



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 23, 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)**

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

I. SIGNS				
<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. St Paul Church 03-8167	16 Fair St	Free Standing Sign	42.3.2/5	Rev. Marx Wolf
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Dutra, Patten			
Recused	None			
Documentation	Locus map, site plan, photos, sign specs.			
Representing	None			
Public	None			
Concerns	None			
Motion	Motion to hold for revisions. (Welch)			
Vote	Carried 5-0 // Oliver, Welch, Camp, Coombs, Pohl-aye	Certificate #	HDC2023-03-8167	
2. Islander Realty Trust 05-8487	12 Main St	Master Sign	42.3.180	Cara Marquis
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Dutra, Patten			
Recused	None			
Documentation	Locus map, site plan, photos, sign specs.			
Representing	None			
Public	None			
Concerns	None			
Motion	Motion to approve as submitted. (Welch)			
Vote	Carried 5-0 // Oliver, Welch, Camp, Coombs, Pohl-aye	Certificate #	HDC2023-05-8487	
3. David Buckley 05-8457	12 Main St	Projecting Sign	42.3.180	Cara Marquis
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Dutra, Patten			
Recused	None			
Documentation	Locus map, site plan, photos, sign specs.			
Representing	None			
Public	None			
Concerns	None			
Motion	Motion to approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0 // Oliver, Welch, Camp, Coombs, Pohl-aye	Certificate #	HDC2023-05-8457	
4. Nantucket Glo LLC 05-8480	12b Main St	Lighting plan	42.3.181.2	Heather Knox
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Dutra, Patten			

Recused None
 Documentation Locus map, site plan, photos, sign specs.
 Representing None
 Public None
 Concerns None

Motion Motion to hold for viewing & revisions. (Welch)

Roll-call Vote Carried 5-0 // Oliver, Welch, Camp, Coombs, Pohl-aye Certificate # **HDC2023-05-8480**

5. 29 Center Street LLC 05-8461 31 Center St Projecting Sign 42.3.1/68 Cara Marquis

Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates Thornewill, Dutra, Patten
 Recused None
 Documentation Locus map, site plan, photos, sign specs.
 Representing None
 Public None
 Concerns None

Motion Motion to approve with white border on sign. (Welch)

Roll-call Vote Carried 5-0 // Oliver, Welch, Camp, Coombs, Pohl-aye Certificate # **HDC2023-05-8461**

6. Clack LLC 05-8464 33 Main St Projecting Sign 42.3.1/211 Willem Learn

Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates Thornewill, Dutra, Patten
 Recused None
 Documentation Locus map, site plan, photos, sign specs.
 Representing None
 Public None
 Concerns None

Motion Motion to approve Exhibit A – Gold Lettering (Welch)

Roll-call Vote Carried 5-0 // Oliver, Welch, Camp, Coombs, Pohl-aye Certificate # **HDC2023-05-8464**

7. 76 Main St LLC 05-8463 76 Main St Projecting Sign 42.3.1/111 SNH

Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates Thornewill, Dutra, Patten
 Recused None
 Documentation Locus map, site plan, photos, sign specs.
 Representing None
 Public None
 Concerns None

Motion Motion to approve sign only no lighting (Welch)

Roll-call Vote Carried 5-0 // Oliver, Welch, Camp, Coombs, Pohl-aye Certificate # **HDC2023-05-8463**

8. Patience Killen 05-8532 1B Old North Wharf Wall Sign 42.3.1/80.1 SNH

Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates Thornewill, Dutra, Patten
 Recused None
 Documentation Locus map, site plan, photos, sign specs.
 Representing None
 Public None
 Concerns None

Motion Motion to approve as submitted. (Welch)

Roll-call Vote Carried 5-0 // Oliver, Welch, Camp, Coombs, Pohl-aye Certificate # **HDC2023-05-8532**

9. Egan Maritime Ins 05-8465 158 Polpis Rd Temporary Sign 27/28 Carlisle Jensen

Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates Thornewill, Dutra, Patten
 Recused None
 Documentation Locus map, site plan, photos, sign specs.
 Representing None
 Public None
 Concerns None

