



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Diane Coombs, Abby Camp, Vallorie Oliver,
Associate Commissioners: Jessie Dutra, Carrie Thornewill, Connie Patten

~~ MINUTES ~~

Tuesday, April 27, 2023

Conference Room, 2 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 1:04 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist.

Attending Members: Pohl, Welch, Coombs, Oliver, Patten, Thornewill

Remote Participants: Coombs, Patten

Absent Members: Camp, Dutra

Late Arrivals:

Early Departures:

Adoption of Agenda.

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

Roll-Call Vote Carried 5-0 // Oliver, Coombs, Welch, Thornewill, and Pohl-aye

I. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Elaine Russell 04-8283	2 Fairfield St.	Roof replacement	76.1.4/7	Elaine Russell
Voting	Pohl, Welch, Coombs, Thornewill, Patten			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	None			
Public	None			
Concerns	None			
Motion	Motion to Approve Consents. (Thornewill)			
Roll-call Vote	Carried 5-0 // Patten, Thornewill, Coombs, Welch and Pohl-aye		Certificate #	HDC2023-04-8283

II. 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. Andrea Maher 04-8239	46a Macy's Lane	Rooftop solar	68/961.1	Team Sunshine
•	Not to be visible at the time of inspection or in perpetuity.			
Voting	Pohl, Welch, Coombs, Oliver, Patten			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	None			
Public	None			
Concerns	None			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 5-0 // Patten, Welch, Oliver, Coombs, and Pohl-aye.		Certificate #	HDC2023-04-8239

III. NEW BUSINESS 03/28/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Shannon Hill 02-8009	12 Darling St	Color change	42.3.2/112	Shannon Hill
Voting	Welch, Coombs, Oliver, Thornewill, Patten			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Shannon Hill			
Public	None			
Concerns	None			
Motion	Motion to approve through staff w/Nantucket gray clapboard and door. Keeping the foundation natural brick. (Thornewill)			
Roll-call Vote	Carried 5-0 // Thornewill, Oliver, Coombs, Patten, and Welch-aye.		Certificate #	HDC2023-02-8009

IV. OLD BUSINESS 04/04/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
2. Holly Coburn 01-7695	5 North Beach	New Dwelling	42.4.1/92	Normand Design
Voting	Pohl, Camp, Coombs, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	Application not opened.			
Motion	No action.			
Roll-call Vote			Certificate #	HDC2023-01-7695

3. Joshua Malitsky 01-7857	253 Madaket Rd	Rooftop solar array	59.4/210	AckSmart
Voting	Pohl, Coombs, Camp, Oliver, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	Application not opened.			
Motion	No action.			
Roll-call Vote			Certificate #	HDC2023-01-7857

VI. NEW BUSINESS 04/11/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 39 Monomoy LLC 04-8233	39 Monomoy Rd	Replace windows	54/79	Emeritus LTD
Voting	Pohl, Welch, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	Thornewill, Dutra			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Matt			
Public	None			
Concerns	None			
Motion	Motion to hold for more information, also some sort of specification on the manufacturer. (Welch)			
Roll-call Vote	Carried 5-0 // Welch, Oliver, Coombs, Thornewill and Pohl-aye.		Certificate #	HDC2023-04-8233

2. Christopher Hurd 04-8250					
	25 E Lincoln St	Renovate/move house on site	42.4.1/2	EMDA	
Voting	Pohl, Welch, Coombs, Oliver, Patten				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Ethan McMorrow- EMDA				
Public	None				
Concerns	None				
Motion	Motion to hold for revisions. Revisions to include an elevation certificate as well as a COA for historic determination. (Welch)				
Roll-call Vote	Carried 5-0 // Welch, Oliver, Coombs, Patten and Pohl-aye.		Certificate #	HDC2023-04-8250	
3. Jennifer & Dalton Frazier					
	5 Maple Ln lot 9	Rooftop solar array	67/303	ACK Smart	
Voting	Pohl, Welch, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	None				
Public	None				
Concerns	Application not opened.				
Motion	No action.				
Roll-call Vote			Certificate #	HDC2023-04-8239	
4. Nicole & Phillip Hadley 04-8297					
	4 Underhill Lane	Demo main house	73.3.2/58.1	WAPD	
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Andrew				
Public	Rob Benchley				
Concerns	None				
Motion	Motion to approve subject to the standard demo zoning by-law. (Welch)				
Roll-call Vote	Carried 4-1 // Welch, Oliver, Thornewill and Pohl-aye. // Coombs-nay.		Certificate #	HDC2023-04-8297	
5. Nicole & Phillip Hadley 04-8298					
	4 Underhill Lane	Demo guest house	73.3.2/58.1	WAPD	
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Andrew				
Public	Rob Benchley				
Concerns	None				
Motion	Motion to approve as a move/demo. (Welch)				
Roll-call Vote	Carried 5-0 // Welch, Oliver, Coombs, Thornewill and Pohl-aye.		Certificate #	HDC2023-04-8298	
6. Nicole & Phillip Hadley 04-8296					
	4 Underhill Lane	Demo shed	73.3.2/58.1	WAPD	
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Andrew				
Public	Rob Benchley				
Concerns	None				
Motion	Motion to approve as a move/ demo. (Welch)				
Roll-call Vote	Carried 5-0 // Welch, Oliver, Coombs, Thornewill and Pohl-aye.		Certificate #	HDC2023-04-8296	
7. Nicole & Phillip Hadley 04-8301					
	4 Underhill Lane	New main house	73.3.2/58.1	WAPD	
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Andrew				
Public	Rob Benchley				
Concerns	None				
Motion	Motion to approve through staff per exhibit A. (Welch)				
Roll-call Vote	Carried 4-1 // Welch, Oliver, Thornewill and Pohl-aye. // Coombs nay.		Certificate #	HDC2023-04-8301	

