81/6.3	Ahern, LLC
	• Tennis court must not be visible at time of inspection and in perpetuity				
3.	Samantha Barnes 04-3566	68 Madaket Road	Pool and hardscape	41/200.2	LINK
	• Pool must not be visible at time of inspection and in perpetuity				
4.	Grey Lady Lane, LLC 04-3567	7 Grey Lady Lane	Fence	66/711	Val Oliver Design
	• Lattice to be horizontal and vertical				
5.	Justin Juvonen 04-3568	99 Low Beach Road	Ground array solar	75/32.1	ACK Smart
	• Ground solar array must not be visible at time of inspection and in perpetuity				
6.	John Breglio 04-3569	52 West Miacomet Road	Pool + spa w/ auto cover	86/2.1	Jardins International
	• Pool and spa must not be visible and time of inspection and in perpetuity				
7.	3 Old Mill Court, LLC 04-3570	3 Old Mill Court	Rev. 72595: pool size	55/927	Jardins International
	• Pool must not be visible at time of inspection and in perpetuity				
8.	Daniel Wight Trust 04-3571	15 Milestone Crossing	Pool and hardscape	68/457	Sanne Payne
	• Pool must not be visible at time of inspection and in perpetuity				
9.	Kevin Mullins 04-3572	11 Plum Street	Shed	80/28	LINK
	• Copies of window and door schedule to be added to submission				
10.	Mark + Megan Dowley 04-3573	31/33 North Pasture Lane	Firepit + hardscape	44/78 + 79	Atlantic Landscaping
	• Firepit must not be seen at time of inspection and in perpetuity				
11.	John Galihier 04-3575	34 Washing Pond Road	Rev. 1351: red pool/hrdscp	31/13.3	Atlantic Landscaping
	• Pool must not be visible at time of inspection and in perpetuity.				
12.	Michael-Dawn Holdgate 04-3574	26 Monomoy Road	Pool and hardscape	54/146	Self
	• Pool must not be visible at time of inspection and in perpetuity				
13.	19 Pond View Drive NT 04-3576	19 Pond View Drive	Pool	81/26	BPC
	• Pool must not be visible at time of inspection and in perpetuity				
14.	19 Pond View Drive NT 04-3550	19 Pond View Drive	Spa	81/26	BPC
	• Spa must not be visible at time of inspection and in perpetuity				
15.	Joseph Signorile 04-3577	14 Poplar Street	Cabana	87/8	Gryphon Architects
	• Due to lack of visibility				
16.	HGMB, LLC 04-3580	34 Prospect Street	Hardscaping	55.4.4/77	Natalie Cowger
	• Due to minimal visibility				
17.	John Galihier 04-3578	34 Washing Pond Road	New shed	31/13.3	Sophie Metz Design

- Due to lack of visibility
18. ~~3 Waterview, LLC~~ ~~3 Waterview Drive~~ ~~Pool~~ ~~79/117.1~~ ~~Linda Williams~~
 • ~~Pool must not be visible at time of inspection and in perpetuity~~
19. Scott Douglas **04-3579** 339 Polpis Road Gate 24/2.3 KM Design
- Gate to be natural to weather
- Voting Pohl, Coombs, McLaughlin, Camp, Welch
 Alternates Thornewill
 Recused Oliver
 Documentation Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.
 Representing Linda Williams for 3 Waterview
 Public Dan Bailey, abutter to 3 Waterview
 Concerns **Flynn** – Item 18, 3 Waterview Drive Pool, attorney for the abutter has requested this be pulled out of the consent with conditions agenda.
 Motion **Motion to Approve Items 1-17 and Item 19 and with Item 18 held over for beginning of new business. (Welch)**
 Roll-call Vote Carried 5-0//McLaughlin, Camp, Coombs, Welch, and Pohl-aye Certificate # **HDC2021-04-(as noted)**

IV. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. NCF 04-3581	Russell Way	Private way	N/A	Wigwam Rd Trust
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns (4:45)	Flynn – Approvable per SAC comments.			
Motion	Motion to Approve through staff per SAC comments. (Oliver)			
Roll-call Vote	Carried 4-0//Coombs, Camp, Oliver, and Pohl-aye; McLaughlin muted	Certificate #	HDC2021-04-	
2. 29 Center St, LLC 04-3582	4 Chestnut Street	Gate House - wall sign	42.3.1/68.1	Plymouth Sign Co
3. 29 Center St, LLC 04-3583	11 India Street	Roberts House - wall sign	42.3.1/122.1	Plymouth Sign Co
4. 29 Center St, LLC 04-3584	31 Center Street	Manor House - wall sign	42.3.1/68	Plymouth Sign Co
5. 29 Center St, LLC 04-3585	29 Center Street	Faraway – wall sign	42.3.1/122.2	Plymouth Sign Co
6. 29 Center St, LLC 04-3586	29 Center Street	Faraway - flag sign	42.3.1/122.2	Plymouth Sign Co
7. 29 Center St, LLC 04-3587	29 Center Street	Sister Ship - fence sign	42.3.1/122.2	Plymouth Sign Co
8. 29 Center St, LLC 04-3588	29 Center Street	Coffee - wall sign	42.3.1/122.2	Plymouth Sign Co
9. 29 Center St, LLC 04-3589	29 Center Street	Meeting House - wall sign	42.3.1/122.2	Plymouth Sign Co
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	Flynn – Held for further review.			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye	Certificate #		