Motion Motion to approve sign without logos top or bottom due location per SAC recommendations. (Welch)

Roll-call Vote Carried 5-0 // Oliver, Welch, Camp, Coombs, Pohl-aye Certificate # **HDC2023-05-8465**

10. Nantucket Atheneum 05-8479	3 India St	Master sign	42.3.1/73	Ann Scott
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Dutra, Patten			
Recused	None			
Documentation	Locus map, site plan, photos, sign specs.			
Representing	None			
Public	None			
Concerns	None			
Motion	Motion for further information & revisions. (Welch)			
Roll-call Vote	Carried 5-0 // Oliver, Welch, Camp, Coombs, Pohl-aye		Certificate #	HDC2023-05-8479
11. Nantucket Atheneum 12-7566	3 India St	Free standing sign	42.3.1/73	Ann Scott
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Dutra, Patten			
Recused	None			
Documentation	Locus map, site plan, photos, sign specs.			
Representing	None			
Public	None			
Concerns	None			
Motion	Motion to hold for master sign revisions. (Welch)			
Roll-call Vote	Carried 5-0 // Oliver, Welch, Camp, Coombs, Pohl-aye		Certificate #	HDC2022-12-7566

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Garfield Bloise 05-8494	42 Monohansett Rd	Color change rev 01-2798	79/55	Garfield Bloise
2.	Mary Claws 05-8440	2 Seven Mile Ln	Revise front door	72/52	LINK
3.	Robert Newman 05-8512	6 Topping Lift	Resite shed	66/308	SCI
4.	Chris & Ashley Austin 05-8523	Maple Lane Lot 7	2 nd dwelling rev 10-7271	67/303	Emeritus LTD
5.	Dean Lampe 05-8475	13 Aurora Way	New fence	56/48	Dean Lampe
6.	Michael Altman	37 Sankaty Head Rd	Spa rev 01-7786	48/2	BPC
7.	Crib LLC	12 Nobska Way	Dwelling alterations	67/103	Emeritus LTD
8.	Ryan Lanagan	5 Bluet Court	New Dwelling	68/345	Val Oliver
9.	Nantucket Sandpiper LLC	9 Gay St	Fence	42.4.3/34	Val Oliver
10.	Pedestrian Fund LLC	35 Union St	New shed	42.3.2/147	Val Oliver
11.	Kozak Mark Trust	31 Orange St	Roof replacement	42.3.2/134	Carey Company
12.	Richard Leider	64 Sankaty Rd	Stair revisions	49/80.1	NAG
13.	Martin Charns	26 Kendrick St	Baluster revisions	71.3.2/401	NAG
14.	Nantucket Land Bank	166 Hummock Pond Rd	Remove/replace trim	65/13	Gryphon Architects
15.	Nantucket Land Bank	125 Somerset Rd	New egress well	66/69	Gryphon Architects
16.	Josiah Newman	1 Perry Lane	Solar rooftop array	67/902	Ack Smart
17.	Evan Jones	21 Berkeley Ave	Pool cabana	43/165	Mark Avery
18.	Nantucket Land Bank	21 Sesachacha Rd	Steps	21/17	Eleanor Antonietti
19.	Nantucket Land Bank	27 Sesachacha Rd	ADA wooden boardwalk	21/17	Eleanor Antonietti
20.	Balboa Island LLC	71r Cliff rd.	Apron	30/160.1	Atlantic Landscape
21.	Brian Herlihy	3 Rudder Lane	Alterations	66/361	JB Studio
22.	41 Hulbert LLC	41 Hulbert Ave	Gh rev 11-7516	29/18	Botticelli + Pohl
23.	Richard Phillips	19 E Tristram Ave	Fenestration rev 07-6688	31/4.1	Botticelli + Pohl
24.	Long Path Trust	87 Hummock Pnd Rd	New garage	56/310.1	Botticelli + Pohl
Voting	Welch, Camp, Coombs, Patten, Thornewill				
Alternates	None				
Recused	Pohl, Oliver				
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. CONSENTS WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nantucket Land Bank	160 Orange St	Gate	55/162.1	Eleanor Antonietti
• Subject to installation of unobtrusive posts, which posts are either to match or NTW.				
2. Thomas Rhodes	125 Main st	Windows rev 05-5050	42.3.3/49	Gryphon Architects
• Due to extremely limited visibility; doors max 7'				
3. Anton Dimov	25 Wappossett Circle	Extend east fence	67/578	Anton Dimov
• Modify CoA application to indicate fence is board fence, boards spaced approx. 3/4", having a Brosco 8276 fence cap (typically used w/Type 2 Picket assembly)				
4. Conscious Living LLC	49 Fairgrounds Rd	Fence	67/306	Gryphon Architects
• One section along Fairgrounds (vs. two), for a total of three sections each side of driveway.				
5. Janet Asher	1 Lily St	Arbor & fence	42.3.4/91	Janet Asher
• West side, picket to be Type 2 painted white, arbor-gate to be installed on yard side of arbor (vs. coplanar to proposed Type 2 fence), arbor and gate to be painted white; south side, towards Liberty Street, omit 5' high x 6' long section of cedar fence; other than Type 2 fence, arbor and gate, proposed to be NTW.				
6. Philip Hadley	4 Underhill Ln	Pool & outdoor kitchen	73.3.2/58.1	Ahern LLC
• Pool not visible at time of inspection or thereafter, no grade change from existing; pool equipment to be enclosed by a 5' NTW solid board fence with or w/out Type 2 Fence Cap. (It is suggested, but not required, that the interior of the fence enclosure be lined with a product such as Acoustifence® or PrivacyShield®.)				
Voting	Pohl, Welch, Camp, Coombs, Oliver			
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 with conditions. (Welch).			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye		Certificate #	HDC2023-(as-noted)

