



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

**Thursday, May 6, 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 1:04 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: None

Agenda adopted by unanimous consent.

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

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

## I. PUBLIC COMMENT

**Holly Backus**, Preservation Planner – Recognized the passing for former HDC Administrator, Mark Voigt. She was before the SB last night presenting the draft guidelines; asked for any further comments. May is Preservation Month.

## II. CONSENT

|    | <u>Property owner name</u>            | <u>Street Address</u> | <u>Scope of work</u>      | <u>Map/Parcel</u> | <u>Agent</u>      |
|----|---------------------------------------|-----------------------|---------------------------|-------------------|-------------------|
| 1. | Elbow Lane Group <b>05-3627</b>       | 7 Elbow Lane          | Move on from 7 N Gully    | 73.2.4/41         | Botticelli + Pohl |
| 2. | 11 India Street, LLC <b>05-3639</b>   | 29 Center Street      | Color change              | 42.3.1/122.2      | Emeritus          |
| 3. | Island Energy Services <b>05-3663</b> | 11 Industry Way       | Rev. 72864: win/door chgs | 69/295            | Val Oliver Design |
| 4. | John Simses <b>05-3664</b>            | 15 Exeter Street      | Rev. 73236: window chg    | 76.4.1/410        | Val Oliver Design |
| 5. | Dan Kelliher <b>05-3665</b>           | 54 Somerset Road      | Roof change               | 66/94             | James Lydon       |
| 6. | David Moye <b>05-3666</b>             | 2 Spindrift Circle    | Shed                      | 66/316            | Linda Williams    |
| 7. | Lisa Sawlit <b>05-3667</b>            | 4 Quail Lane          | Fence                     | 67/357.2          | LINK              |
| 8. | Sarah Ondaatje Trust <b>05-3668</b>   | 6 Gardner Road        | Fence/arbor               | 43/8              | Ethan McMorrow    |
| 9. | Kenneth Valero <b>05-3669</b>         | 9 Gladlands Avenue    | Fence                     | 80/224            | Self              |

Voting Coombs (acting chair), McLaughlin, Camp, Welch, Thornewill

Alternates None

Recused Pohl, Oliver

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Camp)**

Roll-call Vote Carried 5-0//Thornewill, McLaughlin, Welch, Camp, and Coombs-aye Certificate # **HDC2021-05-(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. | Edward Crowley <b>05-3662</b> | 5 Curlew Court        | Outdoor shower       | 68/515            | Lewis Kelsey      |
|    | • Due to lack of visibility   |                       |                      |                   |                   |
| 2. | Sea Hero, LLC <b>05-3670</b>  | 7 Pilgrim Road        | 2'-4' timber wall    | 41/216            | Val Oliver Design |
|    | • Due to lack of visibility   |                       |                      |                   |                   |

Voting Pohl, Coombs, McLaughlin, Camp, Welch

Alternates Thornewill

Recused Oliver

Documentation None

Representing None

Public None

Concerns No additional concerns.