V. OLD BUSINESS (03/30/21)

<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	Mve on fm 44 Washington	42.2.3/40	Structures Unlimited
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 (4:47)	Oliver – Suggested approving the move and dealing with the alterations separately.			
Motion	Motion to Hold to track. (camp)			
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Coombs, Camp, and Pohl-aye	Certificate #		

2.	Walter J. Glowacki 03-3191	5 Meader Street	Alterations	42.2.3/40	Structures Unlimited
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.				
Representing	Linda Williams Brook Meerbergen				
Public	None				
Concerns (4:47)	<p>Meerbergen – Reviewed proposed incorporating changes per previous comments; the house is coming down 10’; the client wants the decks facing the view; willing to shingle the balcony, make the 9-light door solid, and adjust the porch posts.</p> <p>Williams – Asserts it won’t fit the lot if it turns.</p> <p>Backus – This complies with our guidelines. Read HSAB comments: decks facing the street is inappropriate; rotate the house so existing front door faces Washington St.</p> <p>Coombs – She had also requested turning the building; asked why they can’t do that when it all sides are the same size. Agrees the 2nd-floor deck facing the street is inappropriate. Keep it as simple as possible. Suggested it come back on Apr 29.</p> <p>Camp – East elevation, agrees; the 2nd-floor balcony overpowers the front façade; the fenestration is chaotic and should be reduced; the doors and windows on the 2nd-floor should be switched. She wants to see the revisions.</p> <p>Oliver – The fenestration is existing. East elevation, appreciates the dividers in the door but would prefer a single door and two windows; there are some 2nd-floor decks that are shingled and might help here; suggested the door on the right of the porch should be a solid door and the other a 9-light; the 2nd frieze board under the porch should be natural to weather.</p> <p>Thornewill – Agrees fenestration is chaotic and the lack of a proper front door. She thinks it could be rotated so the front faces the street. This is very visible.</p> <p>Pohl – He agrees with much that’s been said. Agrees there should be a proper wood, entry door on the porch, would prefer the leftmost door; likes the suggestion of a shingled railing on the balcony.</p>				
Motion	Motion to Hold for revisions to be heard on Thursday, April 29th. (Camp)				
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Coombs, Camp, and Pohl-aye			Certificate #	
3.	The Richmond Co 02-3060	9 Nancy Ann Lane	Loading dock/addition	68/135	KOH Architecture
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos.				
Representing	Dinah Klamert, KOH Architecture				
Public	None				
Concerns (5:09)	<p>Klamert – Reviewed the project and changes made per previous concerns.</p> <p>Oliver – Appreciates the effort to screen this with vegetation.</p> <p>Coombs – If the plants suggested are used and grow, it will be good.</p> <p>Camp – Likes the choice of vegetation but afraid the deer will eat the Arbor Vitae.</p> <p>Welch – This looks like a mainland commercial park; give the proximity of residents, there should be some deciduous trees. The overall approach would be better more homogenous with all evergreens that deer won’t eat.</p> <p>Pohl – Likes the idea of the deciduous trees. Would have to wrap the Arbor Vitae in the winter.</p>				
Motion	Motion to Approve through staff with two deciduous trees added and a temporary fence in the winter to protect the Arbor Vitae. (Camp)				
Roll-call Vote	Carried 4-1//Coombs, Oliver, Camp, and Pohl-aye; Welch-nay			Certificate #	HDC2021-02-3060

VI. NEW BUSINESS (04/06/21)

1.	3 Waterview, LLC 04-	3 Waterview Drive	Pool	79/117.1	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (5:18)	<p>Williams – Presented project; the pool is not visible; can’t build the pool without a building permit for a house.</p> <p>Pohl – Mr. Bailey isn’t here to speak for his client. The pool should be held to track with the house, which we haven’t seen.</p>				
Motion	Motion to Hold to track with the main house. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye			Certificate #	

