



## HISTORIC DISTRICT COMMISSION REGULAR MEETING

4 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://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, June 20, 2023

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

Called to order at 4:04 pm. and announcements by Mr. Pohl

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

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

Remote Participants: None

Absent Members: None

Late Arrivals: Dutra (4:23p), Camp (4:49p)

Early Departures: Pohl (6:28p)

Adoption of Agenda.

**Motion** **Motion to Approve as drafted. (Welch)**  
Vote Carried 5-0 // Pohl, Welch, Coombs, Oliver, Patten-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.	34 Centre St LLC <b>06-8607</b>	34 Center St	Temporary Sign	42.3.1/120	Nantucket Film Fest.
2.	Nantucket Glo LLC <b>06-8608</b>	12 Oak St	Temporary Sign	42.4.2/27	Nantucket Film Fest.
3.	Bart Cosgrove <b>06-8610</b>	17 S. Water St	Temporary Sign	42.3.1/11.1	Nantucket Film Fest.
4.	Conscious Living LLC <b>06-8611</b>	5 N. Water St	Temporary Sign	42.4.2/88	Nantucket Film Fest.
5.	The One 2744 LLC <b>06-8592</b>	47 Main St	Projecting sign	42.3.1/206	Emeritus

Voting Pohl, Welch, Coombs, Oliver, Patten

Alternates None

Recused None

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

Representing -

Public -

Concerns -

**Motion** **Motion to approve items 1 – 4. (Coombs)**

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

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

**Motion** **Motion to hold for revisions. (Coombs)**

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

Certificate # **HDC2023-06-8592**

### II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Roy Weedon	9 Twin St	Move window revision	55.4.1/7.1	EMDA
2.	Linda Loring Nature Foundation	90 Eel Point Rd	Demo Cottage	39/142	Gryphon Architects
3.	Linda Loring Nature Foundation	90 Eel Point Rd	Demo Shed/ Garage	39/142	Gryphon Architects
4.	Michael Smith	12 Austin Farm Dr	Window Alteration	56/369	Sandcastle Construction
5.	21 Amelia Dr LLC	21 Amelia Dr.	Ext stairs revisions	67/427	EMDA
6.	Jonathan Jacoby	3 Tautemo Way	Main house window rev	83/22	EMDA
7.	63 Hulbert LLC	63 Hulbert St	MH Hist Determination	29/9	Emeritus
8.	63 Hulbert LLC	63 Hulbert St	GH Hist Determination	29/9	Emeritus
9.	63 Hulbert LLC	63A Hulbert St	MH Hist Determ	29/9.1	Emeritus
10.	Seven Pines LLC	78 Pocomo Rd	Addition & alterations	15/39	Mark Avery
11.	Patti Douster	13 Monomoy Rd	Rev Shutters Windows	54/198	Patti Douster
12.	Alger Sarah Trust	23 Morey Lane	New shed	73.3.2/22	Will Stephens

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13. Wilfredo Chiesa	18 Dukes Rd	Rev Windows Doors	41/62	Wilfredo Chiesa
14. Lindley Family	14 Helens Dr	New Dwelling	67/91	Val Oliver
15. Edward Mills	8 Burnt Swamp Ln	Window & door chng	56/279	Edward Mills
16. Louie Dog LLC	15 Tomahawk Ln	Window change	69/359	EMDA
17. Tony Butler	3 Baltimore	New fence	60/19	Tony Butler
18. Jonathan LLC	2 Weetamo Rd	Roof Over Existing Deck	15/55	Sandcastle Construction
19. Ali Towfighi	35 Brewster Rd	Relocate Shed on Site	54/86	JB Studio
20. Ceylon Elves LLC	3 Wyers Wat Lot A	Renew COA 72218 Garg/GH	41/380	Botticelli + Pohl
21. Ceylon Elves LLC	3 Wyers Wat Lot A	Renew COA 72158 Dem/Mh	41/380	Botticelli + Pohl
22. Ceylon Elves LLC	3 Wyers Wat Lot A	Renew COA 72159 Dem/Gar	41/380	Botticelli + Pohl
23. Sonia Lang	10 Spruce Rd	Shed	55/47	Structures Unlimited
24. Conlon James LTR ETAL	24 Woodbine St	Shed Window Door Rev	80/96	Emeritus
25. Tom Schneider	47 Chuckhollow Rd	Shed	75/114	Val Oliver
26. Nant Property Owner LLC	7 Honeysuckle Dr	Rev 5994 steps	68/878	Linda Williams
27. Nant Property Owner LLC	3 Honeysuckle Dr	Window & steps Rev 5993	68/879	Linda Williams
28. Margolis	5 Marble Wy Unit#2	Bsmt walkdown	66/444.1	LINK
29. Jane Berman 05-8571	98 Tom Nevers Rd	Remove porch roof rev 04-6169	91/40	NAG
30. Davis-Torres	108 Surfside Rd	Color Change revisions	80/5	Val Oliver
31. Richmond Great Pt	2 Greglen Ave	Demo building	68/131	Joe Marino
32. Allen, Jennifer & Michael	1 Austin Farm	Addition, porch garage doors	56/386	SMRD
33. James & Julia Heise	2 Exeter St	Demo Gazebo	76.4.1/29	BPC
34. James & Julia Heise	2 Exeter St	New Gazebo	76.1.4/29	BPC
35. Richardson, Duncan	21 Golfview	Garage/ Studio	66/174	SMRD
36. Greg & Amy Rowland	3 Pawgvet Ln	Shed Door Changes	30/128	Ben Normand
37. Ed & Kathy Chibaro	2 Mid Tawpawshaw	Spa Ramp Hardscape	53/49	Thornewill Designs
38. 41 Hulbert LLC	41 Hulbert Ave	GH Fens Revs	29/18	Botticelli + Pohl
39. Brett Robertson	31 Sankaty Rd	Attic Dormer	49.2.3/42	NAG