Motion **Motion to Approve per noted comments. (Coombs)**

Roll-call Vote Carried 5-0//Welch, McLaughlin, Camp, Coombs, and Pohl-aye Certificate # **HDC2021-05-(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.             | 9 Petticoat Row, LLC <b>05-3672</b>  | 9 Centre Street       | Projecting sign      | 42.3.1-203.1      | Dalton Frazier               |
| Voting         | Pohl, Coombs, McLaughlin, Camp, Oliver                                       |                       |                      |                   |                              |
| Alternates     | Welch, Thornewill  |                       |                      |                   |                              |
| Recused        | None   |                       |                      |                   |                              |
| Documentation  | Sign design plans, site plan, photos, correspondence, and advisory comments. |                       |                      |                   |                              |
| Representing   | None   |                       |                      |                   |                              |
| Sign Advisory  | None   |                       |                      |                   |                              |
| Concerns       | <b>Flynn</b> – Held for revisions.   |                       |                      |                   |                              |
| Motion         | <b>Motion to Hold for revisions. (Coombs)</b>                                |                       |                      |                   |                              |
| Roll-call Vote | Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and Pohl-6yae                 |                       |                      | Certificate #     |                              |
| 2.             | Chris Keogan <b>05-3673</b>  | 1 Freedom Square      | Wall sign            | 55/702.1          | LINK                         |
| Voting         | Pohl, Coombs, McLaughlin, Camp, Oliver                                       |                       |                      |                   |                              |
| Alternates     | Welch, Thornewill  |                       |                      |                   |                              |
| Recused        | None   |                       |                      |                   |                              |
| Documentation  | Sign design plans, site plan, photos, correspondence, and advisory comments. |                       |                      |                   |                              |
| Representing   | None   |                       |                      |                   |                              |
| Sign Advisory  | None   |                       |                      |                   |                              |
| Concerns       | <b>Flynn</b> – Held for revisions.   |                       |                      |                   |                              |
| Motion         | <b>Motion to Hold for revisions. (Coombs)</b>                                |                       |                      |                   |                              |
| Roll-call Vote | Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and Pohl-6yae                 |                       |                      | Certificate #     |                              |
| 3.             | James Siminoff <b>05-3674</b>  | 15 Washington Street  | Wall sign            | 42.3.1/99         | Sign Here Nant.              |
| Voting         | Pohl, Coombs, McLaughlin, Camp, Oliver                                       |                       |                      |                   |                              |
| Alternates     | Welch, Thornewill  |                       |                      |                   |                              |
| Recused        | None   |                       |                      |                   |                              |
| Documentation  | Sign design plans, site plan, photos, correspondence, and advisory comments. |                       |                      |                   |                              |
| Representing   | None   |                       |                      |                   |                              |
| Sign Advisory  | None   |                       |                      |                   |                              |
| Concerns       | <b>Flynn</b> – Approvable.   |                       |                      |                   |                              |
| Motion         | <b>Motion to Approve. (Oliver)</b>   |                       |                      |                   |                              |
| Roll-call Vote | Carried 5-0//McLaughlin, Camp, Coombs, Camp, and Pohl-aye                    |                       |                      | Certificate #     | <b>HDC2021-05-3674</b>       |
| 4.             | David Cox <b>05-3675</b>   | 58 Main Street        | Relocating proj sign | 42.3.1/219.1      | Self                         |
| 5.             | David Cox <b>05-3676</b>   | 58 Main Street        | Relocating wall sign | 42.3.1/219.1      | Self                         |
| Voting         | Pohl, Coombs, McLaughlin, Camp, Oliver                                       |                       |                      |                   |                              |
| Alternates     | Welch, Thornewill  |                       |                      |                   |                              |
| Recused        | None   |                       |                      |                   |                              |
| Documentation  | Sign design plans, site plan, photos, correspondence, and advisory comments. |                       |                      |                   |                              |
| Representing   | None   |                       |                      |                   |                              |
| Sign Advisory  | None   |                       |                      |                   |                              |
| Concerns       | <b>Flynn</b> – Item 4 held and Item 5 approvable                             |                       |                      |                   |                              |
| Motion         | <b>Motion to Hold Item 4 for revisions. (Coombs)</b>                         |                       |                      |                   |                              |
| Roll-call Vote | Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and Pohl-aye                  |                       |                      | Certificate #     |                              |
| Motion         | <b>Motion to Approve Item 5. (Coombs)</b>                                    |                       |                      |                   |                              |
| Roll-call Vote | Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and Pohl-aye                  |                       |                      | Certificate #     | <b>HDC2021-05-(as noted)</b> |
| 6.             | <b>NIR 04-3434</b>   | 18A Federal Street    | Rev. Projecting sign | 42.3.1/72         | Giovanna DiRusso             |
| Voting         | Pohl, Coombs, McLaughlin, Camp, Oliver                                       |                       |                      |                   |                              |
| Alternates     | Welch, Thornewill  |                       |                      |                   |                              |
| Recused        | None   |                       |                      |                   |                              |
| Documentation  | Sign design plans, site plan, photos, correspondence, and advisory comments. |                       |                      |                   |                              |
| Representing   | None   |                       |                      |                   |                              |
| Sign Advisory  | None   |                       |                      |                   |                              |
| Concerns       | <b>Flynn</b> - Approvable  |                       |                      |                   |                              |
| Motion         | <b>Motion to Approve. (Coombs)</b>   |                       |                      |                   |                              |
| Roll-call Vote | Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and Pohl-aye                  |                       |                      | Certificate #     | <b>HDC2021-05-3434</b>       |

