



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, May 16, 2023

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

Called to order at 4:05 pm. and announcements by Mr. Pohl

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

Attending Members: Welch, Camp, Coombs, Dutra, Thornewill, Patten

Remote Participants: Pohl

Absent Members: Oliver

Late Arrivals:

Early Departures: Pohl (7:45pm), Camp (7:50pm)

Adoption of Agenda.

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

Roll-Call Vote Carried 5-0 // Dutra, Coombs, Welch, Camp, and Pohl-aye

I. RATIFY

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Gray Dinghy LLC 03-8055	25 Willard st	Alterations & raise structure	29/33	Emeritus
Voting	Camp, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	None			
Public	None			
Concerns	None			
Motion	Motion to ratify. (Thornewill)			
Roll-call Vote	Carried 3-0 // Camp, Coombs, Thornewill-aye		Certificate #	HDC2023-03-8055

II. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. James Mendelson 05-8483	69 Monomoy Rd	Demo dwelling	43/102	Studio Ppark
2. William Spencer 05-8451	3 Deer Run Road	Roof replacement	57/16	Vasil Marinov
3. Mary Claws 05-8440	2 Seven Mile	Shed revisions	72/52	LINK
4. Tom McGrath 04-8381	71 Hummock Pond	Rooftop solar	56/320.1	Cotuit Solar
5. Greg Spiry 04-8385	34 Main st	Fence	73.3.1/45	Linda Williams
6. Greg Spiry 04-8384	1 Morey Ln	Fence	73.3.1/45.1	Linda Williams
7. Greg Spiry 04-8382	3 Morey Ln	Fence	73.3.1/45.2	Linda Williams
8. Thomas Wroe TR 05-8454	4 Westerwick Dr	Garage	73/32	EMDA
9. Matt Maryanski 05-8441	1 Maclean Lane	New 3 rd dwelling	55/489	NAG
10. Glidden & Glidden 05-8423	60 Walsh St	Fence & gate	29/85.2	Jardins Intl.
11. 32 Hulbert Trust 05-8471	32 Hulbert Ave	Fence, gate & hardscape	29/72	Ahern LLC
12. 34 Cannonbury Ln LLC 05-8470	34 Cannonbury Ln	Pool & hardscape	73/25	Ahern LLC
Voting	Pohl, Welch, Camp, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			

Representing None
 Public None
 Concerns None

Motion Motion to approve consents. (Welch)

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

Certificate # **HDC2023-(as-noted)**

III. 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>
1. Lions Foot 02-7909	9 Sherburne Way	Site Plan	30/37	Topham Design

Voting Pohl, Welch, Camp, Coombs, Oliver

Alternates None

Recused None

Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.

Representing **Joe Topham** – Would like to hold for a full board.

Public None

Concerns **Camp** – Is concerned about the 60 days act on date for any given application.

Pohl – The policy is that our board gets 60 days to review applications and if an applicant wants to waive the 60 days to continue deliberation on their application, they can submit a waiver/extension to staff to do so.

Motion Application not opened, held for next Tuesday’s meeting (5/23/23).

Roll-call Vote

Certificate # **HDC2023-02-7909**

IV. NEW BUSINESS 04/25/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Ack Attack LLC 04-8329	7a Bayberry Ct.	Roof replacement & windows	55/707.1	Assoc. Roofing

Voting Pohl, Welch, Camp, Coombs, Patten

Alternates Dutra, Thornewill

Recused None

Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.

Representing **Andrew Grattan**

Public None

Concerns **Holly Backus** – A copper roof is not appropriate, red doors also not appropriate, the windows and door lite configuration proposed are also atypical and not appropriate. Recommends application is reworked and photos of the existing conditions be provided. These drawings show 2 over 2 windows but the existing structure has 6 over 6. There’s missing information that should be submitted with this application.

Welch – Agrees with Holly, drawings should be more accurate. Color and roof materials are a concern.

Coombs – Agrees with Holly that the application needs to be reconfigured.

Pohl – Agrees we should have photos of existing conditions to compare to. The copper roof awning is inappropriate.

Motion Motion to hold for revisions. (Camp)

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

Certificate # **HDC2023-04-8329**

2. Jonathan Nyland ETAL 04-8347	93 Sankaty Rd	Alterations & addition	49/182	Topham Design
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Voting Pohl, Welch, Camp, Coombs, Dutra

Alternates None

Recused None

Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.