1. Barbara Maier 04-3406	24 Union Street	Driveway/apron/fence	42.3.2/177	NAG
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Steve Theroux, Nantucket Architectural Group			
Public	None			
Concerns (5:26)	<p>Theroux – Presented project; fence between properties is remaining.</p> <p>Backus – The Department of Public Works (DPW) won't approve a curb cut within the old historic district (OHD) without HDC approval. Read HSAB comments from 4/5: too similar to neighbor and looks like double-wide drive; change material or brick pattern; plant ivy for a visual break between driveways.</p> <p>Coombs – Prefers running bond; ivy or plants on the fence is a good idea.</p> <p>Camp – Agrees the running bond going left to right is a good idea. Simple is best.</p> <p>Oliver – Nothing to add.</p>			
Motion	Motion to Approve through staff with the brick running bond perpendicular to the sidewalk. (McLaughlin)			
Roll-call Vote	Carried 5-0//Camp, Coombs, Oliver, McLaughlin, and Pohl-aye	Certificate #	HDC2021-04-3406	
2. Kim Wentworth 04-3408	14 Lincoln Avenue	Pool-hardscape	30/182	M. Cutone Arch.
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Mikayla Molta, Mark Cutone Architecture			
Public	None			
Concerns (5:33)	<p>Molta – Presented project; 12X24.</p> <p>Backus – Read HSAB comments from 4/5: due to location and lack of visibility, no concerns.</p> <p>McLaughlin – There is no visibility of this.</p> <p>Coombs – It meets our guidelines, okay with the no visibility in perpetuity.</p> <p>Oliver – No concerns.</p> <p>Camp – Due to lack of visibility.</p> <p>Pohl – Has an autocover, so doesn't require a fence.</p>			
Motion	Motion to Approve due to lack of visibility and to be screened at time of inspection and in perpetuity. (Camp)			
Roll-call Vote	Carried 5-0//Oliver Coombs, McLaughlin, Camp, and Pohl-aye	Certificate #	HDC2021-04-3408	
3. Cannonbury Holdings, LLC 04-3380	18 Cannonbury Lane	New dwelling	71/13	CWA
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Chip Webster, Chip Webster Associates			
Public	None			
Concerns (5:38)	<p>Webster – Presented project; would be okay with SAB suggestion; west elevation 2nd-floor deck is not visible.</p> <p>Backus – Read SAB comments of 4/5: overall concern is glazing; question visibility from floor to eave; chimney scale a concern; glass connector might be visible.</p> <p>Coombs – East elevation, would prefer windows to the three double-French doors and the front door trim to be heavier. North elevation, the 2nd-floor windows are too far from the 1st-floor windows; they should come down; mulled transom windows should be split; the chimney should have traditional proportions. South elevation, the double-French doors in the connector should be a single door flanked by windows.</p> <p>Oliver – Appreciates the massing. Agrees with Ms. Coombs. East elevation 2nd-floor windows should be larger. Over fenestrated. South elevation, eliminating the transom dormers would make it simpler and they aren't necessary, could have a gable window for extra light. West elevation, no railings are shown for the basement access.</p> <p>Camp – Agrees about the east elevation; 3 sets of French doors is inappropriate. North elevation, nothing lines up; it reads top heavy with so many windows.</p> <p>McLaughlin – Too many French doors and needs a typical front door. This doesn't match anything out there.</p> <p>Pohl – Agrees with much that's been said, especially the amount the space between headers on the 1st-floor and sills of the 2nd-floor windows, which is glaring on the north elevation. Don't like the transoms in the single-story mass.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye	Certificate #		

4. EBWC, LLC 04-3395	4 Lincoln Avenue	New studio	30/151	Botticelli & Pohl
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Thornewill			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (5:53)	<p>Botticelli – Presented project; this is actually a 2nd dwelling; it’s not meant to address the road and would prefer it be thought of as a studio.</p> <p>Backus – Read HSAB comments from 4/5: no concerns.</p> <p>Oliver – Appreciates the stature and location. If it is a 2nd dwelling, it needs a proper front door.</p> <p>Camp – No concerns; she doesn’t think this needs a front door.</p> <p>McLaughlin – Needs a proper front door and replace the other door with a window.</p> <p>Welch – Nothing to add.</p> <p>Discussion about whether it will be a studio or second dwelling.</p>			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 3-2//Welch, Camp, and Coombs-aye; Oliver and McLaughlin-nay	Certificate #	HDC2021-04-3395	
5. Richard Hohlt 04-3384	121 Madaket Road	Pool-spa	40/60.1	Botticelli & Pohl
Voting	Coombs, McLaughlin, Camp, Oliver, Thornewill			
Alternates	Welch			
Recused	Pohl			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (6:01)	<p>Botticelli – Presented project; a cross section through the pool back toward the house would be useful.</p> <p>Oliver – We need information on materials and photos; she’d be happy as long as it is in the file.</p> <p>Camp – She’d like to see the hardscaping around the pool and information about the drop of the grade. She’s concerned about possible visibility from Cliff Road and wants to see the landscaping. Wants to view this.</p> <p>Thornewill – Agrees.</p> <p>McLaughlin – There’s a 5’ drop between the house and pool.</p>			
Motion	Motion to View with stakes at the back of the pool and the house and Hold for further information on materials, landscaping, photos, and topography. (Camp)			
Roll-call Vote	Carried 5-0//Thornewill, Oliver, McLaughlin, Camp, and Coombs-aye	Certificate #		
6. John Confalone Trst 04-3414	30 Cliff Road	Driveway and hardscape	42.4.4/36	Val Oliver Design
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	None			
Recused	Oliver (Welch stepped off)			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (6:13)	<p>Oliver – Presented project.</p> <p>Backus – Circa 1820 cottage per National Historic Landmark (NHL). Read HSAB comments from 4/5: two adjacent driveways are a lot of brick; create a narrow planting strip to separate the driveways; no concerns on stoops and walkway changes.</p> <p>McLaughlin – The requested changes match the neighborhood and would approve as is.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted.			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, McLaughlin, and Pohl-aye	Certificate #	HDC2021-04-3414	