IV. VIEW TO BE HEARD

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 41 Hulbert LLC	41 Hulbert Ave	MH rev 11-7516	29/18	Botticelli + Pohl
Voting	Welch, Oliver, Coombs, Camp, Dutra			
Alternates	Patten			
Recused	Pohl, Thornewill			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Lisa Botticelli			
Public	Peter Palandjin – Roof has been lowered by 6 inches, lowered the proposed new dormers, and have made the proposed third floor windows a little smaller.			
Concerns	Rowland – Bumping the rear wing of this house up to three stories unbalances the properly scaled existing configuration. The proposed rear wing overpowers the main mass and should be scaled back in volume to maintain appropriate additive massing. The disconnected roofs on the east elevation are highly unusual. Agrees with Holly about the street scape and feels this creates a very tall building relative to the others.			
	Holly Backus – Recommends reducing the massing and height proposed and retaining the 32-foot height as much as possible. The addition of the third-floor dormer kind of creates a dormer on top of a dormer visual.			
	Camp – Is concerned about the third-floor dormer. Would consider the proposed application more appropriate if the height of the structure and the dormers weren't so overwhelming.			
	Welch – Is concerned about the introduction of a full second floor mass. Recommends a presentation of what was the existing, what was previously approved, what was previously proposed, what is currently proposed and the minutes.			
	Coombs – Would prefer a simpler design. Isn't sure but thinks a 6 over 6 might work the windows fade in better than the proposed 6 over 1s.			
	Dutra – Agrees with Coombs about the window change. Suggest maybe getting rid of the roof walk to help with lowering the height.			
	Oliver – Agrees that the second-floor massing is a concern. The continuous eave line all the way around makes the structure look like a big box. Primarily on the east with the little break in between the two structures.			
Motion	Motion to hold for revisions, also showing what is existing, what was previously approved, what was previously proposed, what is currently proposed, and minutes for this application. (Coombs)			
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Dutra-aye		Certificate #	HDC2023-04-8329