Representing **Joe Topham**

Public **Benchley** – Representing the Sconset advisory group. The proposed alterations exacerbate the inappropriateness of this particular design.

Concerns **Holly Backus** – Did not see any photos of existing structure in the submission. The Juliet balcony as proposed on the east is odd with the curved brackets.

Camp – The Juliet balcony can be reduced to a more appropriate size. Concerned about the number of columns on the first floor, wondering if that can be remedied by something a little more appealing like a trellis.

Coombs – is concerned on the north elevation with all the staircases and the balcony. The staircases and the Juliet balcony make the area seem very busy. Recommend a simpler design because this building can be viewed from all sides.

Welch – As confirmed by Joe, the Juliet balcony is on the east. That side is busy but mitigated by the visibility.

Dutra – Suggest minimizing the Juliet balcony’s viewability by making a shingled wall instead of rails.

Motion Motion to hold for minor revisions. (Camp)

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

Certificate # **HDC2023-04-8347**

3. Sea Hero LLC 05-8447	12 Pilgrim Rd	New dwelling	41/476	Cordtsen Design
Voting	Pohl, Welch, Camp, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Linda Williams			
Public	Spencer –			
	Kristen Graham – Was hoping for clarification on the grade change. Also concerned about the retaining wall and fence being proposed near her fence. Was wondering about the distance from the fences and whether the proposed retaining wall would be inground or above ground height wise.			
Concerns	Holly Backus – Is concerned about the black sash and doors. Two full stories are too much on this side of the street, three quarter max would be more appropriate. The two over two windows are also inappropriate and should be six over six to be consistent with the architecture in this area. Window sashes seem to be off, there are different sizes configurations in these drawings. Did not see a window schedule. Need typical front doors, nine panel or two lite with two panel. The French doors should have a kick panel. The trim should be typical wood, pine, cedar etc. The space between the first and second floor should be reworked. Needs appropriate additive massing.			
	Pohl – Thinks this is relentlessly tall. Feels like it’s being shoehorned into the site. Would love to see perspectives. Would not go for the black sash and is wondering why there are no corner boards. Is also concerned about the grade.			
	Welch – Concerned with the grade. Confirms most of the lot will stay fairly leveled and retainage will hold back the neighbor’s dirt. Would like a view and some perspective drawings to show what this plan would look like once it’s in place. Don’t have concerns about the design of the structure.			
	Camp – Doesn’t think it fits into the neighborhood. The massing seems chunky, and the land almost filled with this structure. The front door needs more definition, and the driveway seems huge and inappropriate. Thinks we need major revisions on this.			
	Thornewill – Is concerned about the narrow façade with the long back.			
	Coombs – The house seems massive for the land and too formal for the area. Agrees with Welch about a view.			
Motion	Motion to hold for revisions and a view. To include height poles, a section view from Pilgrim to east-west, and perspective drawings of the front as viewed from either side and the neighbor to the south. (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill-aye		Certificate #	HDC2023-05-8447
4. Sea Hero LLC 05-8448	12 Pilgrim Rd	Pool & hardscape	41/476	Cordtsen Design
Voting	Pohl, Welch, Camp, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns	None			
Motion	Motion to track with the main house. (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill-aye		Certificate #	HDC2023-05-8448
5. Sea Hero LLC 05-8450	12 Pilgrim Rd	New shed	41/476	Cordtsen Design
Voting	Pohl, Welch, Camp, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns	None			
Motion	Motion to track with the main house. (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill-aye		Certificate #	HDC2023-05-8450

V. OLD BUSINESS 05/02/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Kelly Burke 03-8075	11 Spring St	Addition	55.1.4/108	BPC
Voting	Pohl, Welch, Coombs, Thornewill, Dutra.			
Alternates	Camp, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Joe Paul- BPC			
Public	Mickey Rowland – No concerns with this.			
Concerns	<p>Holly Backus – The front door casing is not reading appropriately with this 21st century infill. Suggest reducing the size of the frieze or keeping it as simple as the window headers that exist.</p> <p>Welch – Agrees with Thornewill.</p> <p>Coombs – Agrees with Thornewill.</p> <p>Thornewill – Thinks matching the header on the windows to the new door would be a good idea.</p> <p>Dutra – Appreciates the changes and has no concerns.</p>			
Motion	Motion to approve through staff with simplifying the front-end piece so that its more along the lines of the window trim. (Thornewill)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Coombs, Thornewill, Dutra-aye		Certificate #	HDC2023-03-8075