7.	Mary Claus Trustee 04-3405	31 Low Beach Road	New dwelling	74/36	Botticelli & Pohl
Voting	Coombs, McLaughlin, Camp, Oliver, Thornewill				
Alternates	None				
Recused	Pohl (Welch stepped off)				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (6:18)	<p>Botticelli – Presented project; front door is a Dutch door.</p> <p>Backus – Existing is circa 1860. Read SAB comments from 4/5: design feels like 2 front doors are in competition; reads as a guesthouse in front of the main house; gable at the window header height; expand front porch across the front; glassed-in porch mimics the main house; overall nice but reads as 2 houses with 2 front doors.</p> <p>McLaughlin – South elevation, the door with 9 lights over a panel is not typical; needs a typical front door. South elevation, the half-floor window should be dropped to the 1st floor level.</p> <p>Oliver – Likes it. The main house has 2-over-2 windows; the glassed-in porch windows should be 14-lights.</p> <p>Camp – This detracts from the existing house and goes lot line to lot line; would like it to reflect some aspects of the existing.</p> <p>Thornewill – Agrees about the competing doors on the front. It's far enough away from the existing that it can have its own character; likes the idea of tying the porches together.</p> <p>Coombs – South elevation, three left mulled windows should be 2 separated. Okay with the half-floor window.</p>				
Motion	Motion to Hold for revisions. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, Thornewill, McLaughlin, Oliver, and Coombs-aye		Certificate #		
8.	36 Lily Street, LLC 04-3401	36 Lily Street	Relocate studio on lot	42.4.3/94	Botticelli & Pohl
Voting	Coombs, McLaughlin, Oliver, Thornewill				
Alternates	None				
Recused	Pohl, Camp (Welch stepped off)				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (6:33)	<p>Botticelli – Presented project.</p> <p>Backus – Circa 1909-1920 per official records. Read HSAB comments from 4/5: no concerns on relocation. Read into the record letter of concerns from Lily Pond Neighborhood Association.</p> <p>McLaughlin – He sees no concerns about moving this on the same lot.</p> <p>Thornewill – It's appropriate to move this, but knowing there's a new building coming, we would be looking at something else.</p> <p>Oliver – Concurr. Moving this toward Gull Island would keep the integrity of having an old structure on the road.</p> <p>Coombs – Okay with moving on site; but, the point is the visibility from Lily Street; it shouldn't block the view from Gull Island.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 4-0//McLaughlin, Thornewill, Oliver, and Coombs-aye		Certificate #	HDC2021-04-3401	
9.	36 Lily Street, LLC 04-3416	36 Lily Street	New dwelling	42.4.3/94	Botticelli & Pohl
Voting	Coombs, McLaughlin, Oliver, Thornewill				
Alternates	None				
Recused	Pohl, Camp (Welch stepped off)				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (6:43)	<p>Botticelli – Presented project; west elevation faces Lily Pond and south faces the road.</p> <p>Backus – Read HSAB comments from 4/5: suggested shingle-style front door. Not familiar with a Dutch door with transoms above.</p> <p>McLaughlin – West elevation, a Dutch door is not appropriate. East elevation, looks like a coper roof over the bay; should be squared off and shingled.</p> <p>Oliver – Appreciates much of the design; south elevation is very simple. West elevation, the Dutch door is in keeping with the area; suggested reducing the left dormer fenestration to have more shingles. A Dutch door on the front would be appropriate.</p> <p>Thornewill – Agrees with Ms. Oliver. West elevation dormer, suggested a single French door and window.</p> <p>Coombs – East elevation, would prefer the triple ganged be 2 separate windows. Okay with Dutch doors.</p>				
Motion	Motion to Approve through staff with the west elevation French door in the dormer to be a single French door; change the front door to match the west elevation Dutch door; change east elevation single-story mass roof to shingle. (Oliver)				
Roll-call Vote	Carried 4-0//Thornewill, McLaughlin, Oliver, and Coombs-aye		Certificate #	HDC2021-04-3416	