HDC Minutes for May 6, 2021, adopted May 25

|     |                                 |                   |                            |              |                  |
|-----|---------------------------------|-------------------|----------------------------|--------------|------------------|
| 7.  | 29 Center St LLC <b>04-3582</b> | 4 Chestnut Street | Rev. Gate Hse - wall sign  | 42.3.1/68.1  | Plymouth Sign Co |
| 8.  | 29 Center St LLC <b>04-3583</b> | 11 India Street   | Rev.Roberts Hse wall sign  | 42.3.1/122.1 | Plymouth Sign Co |
| 9.  | 29 Center St LLC                | 11 India Street   | Roberts House wall TV      | 42.3.1/122.1 | Plymouth Sign Co |
| 10. | 29 Center St LLC <b>04-3584</b> | 31 Center Street  | Rev. Mnr House wall sign   | 42.3.1/68    | Plymouth Sign Co |
| 11. | 29 Center St LLC <b>04-3589</b> | 29 Center Street  | Rev. Mtng Hse-wall sign    | 42.3.1/122.2 | Plymouth Sign Co |
| 12. | 29 Center St LLC <b>04-3585</b> | 29 Center Street  | Rev. Faraway wall sign     | 42.3.1/122.2 | Plymouth Sign Co |
| 13. | 29 Center St LLC <b>04-3586</b> | 29 Center Street  | Rev- Faraway canvas flag   | 42.3.1/122.2 | Plymouth Sign Co |
| 14. | 29 Center St LLC <b>04-3587</b> | 29 Center Street  | Rev/Sister Ship fence sign | 42.3.1/122.2 | Plymouth Sign Co |
| 15. | 29 Center St LLC <b>04-3588</b> | 29 Center Street  | Rev. Coffee 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, correspondence, and advisory comments.  
 Representing None  
 Sign Advisory None  
 Concerns **Flynn** – Held for representation.  
 Motion **Motion to Hold for representation. (Coombs)**  
 Roll-call Vote Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and pOhl-aye Certificate #

**B. OLD BUSINESS 4/20/21**

|    | <u>Property owner name</u>   | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----|------------------------------|-----------------------|----------------------|-------------------|--------------|
| 1. | 10 Easy St NT <b>03-3089</b> | 10 Easy Street        | Window changes       | 42.3.1/78         | NAG          |

Voting Pohl, Coombs, Camp, Oliver, Welch  
 Alternates Thornewill  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.  
 Representing Steve Theroux, Nantucket Architectural Group  
 Public None  
 Concerns (1:13) **Theroux** – Reviewed changes made per previous concerns; client prefers Option B for the cupola.  
**Backus** – This is circa 1930 structure. Read HSAB comments from 4/26: originally submitted single window unit proportions too horizontal; Option B provides a more vertical orientation; fully divided lights are an acceptable option.  
**Coombs** – She supports Option B as long as the panes match the 2<sup>nd</sup>-floor double hung windows.  
**Camp** – Muntins should be true-divided light; likes Option B.  
**Oliver** – Agrees about Option B as long as the pane sizes match existing.  
**Welch** – Likes Option B; the pane size isn't as important to him as the proportion of height to width.  
**Pohl** – The panes in the top muntins don't look to be the same pane size as regular windows.  
 Motion **Motion to Approve Option B through staff with the panes to match the size of the panes on the 2<sup>nd</sup>-floor windows. (Coombs)**  
 Roll-call Vote Carried 5-0//Welch, Oliver, Camp, Coombs, and Pohl-aye Certificate # **HDC2021-03-3089**

|    |                            |                      |      |           |              |
|----|----------------------------|----------------------|------|-----------|--------------|
| 2. | Karen Urban <b>03-3216</b> | 33 Main Street, Sias | Pool | 73.4.2/34 | David Troast |
|----|----------------------------|----------------------|------|-----------|--------------|

Voting Pohl, Coombs, McLaughlin, Camp, Thornewill  
 Alternates Welch  
 Recused Oliver  
 Documentation Landscape design plans, site plan, photos, historic documentation, and advisory comments.  
 Representing David Troast  
 Linda Williams  
 Public None  
 Concerns (1:24) **Troast** – No changes were made; reviewed supplemental information and photo documentation regarding visibility.  
**Williams** – The pools she referenced are not in the ROH, which doesn't coincide with the old historic district (OHD).  
**Camp** – Still opposed to approving the pool and setting a precedent for a pool on historic Main Street attached to a historic house.  
**Coombs** – Feels the same; this historic structure is one house outside the OHD but on Main Street and not appropriate.  
**Thornewill** – There is precedent on Main Street 'Sconset; she supports this due to lack of visibility.  
**McLaughlin** – He viewed this and once the hedges come in, this pool won't be visible.  
**Pohl** – We won't see the pool and a positive motion should include our visibility caveat. This pool is outside the ROH.  
 Motion **Motion to Approve due to lack of visibility from a public way and the pool is not to be visible at time of inspection and thereafter in perpetuity. (McLaughlin)**  
 Roll-call Vote Carried 3-2//Thornewill, McLaughlin, and Pohl-aye; Coombs & Camp-nay Certificate # **HDC2021-03-3216**