2. Mark Hubbard 02-7994	45 Milk St	New Studio	56/20	Mark Hubbard
Voting	Pohl, Welch, Coombs, Thornewill, Dutra			
Alternates	Camp, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Mark Hubbard			
Public	None			
Concerns	<p>Holly Backus – Is concerned about the two doors on the same wall plain next to each other on the east elevation. Wondering what the height of the main dwelling is and wanted to get clarification on the land being flattened for this structure.</p> <p>Pohl – The consensus issue seems to be the grade. Personally, approves of the project due to lack of visibility.</p> <p>Welch – Suggest applicant take the recommendations given be the board today to make the appropriate changes to the proposed revisions to this application.</p> <p>Coombs – Agrees with Thornewill on the roof pitch, window headers, and the massing.</p> <p>Thornewill – The porch roof pitch being the same as the main roof is atypical. The window headers seem odd, on the south elevation they seem to be at about 6 feet and on the west elevation they seem to be at about 4 feet. Would suggest one story in the front and two stories towards the back.</p> <p>Dutra – Would like to see a cross section on a larger scale throughout the rest of the lot.</p>			
Motion	Motion to hold for revisions and to include site plan to show grade connections and add hardscaping where required. (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Coombs, Thornewill, Dutra-aye		Certificate #	HDC2023-02-7994

3. Tigerlily Nom. 10-7289		7 Barnabas Lane	New dwelling	41/563	Studio Ppark
Voting	Pohl, Welch, Camp, Coombs.				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	James Krapp				
Public	Mickey Rowland – The chimneys are a little odd as suggested by Holly. The chimney conflicts with the third-floor window on the south elevation. The four windows flanking the center section on either side should also be adjusted to be further apart. The casing on the fan in the front door seems to need to be a little beefed up. The multiple sliders in the back seem inappropriate.				
Concerns	<p>Holly Backus – The façade with the two chimneys flanking the roof walk seems off. The secondary mass to be dropped and pushed back more. The eave should not line up as shown on the elevation on the screen. The flush dormers flanking the secondary mass are still odd. The fenestration proposed is still SDL, just wanted to bring that to the board’s attention.</p> <p>Pohl – Chimneys should be moved further apart closer to the exterior walls. On the south elevation the removal of the window would make sense. The outer edge of the fan on the front should just be a little wider.</p> <p>Welch – The chimneys looking from the west and the east appear to be too wide. On the north if you change the east to west thickness would make that elevation more appropriate. On the east elevation the French doors are atypical. On the north the concern would be the sliding doors if they are going to be visible, otherwise they’re fine. The casing on the front door fan being beefed up would make a big difference.</p> <p>Camp – The chimneys are a little walleyed and would prefer to see them go out to the side. Is wondering whether the corner boards look slim and should be a little beefed up. Second floor windows are not atypical.</p> <p>Coombs – Doesn’t think the skylight should be directly under the roof walk as proposed. Agrees with the rest of the board on the issue with the chimney. Suggest making two French doors rather than the sliding doors on the east elevation.</p>				
Motion	Motion to approve through staff with chimneys on the west elevation to be slightly thinner and bump out to the edges north to south. The corona over the front door would be approximately an inch and a half taller, the outer edge of the fan should be about the width of the pilaster on either side. On the south the single third floor gable would either be eliminated or turned into two placed wider than the chimney. The roof walk increased via the east west orientation axis by one and a half feet. All per exhibit A. (Welch)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs-aye		Certificate #	HDC2022-10-7289	

VI. NEW BUSINESS 05/09/23					
	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Margaret Coffin LLC 04-8361	54 Center St	Roof replacement	42.4.3/30	T & T Roofing
Voting	Pohl, Welch, Camp, Coombs, Patten				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	Mickey Rowland – Agrees with Holly on the color.				
Concerns	<p>Holly Backus – the architectural shingles are approvable but is concerned with the color. Would prefer the dual black over the gray.</p> <p>Pohl – Thinks it would be unfair to not approve of the applicant’s color of choice given that it’s an approvable color.</p> <p>Welch – Agrees with the rest of the board.</p> <p>Camp – Agrees with Holly in terms of the roof color.</p> <p>Coombs – Agrees with Holly and Camp regarding the roof color being dual black.</p> <p>Patten – Agrees that dual black would be more historic.</p>				
Motion	Motion to approve as submitted. (Patten)				
Roll-call Vote	Carried 4-1 // Pohl, Welch, Coombs, Patten-aye // Camp-nay		Certificate #	HDC2023-04-8361	