10. Anechialine Prop LLC **04-3327** 19 East Creek Road Addition 55/60 BPC
 Voting Pohl, Coombs, McLaughlin, Welch, Thornewill
 Alternates None
 Recused (Camp left) (Oliver stepped off)
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Joe Paul, BPC
 Public None
 Concerns (6:58) **Paul** – Presented project; circa late 1980s; everything below the deck is in the flood plain; the 6-foot grade change screens west elevation; lattice for the deck skirt keeps getting broken.
McLaughlin – Changes are appropriate. This site is surrounded by Town property.
Thornewill – Likes the changes. The right gable forward is too big; would like it subservient to the main gable and the window is oversized; from the water it could read as one long mass. Likes the garage-door change and appreciates the use of shutters.
Coombs – All the windows look like 6-over-6 but are fixed. East elevation, agrees with dropping the new gable ridge; as viewed from the Harbor it would be very long. Changes give it some originality.
Welch – East elevation, the gable to the right is acceptable; it breaks up the perception of a long building; agrees about downsizing the window; center dormer should come off the ridge. West elevation, same comment with respect to the dormer and the large window in the center gable.
 Motion **Motion to Hold for revisions. (Welch)**
 Roll-call Vote Carried 5-0//Thornewill, Coombs, McLaughlin, Welch, and Pohl-aye Certificate #
11. William Scannell **04-3396** 119R Eel Point Road Rev. 2760: fenst + omit deck 33/17.1 BPC
 Voting Pohl, Coombs, McLaughlin, Welch, Thornewill
 Alternates None
 Recused (Oliver stepped off)
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Joe Paul, BPC
 Public None
 Concerns (7:15) **Paul** – Presented project; height approved at 25’6” or so.
 No concerns.
 Motion **Motion to Approve as submitted. (Welch)**
 Roll-call Vote Carried 5-0//Coombs, Thornewill, McLaughlin, Welch, and Pohl-aye Certificate # **HDC2021-04-3396**
12. William Scannell **04-3400** 119R Eel Point Road Cabana/gazebo 33/17.1 BPC
 Voting Pohl, Coombs, McLaughlin, Welch, Thornewill
 Alternates None
 Recused (Oliver stepped off)
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Joe Paul, BPC
 Public None
 Concerns (7:20) **Paul** – Presented project; not visible from the road; height 12.5’ or 13’; siding is natural to weather.
 No concerns due to the remote location and lack of visibility.
 Motion **Motion to Approve due to lack of visibility. (McLaughlin)**
 Roll-call Vote Carried 5-0//Coombs, Welch, Thornewill, McLaughlin, and Pohl-aye Certificate # **HDC2021-04-3400**
13. ACK Mimi, LLC **04-3413** 58 Wauwinet Road Garage 14/65 NAG
 Voting Pohl, Coombs, McLaughlin, Oliver, Thornewill
 Alternates Welch
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Steve Theroux, Nantucket Architectural Group
 Public None
 Concerns (7:25) **Theroux** – Presented project.
McLaughlin – No concerns.
Oliver – It’s fine but would like the eave dropped to take up the space between the 2nd-floor windows and eave. South elevation, the 2nd-floor windows should come in so as not to be walled.
Coombs – East elevation, agrees about bringing the eave down.
Thornewill – Agrees with Ms. Oliver; those changes would make it approvable.
Pohl – Move south elevation windows closer together and drop the eave.
 Motion **Motion to Approve through staff with the south elevation 2nd-floor windows moved closer together and the east and west elevation shorten the 2nd-floor wall height to bring the eave closer to the window headers. (Oliver)**
 Roll-call Vote Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye Certificate # **HDC2021-04-3413**

14. Eugene Clapp 04-3388				
	42 Cliff Road	Addition + fenestration	42.4.4/40	Normand Resid.
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Ben Normand, Residential Design			
Public	None			
Concerns (7:32)	<p>Normand – Presented project, circa 1915; lift onto a small crawlspace; looked at the windows to ascertain age and conditions; most are aluminum, except the diamond window appears to be older and would reuse; the 6-over-9 are aluminum.</p> <p>Backus – Circa 1915. Read HSAB comments from 4/5: no concerns except reuse any old windows to include 6-over-9 windows.</p> <p>No concerns with the little window reused.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Welch, Oliver, and Pohl-aye	Certificate #	HDC2021-04-3388	
15. Tonya Capaldo 04-3392				
	19 Union Street	Rev. 12-2411: add + fenest	42.3.2/136	Topham Design
Voting	Pohl, Coombs, McLaughlin, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (7:40)	<p>Topham – Presented project; all single-story element roofs will be red cedar.</p> <p>Backus – Circa 1803. Read HSAB comments from 4/5: overall okay; hope copper could be done in future (they were looking at asphalt); want bracket details on north elevation.</p> <p>McLaughlin – East elevation, the right Dutch door should be a regular 6-light door; the bracket detail should be a regular 45-degree straight bracket.</p> <p>Coombs – The brackets should stay; no concerns with the front façade but Dutch door should be a 12-light door. South elevation, this will be hard to see.</p> <p>Oliver – The 20-light Dutch door is on the south elevation and is okay because it complements the pane size of the windows. Okay with proposed changes.</p> <p>Thornewill – Agrees with Ms. Oliver. Front elevation should remain a 12-light door.</p> <p>Pohl – He’s good with this. A lot of the notes on the plans aren’t accurate and should be corrected plans.</p>			
Motion	Motion to Approve through staff with notes corrected to match what was presented. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Coombs, Pohl, and McLaughlin-aye;	Certificate #	HDC2021-04-3392	
16. Beach Vibes, LLC 04-3393				
	9 Cannonbury Lane	New dwelling	74/28	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Michael Luft-Weissberg, Workshop APD			
Public	None			
Concerns (7:57)	<p>Luft-Weissberg – Presented project.</p> <p>Backus – She couldn’t attend the SAB meeting so doesn’t have any notes.</p> <p>Oliver – We were okay with this; a main issue was the unusual front door as batten with sidelights.</p> <p>Coombs – This is fine with a change of the front door to 4-panel with glass and no sidelights.</p> <p>McLaughlin – North elevation, the batten door with sidelights makes no sense.</p> <p>Welch – There are a number of doors that aren’t 6-panels; he’s okay as proposed.</p> <p>Pohl – He’s okay with the atypical door.</p>			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Welch, and Pohl-aye	Certificate #	HDC2021-04-3393	