|                 |   |         |                 |               |                        |                   |
|-----------------|---|---------|-----------------|---------------|------------------------|-------------------|
| 3.              | Gordon C. Russell   | 02-2976 | 3 School Street | Hardscape     | 42.3.2/125             | Flavin Architects |
| Voting          | Pohl, Coombs, McLaughlin, Welch, Thornewill   |         |                 |               |                        |                   |
| Alternates      | None  |         |                 |               |                        |                   |
| Recused         | None  |         |                 |               |                        |                   |
| Documentation   | Landscape design plans, site plan, photos, correspondence, historic documentation, and advisory comments.   |         |                 |               |                        |                   |
| Representing    | Nathan Lynch, Flavin Architects<br>Howard Raley, Flavin Architects<br>Gordon Russell, owner   |         |                 |               |                        |                   |
| Public          | Catherine Piemonte, 1 School Street<br>Jenny Baldock, 2 School Street   |         |                 |               |                        |                   |
| Concerns (1:39) | <p><b>Flavin</b> – Reviewed the landscape plan.</p> <p><b>Raley</b> – We would return the north-side garden retaining wall as needed.</p> <p><b>Backus</b> – The applicant provided a cross-section of the grade change; it will go to elevation 51 from 49 with no apparent retainage. Read HSAB comments from 4/26: stone oversized and should be more common to match other stonewalls in Town.</p> <p><b>Piemonte</b> – Concerned if the proposed grade increase is being taken into account regarding the ridge height of the addition; asked that the addition ridge not be higher than the main ridge.</p> <p><b>Baldock</b> – She has been in conversation with Mr. Russell and came to some changes they both agree to.</p> <p><b>McLaughlin</b> – From what he sees on the site plan, he doesn't believe much will be visible from the streets and the proposal is approvable.</p> <p><b>Welch</b> – He would like to see the photos of the structure as seen from Lucretia Mott Lane indicating there is plant material on the street side of the fence. Appreciates additional information and, with respect to visibility and screening, the addition of plant material on the School Street side would be neighborly.</p> <p><b>Thornewill</b> – This looks fine.</p> <p><b>Coombs</b> – Thinks it'll work out.</p> <p><b>Pohl</b> – The height of the new ell was established with the approval of revision on May 3<sup>rd</sup>.</p> |         |                 |               |                        |                   |
| Motion          | <b>Motion to Approve as submitted. (McLaughlin)</b>   |         |                 |               |                        |                   |
| Roll-call Vote  | Carried 5-0//Thornewill, McLaughlin, Coombs, Welch, and Pohl-aye  |         |                 | Certificate # | <b>HDC2021-02-2976</b> |                   |
| 4.              | M. Currie + D. Southey  | 02-2963 | 7 Anna Drive    | Addition      | 55/245.2               | Josiah Newman     |
| Voting          | Coombs (acting chair), McLaughlin, Camp, Welch, Thornewill  |         |                 |               |                        |                   |
| Alternates      | None  |         |                 |               |                        |                   |
| Recused         | None  |         |                 |               |                        |                   |
| Documentation   | Architectural elevation plans, site plan, and photos.   |         |                 |               |                        |                   |
| Representing    | Josiah Newman   |         |                 |               |                        |                   |
| Public          | None  |         |                 |               |                        |                   |
| Concerns (1:54) | <p><b>Newman</b> – Reviewed changes made and supplemental information as previously requested; the horizontal lines in the greenhouse are where the glass changes angle; no changes are proposed for the greenhouse.</p> <p><b>Backus</b> – The panels on the left side north elevation is an existing greenhouse.</p> <p><b>Camp</b> – North elevation, doesn't understand the fenestration in the dormer; it looks odd with the exposed rafter tails.</p> <p><b>McLaughlin</b> – North elevation faces the hospital but believes it won't be visible.</p> <p><b>Thornewill</b> – The north elevation transom dormer is inappropriate; there are too many 3-over-3 awnings; believes this side will be visible.</p> <p><b>Welch</b> – North elevation, looks like horizontal elements were added; agrees about the tiny transom windows in the dormer; they should be fewer and larger; he's okay with the awning windows as proposed.</p> <p><b>Coombs</b> – Nothing to add.</p>  |         |                 |               |                        |                   |
| Motion          | <b>Motion to Approve through staff with the north elevation dormer shortened to get better proportions and increase the dormer's height 3" to 5". (Welch)</b>   |         |                 |               |                        |                   |
| Roll-call Vote  | Carried 5-0//Camp, Thornewill, McLaughlin, Welch, and Coombs-aye  |         |                 | Certificate # | <b>HDC2021-02-2963</b> |                   |