2. QV3 NT 05-8446	22 Vestal St	New Dwelling	41/39	Linda Williams
Voting	Pohl, Welch, Camp, Coombs, Dutra			
Alternates	Patten, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Linda Williams			
Public	Mickey Rowland – The gable end window is awfully small. The two shed addition is awkward. There are no two-story buildings on this end of Vestal. This should be lowered and scaled down to fit in with the adjacent houses that ambidexter. Overall it is too massive and should have less volume than more one story masses for better additive massing. The rear mass projecting towards the back of the building to the east, it projects much farther than one would typically see to the side of a building in that area. Going off the back is more typical.			
Concerns	<p>Holly Backus – Would of visibility of the existing chimney and rear second floor deck would be helpful but if the applicant is willing to revise and put the chimney on the interior that would be great. Would recommend no SDLs within the OHD. The gutters proposed are aluminum but should be wood.</p> <p>Pohl – Moving the back mass so that it’s more behind the front mass. Reduction in height. 8/12 roof pitch makes the building feel very large.</p> <p>Welch – The massing is too much. The north elevation size would be more appropriate on the other side of the street. There is room for much of the program to shift towards 14 Quaker Road. Is also concerned about a full second story on this structure. Is concerned about the 8/12 roof, it looks inappropriate on this design. There’s too much programming front to back.</p> <p>Camp – The building is really squeezed in there and overwhelms the site. Windows should remain true divided lite rather than SDLs.</p> <p>Coombs – This building seems too big. The design needs to be simplified. The chimney needs to be moved in.</p> <p>Dutra – Nothing to add.</p>			
Motion	Motion to hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Dutra-aye	Certificate #	HDC2023-05-8446	
3. Louis Breskman 04-8394	34a Grove Lane	Alterations	41/433	Louis Breskman
Voting	N/A			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	None			
Motion	Hold for representation.			
Roll-call Vote		Certificate #	HDC2023-04-8394	
4. Nantucket Boys Girls Club 04-8408	69 Sparks Ave	Rooftop solar	55/139.2	SunWind
Voting	N/A			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	None			
Motion	Hold for representation.			
Roll-call Vote		Certificate #	HDC2023-04-8408	
5. Nantucket Boys Girls Club 04-8410	67 Sparks Ave	Ground mount solar	55/139.4	SunWind
Voting	N/A			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	None			
Public	None			
Concerns	None			
Motion	Hold for representation.			
Roll-call Vote		Certificate #	HDC2023-04-8410	

6. Nantucket Boys Girls Club **04-8406** 61 Spark Ave Rooftop solar revision 55/143 SunWind
 Voting N/A
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing None
 Public None
 Concerns None
Motion Hold for representation.
 Roll-call Vote Certificate # **HDC2023-04-8406**

7. 4 Rays Ct Nom TR **05-8474** 4 Rays Ct Hardscape & fence 43.3.2/3 Julie Jordin
 Voting Pohl, Welch, Camp, Coombs, Thornewill
 Alternates Patten, Dutra
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing **Julie Jordin**
 Public Rowland - Only concern is the procedural, that the cooperage is included in the design but not approved yet.
 Concerns **Holly Backus** – The cooperage needs its own COA to be submitted in the future. Rending of the fence line would tie in with the cooperage.
Pohl – No concerns.
Welch – The slightly formal approach is appropriate. Has no concerns.
Camp – No concerns.
Coombs – Would like to see the stonewall put together without any barging.
Thornewill – Agrees with the rest of the board.
Motion Motion to approve through staff with a keyhole at the applicant’s agent option and location. Cooperage to come back separately. (Welch)
 Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill-aye Certificate # **HDC2023-05-8474**