17. Beach Vibes, LLC 04-3397		9 Cannonbury Lane	Garage	74/28	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Michael Luft-Weissberg, Workshop APD				
Public	None				
Concerns (8:05)	<p>Luft-Weissberg – Presented project; height about 22’.</p> <p>Backus – She doesn’t have the SAB comments.</p> <p>McLaughlin – South elevation, the pedestrian door should be a panel door, if visible.</p> <p>Oliver – Appropriate.</p> <p>Coombs – No concerns.</p> <p>Welch – Anywhere but this location, he would suggest the shed mass be 4/12; it’s okay as proposed.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Welch, Oliver, and Pohl-aye		Certificate #	HDC2021-04-3397	
18. Beach Vibes, LLC 04-3398		9 Cannonbury Lane	Shed	74/28	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Michael Luft-Weissberg, Workshop APD				
Public	None				
Concerns (8:09)	<p>Luft-Weissberg – Presented project.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Welch)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Welch, and Pohl-aye		Certificate #	HDC2021-04-3398	
19. Nelson Eldridge 04-3402		2 Eldridge Lane	Roof top solar	49/77	Freedom Frvr,LLC
Voting	Pohl, Coombs, McLaughlin, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, advisory comments, manufacturer spec sheet				
Representing	Dierdre LaPira, Freedom Forever, LLC				
Public	None				
Concerns (8:10)	<p>LaPira – Presented project; southwest roof faces the rear.</p> <p>Backus – Circa 1971. Read SAB comments: overall comment visibility from Meetinghouse Lane.</p> <p>McLaughlin – In this location, this is approvable.</p> <p>Oliver – Appreciates it’s the on the back but it’s unfortunate that the shingle color is grey. Asked if the lower row could go onto the connector roof as opposed to over the bay window.</p> <p>Coombs – The array should be on and fill the lower roof with additional vegetation planted to screen the view.</p> <p>Thornewill – Agrees they should all be on the lower roof and on the connector; the upper roof is more visible.</p> <p>Pohl – Agrees with putting the arrays on the lower roof plane and, where there is full visibility from Meetinghouse, put in additional screening.</p>				
Motion	Motion to Hold for revisions. (Oliver)				
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Oliver, and Pohl-aye; McLaughlin		Certificate #	abstain	
20. MAG Ventures 04-3419		30 Devon Street	Garage	76.4.2/1	JB Studio
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Juraj Bencat, JB Studio				
Public	None				
Concerns (8:22)	<p>Bencat – Presented project; black windows & doors, grey trim, cedar roof; height 22’; main house has not yet been approved.</p> <p>Oliver – Struggles with approving this when the main house isn’t approved. Double garage doors are too big.</p> <p>Coombs – Agrees with Ms. Oliver about approving without having seen the main house.</p> <p>Welch – The garage door is atypically large, but it’s located deep in the site. It’s a nice, non-descript design. It is incumbent upon the applicant to come back for any changes needed to match the house.</p> <p>McLaughlin – No concerns.</p> <p>Pohl – He gets we haven’t approved the main house, but this is simple. Doesn’t think the garage door will be visible. Garage door should be wood natural to weather.</p>				
Motion	Motion to Approve through staff with the garage door be wood natural to weather. (Welch)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Welch, and Pohl-aye		Certificate #	HDC2021-04-3419	

21. MAG Ventures 04-3418	30 Devon Street	Cabana/otdr shr/pergola	76.4.2/1	JB Studio
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (8:29)	No comments at this time.			
Motion	Motion to Hold to track with the main house. (Coombs)			
Roll-call Vote	Carried 5-0//Welch, Oliver, McLaughlin, Coombs, and Pohl-aye		Certificate #	
22. Eliza Silva 04-3391	16 Helen's Drive	Rooftop solar	66/53	ACK Smart
Voting	Pohl, Coombs, McLaughlin, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Tim Carruthers, ACK Smart			
Public	None			
Concerns (8:30)	<p>Carruthers – Presented project; roof is greyish; the driveway will come in at the northwest corner.</p> <p>Oliver – The roof is grey and the solar is on the front. They were changing the driveway from existing, and the site plan doesn't show where that will go; knowing that would help confirm lack of visibility.</p> <p>Coombs – Agrees; we should view this.</p> <p>McLaughlin – He has no concerns; this is approvable.</p> <p>Thornewill – Agrees we should view this.</p>			
Motion	Motion to View. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Pohl-aye		Certificate #	
23. Jennifer Silva 04-3381	14 Harbor View Way	Lift, addition & roof walk	42.4.1/26	Thornewill Design
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, advisory comments, and engineer documentation.			
Representing	Luke Thornewill, Thornewill Design			
Public	Linda Williams			
Public	None			
Concerns (8:36)	<p>Williams – This is Stiller and Meara's former home. A deck was approved is 2002 but never built; one of the two chimneys is not original. Reviewed historical information and context photos; appears in 1930s.</p> <p>Thornewill – Presented project; colors to be all white.</p> <p>Backus – Construction is contributed to Gerald Fuller; this is prime example for compliance to the new resiliency guidelines; there are other mechanisms besides lifting that should be taken under consideration to protect it from flooding.</p> <p>Read HSAB comments from 4/5: change front porch roof to 4 pitch so doesn't cover so much sidewall; keep original third floor dormers, starts to look like a 3-story building; 2 lite awning windows to modern, change to 4 or 6 lite; change south facing dormer in addition to gable roof for more interest; separate triple windows to fill wall better; no precedent for 2nd-floor deck on addition, remove it; friendship stairs inappropriate for this style eliminate by removing second stairway to front stoop; show AC units; eliminate a window in the north facing addition dormer or allow eve to run through.</p> <p>Oliver – Her notes reflect HSAB. The deck on the addition looks larger than the main deck and thinks that's because of the steep pitch and extra space either side of the doors; 3rd-floor dormers reflect next door but those next door don't face the street and pitch is shallow. North elevation, 3rd-floor awnings feel very modern. Mr. Bracken gave us a level the house has to come up to, but there are other mechanisms; she isn't clear on what HDC can ask them to do to keep from raising the building.</p> <p>Coombs – This is an old building; the front should be kept as is; the friendship stairs are inappropriate; the proposed windows don't add to the story of this house. The existing contributes to the simple way Stiller and Meara lived; it should be respected so as we don't fail to maintain the historic houses to the best of our ability. This should be simpler, remove mulled windows, shouldn't be a 3-story building.</p> <p>McLaughlin – He has no comments at this time.</p> <p>Welch – HDC wants to observe and respect the history of this house. South elevation, important to retaining the existing dormers; okay with the roof walk; changing the hipped roof porch is acceptable but should be more sensitive to the era of this structure. Mulled units are existing. South elevation, suggested the dormer header be buried in the rim board to increase the height of the eave; sidewall railing needs to be looked at. East elevation, brings him around to the north, much of which is acceptable and carries over onto the west; dormers are typical on the rear.</p> <p>Pohl – Agrees the deck in the addition looks larger because the eave is lower exposing more railing. He agrees with all comments made including HSAB.</p>			
Motion	Motion to Hold for revisions. (Welch)			
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Coombs, Welch, and Pohl-aye		Certificate #	