**VI. 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.  | Julie Strindler <b>04-3387</b>  | 152 Cliff Road        | Color change              | 41/74.1           | Durvan Lewis           |
| Voting  | Pohl, Coombs, McLaughlin, Camp, Oliver  |                       |                           |                   |                        |
| Alternates                                    | Welch, Thornewill   |                       |                           |                   |                        |
| Recused                                       | None  |                       |                           |                   |                        |
| Documentation                                 | Architectural elevation plans, site plan, and photos.   |                       |                           |                   |                        |
| Representing                                  | Claudia Williams, for Durvan Lewis  |                       |                           |                   |                        |
| Public  | None  |                       |                           |                   |                        |
| Concerns (2:09)                               | <p><b>Williams</b> – Presented project: all exterior trim and casings going from natural to weather to white.</p> <p><b>Coombs</b> – White isn't good here; this fits in because it's natural to weather; painting the railings will be too much.</p> <p><b>McLaughlin</b> – Grey and white are approvable colors; he has no concerns.</p> <p><b>Camp</b> – Suggested a compromise using platinum grey; if it goes white, it will be a signal in a rural area.</p> <p><b>Oliver</b> – With the exception of the house right next door, all the houses around it have white trim. The railing to the driveway and the lattice should not be white.</p> <p><b>Pohl</b> – He likes the idea of platinum grey; the railings going down the hill and the lattice under the porch should be left natural.</p> |                       |                           |                   |                        |
| Motion  | Motion to Approve as submitted. (McLaughlin) not carried 1-4//Pohl, Oliver, Coombs, and Camp-nay  |                       |                           |                   |                        |
|   | <b>Motion to Approve through staff with platinum grey instead of white except for the railing on the stairs and the porch lattice to remain natural to weather. (Camp)</b>  |                       |                           |                   |                        |
| Roll-call Vote                                | Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye   |                       |                           | Certificate #     | <b>HDC2021-04-3597</b> |
| 2.  | 5 Sherburne Way, LLC <b>04-3595</b>   | 5 Sherburne Way       | New dwelling              | 30/38             | Botticelli + Pohl      |
| Voting  | Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill   |                       |                           |                   |                        |
| Alternates                                    | Welch   |                       |                           |                   |                        |
| Recused                                       | Pohl  |                       |                           |                   |                        |
| Documentation                                 | Architectural elevation plans, site plan, and photos.   |                       |                           |                   |                        |
| Representing                                  | Lisa Botticelli, Botticelli & Pohl  |                       |                           |                   |                        |
| Public  | None  |                       |                           |                   |                        |
| Concerns (2:20)                               | <p><b>Botticelli</b> – Presented project; wood, simulated divided-light-windows.</p> <p><b>Camp</b> – It's a beautiful house. East elevation, the deck over the far-right porch should be brought in to 8 feet deep.</p> <p><b>Oliver</b> – Asked the color of shutters (Hamilton blue). This is comparable to what's in the area.</p> <p><b>Thornewill</b> – Agrees with what's been said.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Coombs</b> – This is a good house.</p>  |                       |                           |                   |                        |
| Motion  | <b>Motion to Approve with Hamilton blue shutters. (Oliver)</b>  |                       |                           |                   |                        |
| Roll-call Vote                                | Carried 5-0//Camp, Thornewill, McLaughlin, Oliver, and Coombs-aye   |                       |                           | Certificate #     | <b>HDC2021-04-3595</b> |
| 3.  | 3 Sherburne Turnpike, LLC <b>04-3596</b>  | 3 Sherburne Turnpike  | New garage/apartment      | 30/114            | Botticelli + Pohl      |
| Voting  | Coombs (acting chair), McLaughlin, Camp, Oliver, Welch  |                       |                           |                   |                        |
| Alternates                                    | Thornewill  |                       |                           |                   |                        |
| Recused                                       | Pohl  |                       |                           |                   |                        |
| Documentation                                 | Architectural elevation plans, site plan, and photos.   |                       |                           |                   |                        |
| Representing                                  | Lisa Botticelli, Botticelli & Pohl  |                       |                           |                   |                        |
| Public  | None  |                       |                           |                   |                        |
| Concerns (2:30)                               | <p><b>Botticelli</b> – Presented project; height is 24'; the demolition of the existing garage was approved on consent.</p> <p><b>McLaughlin</b> – South elevation, the bracket should be straight 45-degrees, not curved.</p> <p><b>Oliver</b> – No concerns.</p> <p><b>Welch</b> – No comments.</p> <p><b>Camp</b> – No concerns.</p>   |                       |                           |                   |                        |
| Motion  | <b>Motion to Approve through staff with the brackets to be straight and angled at 45-degrees. (McLaughlin)</b>  |                       |                           |                   |                        |
| Roll-call Vote                                | Carried 4-0//Camp, Oliver, McLaughlin, and Coombs-aye; Welch abstain  |                       |                           | Certificate #     | <b>HDC2021-04-3596</b> |
| Rest held for Tuesday, May 18 <sup>th</sup> . |   |                       |                           |                   |                        |
| 4.  | Larry Castellani <b>04-3597</b>   | 50 Brewster Road      | New dwelling              | 43/96             | EMDA                   |
| 5.  | Siasconset Casino Assn. <b>04-3598</b>  | 13 New Street, Sias   | New dwelling              | 73.4.2/68         | Val Oliver Design      |
| 6.  | Siasconset Casino Assn. <b>04-3599</b>  | 15 New Street, Sias   | Lift, fenst, deck, shngls | 73.4.2/68         | Val Oliver Design      |
| 7.  | Grey Lady Lane, LLC <b>04-3600</b>  | 4 Grey Lady Lane      | New dwelling              | 66/702            | Val Oliver Design      |
| 8.  | Prickly Pear <b>04-3601</b>   | 17 Broadway           | Color change              | 73.1.3/112        | Val Oliver Design      |
| 9.  | Fish Tales, LLC <b>04-3602</b>  | 8 New Mill Street     | Garage apartment          | 42.3.3/332        | Yoana Guzman           |
| 10.   | Gary Creem <b>04-3603</b>   | 6 + 8 Hydrangea Lane  | Addition                  | 73/87 + 88        | Val Oliver Design      |
| 11.   | Gary Creem <b>04-3604</b>   | 6 + 8 Hydrangea Lane  | Cabana                    | 73/87 + 88        | Val Oliver Design      |
| 12.   | Carol Anne Surface <b>04-3605</b>   | 47 Warrens Landing    | New dwelling              | 38/54             | BPC                    |