V. 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 – Indicates that the last request from the board was for him to provide a site plan that showed the sighting of the oldest part of the house that would remain on the site.				
Public	Hillary Rayport – Asked why the HDC would tie its hands of what it could discuss on this application. Wanted to clarify the motion, whether the intention was to preserve the historic portion of the structure? The entire structure proposed to be demolished is historic. Suggests if the board wants to close out the application, then it can be appealed to the select board which is the appropriate next step. Indicates the goal is to protect historic resources and make sure that historic resources are understood and protected. Believes the board has not made a good decision on this application and will look forward to an appeal where all the information can be presented in total. Rick – Would liken the board’s previous approval of this demo to an approval through staff. The only difference is that as part of the motion Mr. Welch asked that the location of the structure that is remaining be reviewed by the board. Therefore, he and his clients are here to discuss where that portion of the structure goes. To the extent the board agrees with Holly and would like a 90-degree change to the orientation he is also in agreement with. Rowland – HSAG is confident that the entire structure as shown on the 1938 aerial photo is historic. Suggest if the board is talking about moving the historic part of the building, they should be talking about moving the entire building.				
Concerns	Holly Backus – On April 18 th there was a motion to rescind a previous approval which failed and then a motion to amend the previous approval which passed. On the site plan review only, the orientation of the section that’s being retained should stay the same way it is right now so that is what the public would see when the structure is moved to the proposed location on the site plan. Pohl – Agrees with the idea of turning the structure 90 degrees to retain its historic silhouette. Therefore, making the bay face east. Camp – Is concerned about the structure being moved rather than remaining where it currently stands on the site. Is concerned that with the structure moving space will be made for a potential different kind of structure to go up. Coombs – Agrees with Holly that the structure should be turned 90 degrees to keep its historic silhouette. Welch – Clarifies that the board is not currently reviewing the demolition or retention of the structure, it is simply addressing the relocation of the structure. Suggests that a topic that is not on the agenda is being discussed. The intention with the previous motion was to preserve the important historic element of the structure. The previous motion also clarifies that the structure’s location on the site should be reviewed by the commission rather than by staff. Agrees with Holly that the structure should be turned in the proper direction so as to retain its historic silhouette.				
Motion	Motion to approve location stated on submitted site plan through staff with the stipulation that the bay face east. (Pohl)				
Roll-call Vote	Carried 3-2 // Pohl, Welch, Oliver-aye // Camp, Coombs-nay			Certificate #	HDC2023-02-7909

V. NEW BUSINESS 05/09/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Louis Breskman 04-8394	34a Grove Lane	Roof & window replacement	41/433	Louis Breskman
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Louis and Lina Breskman				
Public	None				
Concerns	Holly Backus – No concerns other than the changes to the rear. Oliver – Concerned about not having enough information.				
Motion	Motion to approve through staff with no more than one skylight on roof plains in the rear and no additional skylights on the front. (Welch)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye			Certificate #	HDC2023-04-8394

2. Nantucket Boys Girls Club **04-8408** 69 Sparks Ave Rooftop solar 55/139.2 SunWind
 Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing **Timothy Holmes**
 Public None
 Concerns None
Motion Motion to approve as submitted. (Oliver)
 Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye Certificate # **HDC2023-04-8408**

3. Nantucket Boys Girls Club **04-8410** 67 Sparks Ave Ground mount solar 55/139.4 SunWind
 Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing **Timothy Holmes**
 Public None
 Concerns **Camp** – Does not consider this plan appropriate due to visibility.
Motion Motion to approve as submitted. (Coombs)
 Roll-call Vote Carried 4-1 // Pohl, Welch, Coombs, Oliver-aye // Camp-nay Certificate # **HDC2023-04-8410**

4. Nantucket Boys Girls Club **04-8406** 61 Spark Ave Rooftop solar revision 55/143 SunWind
 Voting Welch, Camp, Coombs, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing **Timothy Holmes**
 Public None
 Concerns None
Motion Motion to approve through staff with installation on a full rectal linear form on the north roof and at the applicants option the three on the flat roof on the east. (Coombs)
 Roll-call Vote Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill-aye Certificate # **HDC2023-04-8406**

5. 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 (5/30/23).
 Roll-call Vote Carried unanimously Certificate # **HDC2023-05-8458**

6. 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 (5/30/23).
 Roll-call Vote Carried unanimously Certificate # **HDC2023-05-8460**

7. 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 (5/30/23).**
 Roll-call Vote Carried unanimously

Certificate # **HDC2023-05-8459**

8. 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 per Applicant's request**
 Roll-call Vote Carried unanimously