8. Rednor Robin **05-8469** 2 Anns Lane Pool & hardscape 49/59.1 Julie Jordin
 Voting Pohl, Welch, Camp, Coombs, Patten
 Alternates Dutra, Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing **Julie Jordin**
 Public Benchley – Speaking as an abutter. The pool is very close to his house. Is concerned about the contour issues on that corner of the lot. Has questions about the proposed retaining wall.
 Concerns **Holly Backus** – Concerned about the visibility from Sankaty Rd. The pool equipment should be screened as well. Recommends visibility caveat to the board.
Pohl – Suggest some revisions.
Welch – Suggest pool auto-cover be an invisible green color. Suggest shifting the pool towards the garage.
Camp – Would suggest doing a smaller pool. In a different location.
Coombs – Pool should not be on that corner of Sankaty Rd. Pool should be proposed on the opposite side, parallel to the building, and in between the trees that are there. Pool should have a cover or a fence.
Patten – Not in favor of the pool right on the corner of Sankaty Rd.
Motion Motion to hold for revisions. (Coombs)
 Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye Certificate # **HDC2023-05-8469**

9. Harrier Investment **05-8443** 1 Elbow Lane Addition, add roofwalk 73.2.4/28 Emeritus LTD

Voting Pohl, Camp, Coombs, Dutra, Thornewill.
 Alternates Patten, Welch
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing **Matt**
 Public Benchley – The roof walk is inappropriate. The north elevation will be very visible. The fold-up windows will also be very visible.
 Concerns **Holly Backus** – The roof walk, pent roof over the front door and the second-floor balcony over a public way are inappropriate. The pergola over the existing deck on the west is appropriate but detracts from the simple south elevation.
Pohl – The roof walk should go, the pergola over the garage door should go, the curbed brackets to the pent roof should be straight.
Camp – Agrees with Thornewill’s comments. Also agrees with Benchley’s comment about the roof walk being inappropriate.
Coombs – Agrees with the board. The roof on the east elevation should be a straight one not an arched one. Agrees with getting rid of the roof walk.
Dutra – Would like the design to be simpler.
Thornewill – Agrees that the roof walk is inappropriate. The pergola over the public way is fussy. Windows shouldn’t be fold-up windows on the sun porch.
Motion **Motion to approve through staff with no roof walk, no pergola over the garage, straight brackets over the pent roof, reducing second floor deck to maximum 8 feet including the post, and no bending or folding windows in the sun porch. (Camp)**
 Roll-call Vote Carried 5-0 // Pohl, Camp, Coombs, Dutra, Thornewill-aye Certificate # **HDC2023-05-8443**

10. Davkim Smiley LLC **05-8432** 10-12 Davkim Ln New storage facility 68/61&62 Emeritus LTD

Voting Welch, Camp, Coombs, Thornewill, Dutra
 Alternates Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing **Matt MacEachern**
 Public None
 Concerns **Welch** – Suggest a view to get a better sense of what’s out there and what won’t be visible.
Camp – Agrees with the board.
Coombs – Would like a view.
Motion **Motion to hold for a view, ridge pole and landscaping/hardscaping plans. (Camp)**
 Roll-call Vote Carried 5-0 // Thornewill, Dutra, Coombs, Camp, Welch-aye, Certificate # **HDC2023-05-8432**

11. Kevin Gentzel **05-8456** 54 Orange St New garage doors 55.4.1/18 Gryphon Architects

Voting Pohl, Welch, Camp, Coombs, Thornewill
 Alternates Dutra, Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing **Ethan Gryphon**
 Public Rowland – No concerns.
 Concerns **Holly Backus** – Only concern is the proposed nine lite door.
Welch – Asked for pvc to please be addressed and removed in the future.
Camp – Agrees with the board.
Coombs – Agrees with Welch about the pvc.
Thornewill – Agrees with the board.
Motion **Motion to approve through staff with the addition of the screen door to the existing screen door. (Welch)**
 Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill-aye Certificate # **HDC2023-05-8456**

12. 30 North Beach St LLC 05-8458 30 N Beach St Pool, & sport court 29/130 Ahern LLC

Voting
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing None
 Public None
 Concerns None
Motion Hold for next Tuesday’s meeting (5/23/23).
 Roll-call Vote Carried unanimously Certificate # **HDC2023-05-8458**

13. 30 North Beach St LLC 05-8460 30 N Beach St sport court 29/130 Ahern LLC

Voting
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing None
 Public None
 Concerns None
Motion Hold for next Tuesday’s meeting (5/23/23).
 Roll-call Vote Carried unanimously Certificate # **HDC2023-05-8460**

14. 30 North Beach St LLC 05-8459 30 N Beach St Gate, hardscape & deck 29/130 Ahern LLC

Voting
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing None
 Public None
 Concerns None
Motion Hold for next Tuesday’s meeting (5/23/23).
 Roll-call Vote Carried unanimously Certificate # **HDC2023-05-8459**