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|     |                                |                           |                                 |                  |                   |
|-----|--------------------------------|---------------------------|---------------------------------|------------------|-------------------|
| 13. | Carol Anne Surface 04-3606     | 47 Warrens Landing        | Studio                          | 38/54            | BPC               |
| 14. | Carol Anne Surface 04-3607     | 47 Warrens Landing        | Pool                            | 38/54            | BPC               |
| 15. | Nant. 62 Walsh, LLC 04-3608    | 62 Walsh Street           | Rev. 2551: siding chng          | 29/85 + 85.2     | Botticelli + Pohl |
| 16. | Brian Franz 04-3609            | 10 + 12 Cannonbury Lane   | Pool and hardscape              | 74/9 + 10        | Ahern LLC         |
| 17. | OHOM, LLC 04-3610              | 28 Main Street, Sias      | Rev. 2749: fenestration         | 73.3.1/47        | Emeritus          |
| 18. | Charles Lenhart 04-3611        | 25 Dukes Road             | Solar panels shed roof          | 41/530.3         | Self              |
| 19. | Charles Lenhart 04-3612        | 25 Dukes Road             | Add rooftop solar MH            | 41/530.3         | Self              |
| 20. | 3 Waterview, LLC 04-3613       | 3 Waterview Drive         | New dwelling                    | 79/117.1         | Linda Williams    |
| 21. | 3 Waterview, LLC 04-3594       | 3 Waterview Drive         | Pool                            | 79/117.1         | Linda Williams    |
| 22. | Ana Ericksen 04-3614           | 22 Orange Street          | Rev. 72708: rfwlk skirt         | 42.3.2/225       | Botticelli + Pohl |
| 23. | Peter Garren 04-3615           | 36 Pocomo Road            | 2 <sup>nd</sup> dwelling/garage | 14/79            | NAG               |
| 24. | Peter Garren 03-3279           | 36 Pocomo Road            | Addition to dwelling            | 14/79            | NAG               |
| 25. | Jane Pierre De Villeme 04-3616 | 18 Gladlands Avenue       | 30 x 30 sports court            | 80/221           | LINK              |
| 26. | Nantucket G+S R.T 05-3617      | 81 Vestal Street          | Retaining wall                  | 56/254           | M. Cutone Archit. |
| 27. | Nant. 62 Walsh, LLC 05-3618    | 62 Walsh Street           | Shift structure + add           | 29/85 + 85.2     | Botticelli + Pohl |
| 28. | 16 Western Pres. Trust 05-3619 | 16 Western Avenue         | Rev. 2395: fenestration         | 87/72            | Botticelli + Pohl |
| 29. | Sam Aloisi 05-3620             | 19 Quaker Road            | New dwelling                    | 41/42            | Thornewill Design |
| 30. | Doug Meyer 05-3621             | 18 Gardner Road           | Demo/move off dwlng             | 43/135           | Emeritus          |
| 31. | Mark Finnegan 05-3622          | 36 Warren's Landing       | Garage                          | 38/44            | BPC               |
| 32. | Mark Finnegan 05-3623          | 36 Warren's Landing       | Gazebo/cabana                   | 38/44            | BPC               |
| 33. | Mark Finnegan 05-3624          | 36 Warren's Landing       | Pool                            | 38/44            | BPC               |
| 34. | Kristina Amendolare 05-3625    | 8 Bank Street             | Addition                        | 73.1.3/69        | Angus Macleod     |
| 35. | Sharon Lefevre 05-3626         | 30 Pine Street            | Rev.2302: shwr/AC/skylit        | 42.3.2/46        | Angus Macleod     |