Certificate # **HDC2023-05-8341**

9. Charles River Realty 2 Broad St Trim & door Color chng 42.4.2/66 Eaghmon Banks

Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
 Representing **Eaghmon Banks**
 Public Rowland – Agrees with Holly.
 Concerns **Holly Backus** – Would recommend the fence remain natural to weather. If the existing fence isn't being replaced as it is, it should be a type 2 picket fence. Concerned about the existing shutters being painted white.
Pohl – Good on the Hamilton blue doors. Agrees with Welch on the gray trim but ok with a white trim. Shutter should not be painted.
Welch – Trim should be a muted color that helps the fenestration blend into the gray and disappear. A white fence would accentuate the foreground and the muted color like a Quaker gray would allow the rest of it to blend away.
Camp – Thinks the shutters should be kept and be natural to weather. Thinks white trim is appropriate and is ok with the Hamilton blue. Is ok with a type 2 picket natural to weather fence.
Coombs – Thinks fence should be white. Agrees with the rest of the comments by the board.
Oliver – Agrees that fence should be natural to weather.
Motion **Motion to approve through staff with white trim, shutters natural to weather, type 2 picket fence natural to weather, and door Hamilton blue (Coombs).**
 Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye

Certificate # **HDC2023-**

VII. OLD BUSINESS 05/16/2023

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Doherty ACK LLC 2022-08-6993	4 Mariner Way	Garage revisions	55.14/72	Linda Williams
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Linda Williams – Rebecca Berry			
Public	Rowland – Ideally this could be a single-story garage or guest house but not both. This type of combined use structure is not suited for this neighborhood or basically anywhere in the OHD. The dormers should be pulled in tighter to the windows, the front windows appear to have been pulled in but a little too far, suggests if they were separated a bit it would be better. The building is oversized and inappropriate in its scale.			

Concerns **Holly Backus** – The dormers can be pulled in a little bit more, to eliminate the shingled spaces. Maybe put window header into the eave. The windows on the garage door seem to be a little much. Notes that commissioner Oliver had said that structure should be one story.
Pohl – Agrees with Rowland’s point that the windows should be spread a little further apart. Also agrees with the idea of pulling in the dormers on either side on the west and the east.
Welch – The changes accentuate the issue of the structure being too large. The structure is two feet too wide, two feet too long, and one foot too tall for the program on this lot and in that area.
Camp – The program is getting kind of dense down there. Suggests a smaller structure in every way shape and form.
Coombs – Would like to see the dormers come in a little more.
Oliver – There are no structures around it remotely like this that are either a garage or a guest house in the area. Agrees with Camp that the project is just much too dense. It also blocks the main house.

Motion **Motion to hold for revisions. (Camp)**
 Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye Certificate # **HDC2022-08-6993**

2. Darlene DeMichele 02-7889	2 Birdsong Ln	Hardscape	55.4.4/80.2	Linda Williams
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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 – Brook Meerbergen**
 Public **Rowland** – Thought the original approval had a proposed landscape terrace on the back of the building which would then be reviewed in a hardscape plan. There is now a wooden deck in the back of the structure that projects several feet out of the ground which he doesn’t think was part of the original approval.
Joan Taylor – The deck like structure on the north face will be highly visible. Not sure if this has been approved. Is also concerned about the grade.
Anne Davis – Is also concerned about the visibility of the projecting deck, fire pit and grade on the north face of the structure.
Steven Cohen – Suggest the board stick to what is being applied for on the current application. The driveway, a small fence, steppingstones, retaining wall, and a fire pit are what is submitted on this application. Also wanted to note there will be no significant grade changes. Suggest that the board consider an approval removing the terrace/patio on the application, removal of the fire pit, and changing the board fence to a type 2 fence at 36 inches.