Rest held for Thursday April 29

24. Daniel Omstead 04-3378	9 Quaise Pasture - MH	Rev. 2441: cupola/brzwy	26/20.1	SMRD
25. Daniel Omstead 04-3377	9 Quaise Pasture - Cottage	Rev 12-2439 porch chng	26/20.1	SMRD
26. Thomas Keegan 04-3330	41B Cliff Road	Addition	29/40	JB Studio
27. Thomas Keegan 04-3329	41B Cliff Road	Cabana	29/40	JB Studio
28. Thomas Keegan 04-3328	41B Cliff Road	Pool and hardscape	29/40	JB Studio
29. Mark Norris 04-3415	14A Lowell Place	Cottage-resite/additions	41/164	Williams/Emeritus
30. Peter Taylor 04-3394	98 Main Street	A/C units and fence	42.3.3/111	Linda Williams
31. 14 MVR LLC 04-3420	14 Madequecham Valley Rd	New dwelling	89/13	Emeritus
32. Tim Demasi 04-3424	3 Gladlands Avenue	New dwelling	80/234	Emeritus
33. Deidre Hamling 04-3425	8 Lowell Place	Demo building	41/508	Topham Design
34. David Berson 04-3382	6 Hedge Row	Dormer + shed addition	73.3.2/87	SMRD
35. KMC Ventures LLC 04-3488	34 Morey Lane	Garage renovations	73.3.2/60	Paulin Vitanov

VI. 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 ½ 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
20. M. Currie + D. Southey 02-2963	7 Anna Drive	Addition	55/245.2	Josiah Newman

VIII. NEW BUSINESS 4/27/21

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 5 Sherburne Way, LLC 04-	5 Sherburne Way	New dwelling	30/38	Botticelli + Pohl
2. 3 Sherburne Tpk, LLC 04-	3 Sherburne Turnpike	New garage	30/114	Botticelli + Pohl
3. Larry Castellani 04-	50 Brewster Road	New dwelling	43/96	EMDA
4. Siasconset Casino Assoc. 04-	13 New Street, Sias	New dwelling	73.4.2/68	Val Oliver Design
5. Siasconset Casino Assoc. 04-	15 New Street, Sias	Lift, fenest, deck, shingles	73.4.2/68	Val Oliver Design
6. Grey Lady Lane, LLC 04-	4 Grey Lady Lane	New dwelling	66/702	Val Oliver Design
7. Prickly Pear 04-	17 Broadway	Color change	73.1.3/112	Val Oliver Design
8. Fish Tales, LLC 04-	8 New Mill Street	Garage apartment	42.3.3/332	Yoana Guzman
9. Gary Creem 04-	6 + 8 Hydrangea Lane	Addition	73/87 + 88	Val Oliver Design
10. Gary Creem 04-	6 + 8 Hydrangea Lane	Cabana	73/87 + 88	Val Oliver Design
11. Carol Anne Surface 04-	47 Warrens Landing	New dwelling	38/54	BPC
12. Carol Anne Surface 04-	47 Warrens Landing	Studio	38/54	BPC
13. Carol Anne Surface 04-	47 Warrens Landing	Pool	38/54	BPC
14. Nant. 62 Walsh, LLC 04-	62 Walsh Street	Rev. 12-2551: siding chng	29/85 + 85.2	Botticelli + Pohl
15. Brian Franz 04-	10 + 12 Cannonbury	Pool and hardscape	74/9 + 10	Ahern LLC
16. OHOM, LLC 04-	28 Main Street, Sias	Rev. 01-2749: fenestration	73.3.1/47	Emeritus
17. Charles Lenhart 04-	25 Dukes Road	Solar panels on shed roof	41/530.3	Self
18. Charles Lenhart 04-	25 Dukes Road	Add rooftop solar MH	41/530.3	Self
19. 3 Waterview, LLC 04-	3 Waterview Drive	New dwelling	79/117.1	Linda Williams
20. Ana Ericksen 04-	22 Orange Street	Rev. 72708: roofwalk skirt	42.3.2/225	Botticelli + Pohl
21. Peter Garren 04-	36 Pocomo Road	2 nd dwelling/garage	14/79	NAG
22. Peter Garren 04-	36 Pocomo Road	Addition to dwelling	14/79	NAG
23. Jane Pierre De Villeme 04-	18 Gladlands Avenue	30 x 30 sports court	80/221	LINK
24. Nantucket G+S R.T 04-	81 Vestal Street	Retaining wall	56/254	M Cutone Arch
25. Nant. 62 Walsh, LLC 04-	62 Walsh Street	Shift structure + addition	29/85 + 85.2	Botticelli + Pohl
26. 16 Western Pres. Trust 04-	16 Western Avenue	Rev. 12-2395: fenestration	87/72	Botticelli + Pohl