15. Ed Lemberg 05-8431 12 Skyline Dr. New cabana 79/7 Ed Lemberg

Voting
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing None
 Public None
 Concerns None
Motion Hold for next Tuesday’s meeting (5/23/23).
 Roll-call Vote Carried unanimously Certificate # **HDC2023-05-8459**

VII. OLD BUSINESS 05/16/2023

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Ashkan Vaziri 04-8243	9 Woodbury Lane	New garage	41/551	Studio PPark
Voting	Welch, Coombs, Dutra, Patten, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	James Krapp			
Public	Rowland – Agrees with Holly about flipping the dormer to the other side. Agree that the building is too tall. Garage doors are taller than normal. Diagonal boards are inappropriate in the OHD. The door casing on the doors should be beefed up. The gable window on the front is narrow, the windows on the side are wide, proportions in between those two would be much better. A pent roof might help bring the height of the building down a little bit.			
Concerns	<p>Holly Backus – The placement of the garage needs to be pushed back further. Recommends flipping the side with the flush dormer, flipping the east and the west keeping the 12-kick lite panel on the west elevation. Also suggest dropping the eave if at all possible.</p> <p>Welch – If there’s going to be a visible pattern on the garage doors it should be vertical. 1 x 6 trim, side and head casings. Maybe a little horizontal band at the top of the head casing to give it some detail. Maybe a small, shed roof up there to cut down on the size of the height. If you could six inches out of the height that might help.</p> <p>Coombs – Wishes structure could drop down a bit. Agrees with Thornewill and Patten. No dormers.</p> <p>Dutra – Agrees with Rowland on the trim and diagonal boards.</p> <p>Patten – Agrees with pushing the structure back, no dormers, beefing up the garage door with more vertical instead of diagonal boards.</p> <p>Thornewill – Structure should be pushed back about 9 feet or beyond. Should give the main house some room. The structure is still too tall. The dormers should go away all together.</p>			
Motion	Motion to hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0 // Welch, Coombs, Dutra, Patten, Thornewill-aye		Certificate #	HDC2023-04-8243
2. Ashkan Vaziri 01-7699	9 Woodbury Lane	New pool & hardscape	41/551	Atlantic Landscaping
Voting	Welch, Coombs, Dutra, Patten, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Lindsay			
Public	None			
Concerns	<p>Holly Backus – There’s a lot of hardscape proposed, maybe that should be reduced.</p> <p>Welch – Gate to be moved back towards the rear and making it a little bit taller to keep the pool concealed. Grill to be relocated once garage is moved back.</p>			
Motion	Motion to track with garage and revisions consistent with moving garage. (Coombs)			
Roll-call Vote	Carried 5-0 // Welch, Coombs, Dutra, Patten, Thornewill-aye		Certificate #	HDC2023-01-7699

Rest Held-

3. Darlene DeMichele 02-7889	2 Birdsong Ln	Hardscape	55.4.4/80.2	Linda Williams
4. Christopher Hurd 04-8250	25 E. Lincoln Ave	Renovate & move onsite	42.4.1/2	EMDA
5. Richmond Great Pt. 2022-08-6784	7 Sandplain Dr.	New dwelling	68/350	KOH
6. Maxwell House LLC 02-6803	15 Cliff Rd.	Addition & renovation	42.4.4/56	MCA+
7. 7 White LLC 04-8244	7 White St	New dwelling	80/9	Emeritus LTD
8. 7 White LLC 04-8245	7 White St	Chng windows, doors, add porch	80/9	Emeritus LTD
9. 7 White LLC 04-8373	7 White St	New garage	80/9	Emeritus LTD

VIII. OTHER BUSINESS

- Save our Sound Endorsement- Not discussed.

IX. OTHER BUSINESS

Approved Minutes	April 11, & 13, 2023.
Motion	Motion to hold. (Coombs)
Vote	Welch, Coombs, Dutra, Patten, Thornewill-aye
Review Minutes	February 23, & March 9, 2023.

Other Business	<ul style="list-style-type: none">• Next HDC Meeting- May 23rd at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. - COMMUNITY RM.• 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 8:05pm. (Thornewill)**

Vote Carried 5-0 // Welch, Coombs, Dutra, Patten, Thornewill-aye

Submitted by:

Esmeralda Martinez

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

[Nantucket Old Historic District](#)

[Scosnet Old Historic District](#)

[Madaket Old Village](#)