Concerns **Holly Backus** – The firepit would need to be screened from a public way in perpetuity. The commission previously asked for a reduction or elimination of the patio.
Pohl – Agrees with the board.
Welch – Is concerned with the grade. The west window well is shown at 53ft and conversely at the street is shown at 46ft therefore if you stand at the street there is an apparent grade difference greater than 7ft. The concern is primarily the raised patio in the rear. In seven years as a member of the board has never seen hardscape or a hardscape element approved with a structure. Would like to focus on the hardscape and the removal of the patio. The raised patio on the rear of the structure is inappropriate given the location, visibility, and topography surrounding it. The firepit is inappropriate given the location and the vantage point. The grass path area is confusing.
Camp – Also agrees with what the board has said. This sight should be as natural as possible. The terrace is inappropriate. Considered the white shell a bit dramatic for the area.
Coombs – Agrees with what the board has said. Is concerned about the grade. Considers the hardscape and the wooden deck questionable.
Thornewill – Is also concerned about the grass path area. A picket fence would be more appropriate than the 4 feet board fence proposed. Would like to see more of a landscape plan.

Motion **Motion to hold for revisions with nor firepit, type 2 three-foot-tall fence, type 2 fence to the east of the garage from the garage to the property line where the pea stone is, pea stone drive versus shell drive, coble apron versus Belgian block, no partition strip, no structure or retainage in the area currently going to be a terrace or /patio. (Welch)**
 Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill-aye Certificate # **HDC2023-02-7889**

3.	Christopher Hurd 04-8250	25 E. Lincoln Ave	Renovate & move onsite	42.4.1/2	EMDA
Voting	Pohl, Welch, Coombs, Oliver, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Ethan McMorrow				
Public	Rowland – It still feels like there is no front to the house. The building is moving closer to the street, if it wasn't there would be more room for a front stoop of sorts.				
Concerns	Holly Backus – Since the last meeting we did receive an elevation certificate. Looks like the elevation information pertains to the existing structure not what is being proposed. Believes there is a loss at not retaining that existing south front chimney. The loss of the one-story additive massing is concerning. Questioning whether a historic determination is required. Pohl – Suggest the 6 over 6 rather than 12 over 12 would be a good change on the windows. Welch – The existing south elevation reads as intrusive. The proposed south elevation is less busy and less involved than having the front chimney and dormers as the existing ones. The improvement is a handsome design on the south. The ease elevation will be obliquely viewed from the streets causing some concern about the overall mass. On the north elevation heavy fenestration is a concern. The windows could be more successful if the side casing the left most and right most casing was somehow addressed so they look like they were infilled into a forged column brain structure and maybe that you have 5 sliders instead of 4. Coombs – Suggest making the 12 over 12 windows 6 over 6 would make the fenestration less busy and make the porch look better. Oliver – The windows seem busy, maybe due to all the windowpanes.				
Motion	Motion to hold for revisions that include revised drawings to reflect the base flood elevation, the design plot elevation, the windows along the lines suggested by Mr. Welch, with an option for 6 over 6 (Welch).				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Coombs, Patten-aye // Oliver-nay		Certificate #	HDC2023-04-8250	
4.	Richmond Great Pt. 2022-08-6784	7 Sandplain Dr.	New dwelling	68/350	KOH
Voting	Welch, Camp, Coombs, Dutra, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Dinah				
Public	None				
Concerns	None				
Motion	Motion to approve as submitted. (Camp)				
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Dutra, Thornewill-aye		Certificate #	HDC2022-08-6784	
5.	Maxwell House LLC 02-6803	15 Cliff Rd.	Addition & renovation	42.4.4/56	MCA+
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 (5/30/23).				
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-02-6803	
6.	7 White LLC 04-8244	7 White St	New dwelling	80/9	Emeritus LTD
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 Thursday's meeting (5/25/23).				
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-04-8245	

7. 7 White LLC **04-8245** 7 White St Chng windows, doors, add porch 80/9 Emeritus LTD
 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 (5/25/23).
 Roll-call Vote Carried unanimously Certificate # **HDC2023-04-8245**

8. 7 White LLC **04-8373** 7 White St New garage 80/9 Emeritus LTD
 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 (5/25/23).
 Roll-call Vote Carried unanimously Certificate # **HDC2023-04-8373**