27. Matthew Dwyer 04-	11 Mississippi Avenue	Shed	59.4/233	LINK
28. Sam Aloisi 04-	19 Quaker Road	New dwelling	41/42	Thornewill Design
29. Doug Meyer 04-	18 Gardner Road	Demo/move off dwelling	43/135	Emeritus
30. Mark Finnegan 04-	36 Warren's Landing	Garage	38/44	BPC
31. Mark Finnegan 04-	36 Warren's Landing	Gazebo/cabana	38/44	BPC
32. Mark Finnegan 04-	36 Warren's Landing	Pool	38/44	BPC
33. Kristina Amendolare 04-	8 Bank Street	Addition	73.1.3/69	Angus Macleod
34. Sharon Lefevre 04-	30 Pine Street	Rev. 2302: ODS/AC/ skylite	42.3.2/46	Angus Macleod
35. Elbow Lane Group 04-	7 Elbow Lane	Move on from 7 N Gully	73.2.4/41	Botticelli + Pohl
36. 72 Pocomo Road, LLC 04-	72 Pocomo Road	Move off/demo MH	15/37	Botticelli + Pohl
37. 72 Pocomo Road, LLC 04-	72 Pocomo Road	Move off/demo pool house	15/37	Botticelli + Pohl
38. 72 Pocomo Road, LLC 04-	72 Pocomo Road	New dwelling	15/37	Botticelli + Pohl
39. Rufio ACK Hldg, LLC 04-	93 Main Street	Outdoor shower	42.3.3/17	JB Studio
40. Anne Delaney 04-	4 Old Quidnet Milk Road	Rooftop solar - house	20/53	ACK Smart
41. Anne Delaney 04-	4 Old Quidnet Milk Road	Rooftop solar – cottage	20/53	ACK Smart
42. Jane Stoddard 04-	6 Quaker Road	Rooftop solar	41/522	ACK Smart
43. Conway Family Trust 04-	11 Western Avenue	Mve off/prtl demo 17 Hoopr	87/117	Permits Plus
44. Terry Noyes 04-	17 Hooper Farm Road	Move on from 11 Western	55/220.5	Permits Plus
45. Westmoor Club 04-	105/109 W Chester Street	Dorm "A"	41/805	G. G. Arch
46. Westmoor Club 04-	105 West Chester Street	Dorm "B"	41/805	G. G. Arch
47. Westmoor Club 04-	105 West Chester Street	Addition	41/805	G. G. Arch
48. Greg Raiff 04-	100 Low Beach Road	Rev. 09-1845: pergola + ODS	75/27	Emeritus
49. 11 India Street, LLC 04-	29 Center Street	Color change	42.3.1/122.2	Emeritus
50. Trogoh NT 04-	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
51. Jeffrey Krupa 04-	95 West Chester Street	Shed	41/93.1	Emeritus
52. One Folger Road, LLC 04-	1 Folger Road	Studio	30/195.1	Studio Ppark
53. ABCET, LLC 04-	58 Baxter Road	New dwelling	49/54	Will Stephens
54. ABCET, LLC 04-	58 Baxter Road	Pool house	49/54	Will Stephens
55. ABCET, LLC 04-	58 Baxter Road	Pool	49/54	Will Stephens
56. Bruce Holdgate 04-	80 Hummock Pond Road	Shed	56/124	Waterscapes
57. 22 Easton Street, LLC 04-	22/24 Easton Street	Main house	42.1.4/12 + 12.1	Workshop APD
58. 22 Easton Street, LLC 04-	22/24 Easton Street	East garage	42.1.4/12 + 12.1	Workshop APD
59. 22 Easton Street, LLC 04-	22/24 Easton Street	West garage	42.1.4/12 + 12.1	Workshop APD
60. 22 Easton Street, LLC 04-	22/24 Easton Street	Gym pavilion	42.1.4/12 + 12.1	Workshop APD

IX. OTHER BUSINESS	
Approved Minutes	April 6 and 15, 2021
Review Minutes	April 20 & 22, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting New Business Thursday 04/29/21 at 01:00pm • Reminder- Special Meeting Friday 4/30/21 at 1:00pm • Discussion of Resilient Nantucket 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 Adjourn at 9:05 p.m. (McLaughlin)**
 Roll-call Vote Carried 5-0//Coombs, Oliver, Welch, McLaughlin, and Pohl-aye

Submitted by:
 Terry L. Norton

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