| 36. | Elbow Lane Group 05-3627       | 7 Elbow Lane              | Move on fm 7 N Gully            | 73.2.4/41        | Botticelli + Pohl |
| 37. | 72 Pocomo Road, LLC 05-3628    | 72 Pocomo Road            | Move off/demo MH                | 15/37            | Botticelli + Pohl |
| 38. | 72 Pocomo Road, LLC 05-3629    | 72 Pocomo Road            | Move off/demo cabana            | 15/37            | Botticelli + Pohl |
| 39. | 72 Pocomo Road, LLC 05-3630    | 72 Pocomo Road            | New dwelling                    | 15/37            | Botticelli + Pohl |
| 40. | Anne Delaney 05-3631           | 4 Old Quidnet Milk Road   | Rooftop solar – house           | 20/53            | ACK Smart         |
| 41. | Anne Delaney 05-3632           | 4 Old Quidnet Milk Road   | Rooftop solar – cottage         | 20/53            | ACK Smart         |
| 42. | Jane Stoddard 05-3633          | 6 Quaker Road             | Rooftop solar                   | 41/522           | ACK Smart         |
| 43. | Conway Family Trust 05-3634    | 11 Western Avenue         | Mve off/prt demo                | 87/117           | Permits Plus      |
| 44. | Terry Noyes 05-3635            | 17 Hooper Farm Road       | Move on fm 11 Western           | 55/220.5         | Permits Plus      |
| 45. | Westmoor Club 05-3636          | 105/109 W. Chester Street | Dorm "A"                        | 41/805           | G.Goldsmith Arch  |
| 46. | Westmoor Club 05-3637          | 105 West Chester Street   | Dorm "B"                        | 41/805           | G.Goldsmith Arch  |
| 47. | Westmoor Club 05-3638          | 105 West Chester Street   | Addition                        | 41/805           | G.Goldsmith Arch  |
| 48. | Greg Raiff 04-3564             | 100 Low Beach Road        | Rev. 1845: perg + ODS           | 75/27            | Emeritus          |
| 49. | 11 India Street, LLC 05-3639   | 29 Center Street          | Color change                    | 42.3.1/122.2     | Emeritus          |
| 50. | Trogoh NT 05-3640              | 26 Easy Street            | Mixed use structure             | 42.4.2/23        | Emeritus          |
| 51. | Jeffrey Krupa 05-3641          | 95 West Chester Street    | Shed                            | 41/93.1          | Emeritus          |
| 52. | One Folger Road, LLC 05-3642   | 1 Folger Road             | Studio                          | 30/195.1         | Studio Ppark      |
| 53. | ABCET, LLC                     | 58 Baxter Road            | New dwelling                    | 49/54            | Will Stephens     |
| 54. | ABCET, LLC                     | 58 Baxter Road            | Pool house                      | 49/54            | Will Stephens     |
| 55. | ABCET, LLC                     | 58 Baxter Road            | Pool                            | 49/54            | Will Stephens     |
| 56. | Bruce Holdgate 05-3647         | 80 Hummock Pond Road      | Shed                            | 56/124           | Waterscapes       |
| 57. | 22 Easton Street, LLC 05-3643  | 22/24 Easton Street       | Main house                      | 42.1.4/12 + 12.1 | Workshop APD      |
| 58. | 22 Easton Street, LLC 05-3644  | 22/24 Easton Street       | East garage                     | 42.1.4/12 + 12.1 | Workshop APD      |
| 59. | 22 Easton Street, LLC 05-3645  | 22/24 Easton Street       | West garage                     | 42.1.4/12 + 12.1 | Workshop APD      |
| 60. | 22 Easton Street, LLC 05-3646  | 22/24 Easton Street       | Gym pavilion                    | 42.1.4/12 + 12.1 | Workshop APD      |