VIII. NEW BUSINESS 05/23/2023

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Stark Point LLC	16 Easton St	Garage rev 01-7747	42.4.1/11	Botticelli + Pohl
Voting	Welch, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	Ray Pohl			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Lisa Botticelli			
Public	Mickey Rowland – Agrees with Holly.			
Concerns	Holly Backus – The side door being proposed should change, either kept as is, made simpler, or a combination of the two.			
Motion	Motion to approve through staff with a 9 lite single panel to match on the north, and on the east to have the same proportions as the garage doors (Thornewill).			
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill		Certificate #	HDC2023-02-7988

2. Auburn Cottage LLC	46 Easton St	Fenestration rev 08-6920	41.4.1/22	Botticelli + Pohl
Voting	Welch, Camp, Coombs, Oliver, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Lisa Botticelli			
Public	None			
Concerns	None			
Motion	Motion to approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten		Certificate #	HDC2023-05-8527

3. Matt White	33 Brewster Rd	Fence & parking	54/85	KM Landscape Design
Voting	Pohl, Welch, Camp, Oliver, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Katie Mitchell			
Public	None			
Concerns	<p>Oliver – Is concerned that it is hidden for the most part.</p> <p>Welch – Would like the fence moved in about 5 feet.</p> <p>Oliver – Would like enough room for vegetation to go outside the fencing.</p>			
Motion	Motion to approve through staff relocating the deer fence five feet inside the property line. (Welch)			
Roll-call Vote	Carried 4-1 // Pohl, Welch, Camp, Oliver-aye // Dutra abstained		Certificate #	HDC2023-05-8515

4. Gardner McDonald	8 Priscilla Lane	Pool & hardscape	41/353	Waterscapes
Voting	Welch, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Jesse Dutra			
Public	Rowland – Would like to see the proposed contours on the plan.			
Concerns	<p>Holly Backus – Concerned about the visibility from West Chester. Requests that the commission make their typical caveat for pools and that the applicant provide as much natural screening as possible.</p> <p>Thornewill – Is concerned about the grade change.</p> <p>Oliver – A viewing would really help.</p> <p>Coombs – Agrees with Oliver on doing a viewing.</p> <p>Camp – No concerns.</p> <p>Welch – Concerned about the hardscape, grade difference from the house to the pool and the relation to vegetation and height. A contour plan would be useful, but a cross-section of the area would be most beneficial.</p>			
Motion	Motion to hold for additional information, a view, a section, and stake. (Coombs).			
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill		Certificate #	HDC2023-05-8509

5. Nantucket Land Bank	22 Broad St	2 nd story addition	42.4.3/34	Gryphon Architects
Voting	Welch, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	Ray Pohl			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Conner Arsenal			
Public	Mickey Rowland – A lot depends on the visibility from Chestnut. If it visible it would be logical for the gable to be symmetrical. Not sure how to do that, but you'd have to lower the plate.			
Concerns	Holly Backus – Missing floor plan. Would be nice to have additional fenestration. Would be nice to know the age of the windows. It's hard to tell what the visibility is from Chestnut.			
Motion	Motion to hold for a view. (Coombs)			
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill-aye		Certificate #	HDC2023-05-8491

Rest Held Next Meeting-

6. Michelle Kolbs	8 Maine Ave	Deck	60.3.1/435	Michelle Kolbs
7. Sazie House LLC	3 North Mill St	Alterations to trim/sidewall	55.4.4/50	Frederick Mueller
8. Laura Iannetta	7 Paul Jones Rd	Spa/ patio	30/68.1	Ahern LLC
9. George Metri	12 Angola St	New dwelling	55.4.4/78	Topham Design
10. 111 Cliff Rd Trust	111 Cliff Rd	New dwelling	41/10	Emeritus LTD

VIII. OTHER BUSINESS

- Save our Sound Endorsement- Not discussed.

IX. OTHER BUSINESS	
Approved Minutes Motion Vote	April 11, & 13, 2023. Held for next Tuesday’s meeting.
Review Minutes	February 23, & March 9, 2023.
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting- May 25th at 1pm *HYBRID & IN-PERSON @ 2 FAIRGROUNDS RD. - CONFERENCE 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

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=pHhz1EPydX8>

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village