8. Nicole & Phillip Hadley 04-8300	4 Underhill Lane	New Garage	73.3.2/58.1	WAPD
Voting	Pohl, Welch, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Andrew			
Public	Rob Benchley			
Concerns	None			
Motion	Motion to hold for minor revisions. (Welch)			
Roll-call Vote	Carried 5-0 // Welch, Oliver, Coombs, Thornewill and Pohl-aye.		Certificate #	HDC2023-04-8300
9. Nicole & Phillip Hadley 04-8299	4 Underhill Lane	New shed	73.3.2/58.1	WAPD
Voting	Pohl, Welch, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Andrew			
Public	Rob Benchley			
Concerns	None			
Motion	Motion to approve through staff w/six lite and quaker gray. (Welch)			
Roll-call Vote	Carried 5-0 // Welch, Oliver, Coombs, Thornewill and Pohl-aye.		Certificate #	HDC2023-04-8299
Rest held-				
10.	111 Cliff Rd Tr	111 Cliff Rd	Move demo structure	41/10 Emeritus LTD
11.	7 White LLC	7 White St	New dwelling	80/9 Emeritus LTD
12.	7 White LLC	7 White St	New garage	80/9 Emeritus LTD
13.	7 White LLC	7 White St	Chng doors, windows add covered porch	80/9 Emeritus LTD
14.	Caroline Fernandez	13 Academy Lane	Fence	42.4.3/112 Gryphon Architects
15.	Caroline Fernandez	13 Academy Lane	Hardscape	42.4.3/112 Gryphon Architects
16.	Timothy Moran	5 Lily St.	Addition	42.3.4/89 Linda Williams

VII. OLD BUSINESS 04/18/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	4 The Kids Realty 2022-07-6708	79 Pocomo Rd	Roof walk revision	15/5	CWA
2.	Sweet Meadow 03-8078	74 W Chester St.	New shed	41/478	NAG
3.	Balaji Gandhi 01-7686	9 New Jersey Ave	MH addition	60.3.1/408	Shelter 7
4.	Balaji Gandhi 01-7691	9 New Jersey Ave	Garage fenestration chng	60.3.1/408	Shelter 7
5.	Kathryn Cook 10-7746	85 Low Beach Rd	New pool house	75/31.3	Rich Gammons
6.	Kathryn Cook 10- 7217	85 Low Beach Rd	New Garage	75/31.3	Rich Gammons
7.	Harold Brothers 01-7685	2 4 Highland Ave	New dwelling	30/ 187	Emeritus LTD
8.	Harold Brothers 01-7684	6 Highland Ave	New dwelling	30/ 187	Emeritus LTD
9.	NT Property Owner LLC	6 Beach Grass	Rev parking plan	38/860	Linda Williams
10.	Doherty ACK LLC 08-6941	4 Mariner Way	Garage	55.1.4/72	Linda Williams
11.	Laura Bench 01-7798	17 Pleasant St	New garage studio	42.3.3/17	Gryphon Architects

VIII. PUBLIC COMMENT**IX. COMMISSIONER'S COMMENTS****X. OTHER BUSINESS**

Approved Minutes Motion Vote	March 28, 30, & April 4, 11, and 13, 2023.
Review Minutes	February 23, & March 9 & April 18, 2023.
Other Business	<ul style="list-style-type: none"> Next HDC Meeting- May 2nd at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. - COMMUNITY RM.

	<ul style="list-style-type: none">• Classification of street trees & vegetating mapping• Discussion of Wind Turbines• Section 106 – Sunrise Wind Farm Project, intro (update as needed)• Review policy of Move/Demo hearings in relation to new dwellings• Hardscaping• Discussion of salvaging demolitions• Discussion of options for house moves
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List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:33pm. (Welch)**

Vote Carried 5-0 // Patten, Oliver, Welch, Coombs, Pohl-aye.

Submitted by:

Esmeralda Martinez

YouTube link: <https://www.youtube.com/watch?v=aHk28VpKtLc>

Nantucket Old Historic District

Sceneset Old Historic District

Madaket Old Village

DRAFT