**VII. OLD BUSINESS (05/03/21)**

|     | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u>  | <u>Map/Parcel</u> | <u>Agent</u>      |
|-----|----------------------------|-----------------------|-----------------------|-------------------|-------------------|
| 1.  | Eliza Silva 04-3391        | 16 Helen's Drive      | Roof top solar        | 66/53             | ACK Smart         |
| 2.  | Michael Robinsn 03-3088    | 13 Fayette Street     | New deck, chimney     | 42.3.2/28         | Sanne Payne       |
| 3.  | Back 41, LLC 03-3154       | 105 Tom Nevers Road   | New dwelling          | 91/25             | CWA               |
| 4.  | Eric Needleman 03-3276     | 6 Macy Road           | Pool and hardscape    | 60/144            | Atlantic Lndscpng |
| 5.  | Gary Creem 03-3265         | 6 + 8 Hydrangea Lane  | Pool and hardscape    | 73/87 + 88        | Atlantic Lndscpng |
| 6.  | George Balboa 03-3087      | 71R Cliff Road        | New dwelling          | 30/160.1          | Brook Meerbergen  |
| 7.  | George Balboa 03-3102      | 71R Cliff Road        | New dwelling          | 30/160.1          | Brook Meerbergen  |
| 8.  | Zero India St 03-3268      | 1 Cambridge Street    | Addition              | 42.3.1/130.2      | Emeritus          |
| 9.  | Andrew Reger 03-3241       | 7 East Lincoln Avenue | Garage/apartment      | 42.4.1/8          | Emeritus          |
| 10. | 7 New Street 03-3290       | 7 New Street          | MH + garage connector | 55.4.1/37         | Workshop APD      |
| 11. | 7 New Street 03-3286       | 7 New Street          | New Studio            | 55.4.1/37         | Workshop APD      |
| 12. | Chris Skehel 03-3239       | 61A Cato Lane         | Garage/apartment      | 56/49             | LINK              |

**VIII. OTHER BUSINESS**

|                     |  |
|---------------------|--|
| Approved Minutes    | None   |
| Review Minutes      | April 27 & 29, 2021  |
| Other Business      | <ul style="list-style-type: none"> <li>• Next HDC Meeting New Business <b>Tuesday, May 18, 2021 at 4:30 pm</b></li> <li>• Discussion of Resilient Nantucket meeting</li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> </ul> |
| Commission Comments | <b>Pohl</b> – Having no meeting next week worsens the back-log problem; asked Ms. Flynn to see if there is some time available for a meeting before May 18 <sup>th</sup> .   |

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:41 p.m. (Oliver)**

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

Submitted by:

Terry L. Norton

**Historic Structures Advisory Board**

**Sconset Advisory Board**

**Madaket Advisory Board**

**Sign Advisory Council**