Voting Welch, Coombs, Patten  
 Alternates None  
 Recused Pohl, Oliver  
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.  
 Representing -  
 Public -  
 Concerns -

**Motion Motion to approve consents. (Patten)**

Roll-call Vote Carried 3-0 // Welch, Coombs, Patten-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.	Bent Shimmo NT <b>05-8510</b>	2 S Valley RD	Pool & retaining wall	43/165	Atlantic Landscaping
	<ul style="list-style-type: none"> <li>pool not to be visible at time of inspection and in perpetuity &amp; pool to have no grade change from existing or as noted on the original application.</li> </ul>				
2.	Jonathan Jacoby	3 Tautemo Way	Garage door chng.	83/22	EMDA
	<ul style="list-style-type: none"> <li>Describe on elevations exact revisions.</li> </ul>				
3.	4 Westerwick Dr Realty	4 Westerwick Dr	Pool & hardscape	73/32	Atlantic Landscaping
	<ul style="list-style-type: none"> <li>pool not to be visible at time of inspection and in perpetuity &amp; pool to have no grade change from existing or as noted on the original application</li> </ul>				
4.	Mariana Belliveau	15A Youngs Way	Egress Window	68/328.4	Mariana Belliveau
	<ul style="list-style-type: none"> <li>Locus map and image to be revised to indicate the location of the egress window.</li> </ul>				
5.	Brandon & Bridget Lower	146 Main St	Color Change rev	41/ 518	Main St Construction
	<ul style="list-style-type: none"> <li>To include historical information.</li> </ul>				
6.	Mayra Escobar	2 Scotts Way	New Shed	67/995	Mayra Escobar
	<ul style="list-style-type: none"> <li>Shed to be screened (though not necessarily invisible, at time of inspection and thereafter.)</li> </ul>				
7.	Ali Towfighi	35 Brewster Rd	Relocate Pool on Site	54/86	JB Studio
	<ul style="list-style-type: none"> <li>pool not to be visible at time of inspection and in perpetuity &amp; pool to have no grade change from existing or as noted on the original application.</li> </ul>				
8.	Charles Bruno	10 Monohansett Rd	Solar Rooftop	79/142	Ack Smart
	<ul style="list-style-type: none"> <li>Street vegetation to be retained, maintained and/or replaced as of time of inspection and thereafter.</li> </ul>				
9.	Nantucket Hist. Assoc.	89 Bartlett Rd	New fence & hardscape	66/410	Michael Harrison
	<ul style="list-style-type: none"> <li>Picket fence to be Type 2 w/cap (vs. balustrade- type proposed)</li> </ul>				
10.	Hans Dalgaard	34 Surfside Rd	Rooftop Solar	67/15.5	Cotuit Solar
	<ul style="list-style-type: none"> <li>Due to limitations on visibility being angle relative to street, height and pitch of roof.</li> </ul>				
11.	Richards Evans <b>05-8533</b>	11 Wanoma Rd	Roof mount solar	92.4/229	Team Sunshine
	<ul style="list-style-type: none"> <li>Not to be visible at time of inspection or in perpetuity.</li> </ul>				
12.	Nantucket Land Bank	4 Codfish Park	Resurface Path	73.2.4/42	Ben Normand
	<ul style="list-style-type: none"> <li>provide photo of existing brick “to match existing”</li> </ul>				
13.	Joseph Benotti	8 Gladlands Ave	Solar Rooftop Rev	80/180	Ack Smart
	<ul style="list-style-type: none"> <li>Street vegetation to be retained, maintained and/or replaced so as to provide near invisibility of panels as of time of inspection and thereafter.</li> </ul>				
14.	Alexandra Johnson	5 Robert Lane	Shed	56/38	Alexandra Johnson
	<ul style="list-style-type: none"> <li>Street vegetation to be retained, maintained and/or replaced as of time of inspection and thereafter.</li> </ul>				
15.	Seth Gottlieb	6 Ridge Ln	Garage Roof Replacement	38/126	Seth Gottlieb
	<ul style="list-style-type: none"> <li>Provide image of roof shingles on house with lighting conducive to viewing to confirm color, to add to HDC file.</li> </ul>				
16.	Nant Property Owner LLC	9 Honeysuckle Dr	Rev 5995 Door Window	68/877	Linda Williams
	<ul style="list-style-type: none"> <li>Provide elevation of façade showing new window.</li> </ul>				
17.	Ack 15 CHR LLC	8 Chuckhollow Rd	Hardscape Revision to coa	72/31	Val Oliver
	<ul style="list-style-type: none"> <li>Hardscape and deck to be two separate applications.</li> </ul>				
18.	Michael Kane	38 Vestal St	Pool Shift on site	41/50	Val Oliver
	<ul style="list-style-type: none"> <li>pool not to be visible at time of inspection and in perpetuity &amp; pool to have no grade change from existing or as noted on the original application.</li> </ul>				

Voting Pohl, Welch, Coombs, Patten

Alternates None

Recused Oliver

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

Representing -

Public -

Concerns -

**Motion Motion to approve consents with conditions except item 10. (Welch)**

Roll-call Vote Carried 4-0 // Pohl, Welch, Coombs, Patten-aye

Certificate #

**HDC2023-(as noted)**

Voting Pohl, Welch, Coombs, Patten, Oliver

Alternates None

Recused None

**Motion Motion to approve item 10 as submitted. (Coombs)**

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

Certificate #

**HDC2023-(as noted)**

**IV. HELD FOR A VIEW**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Town of Nantucket	16 Broad St	Alterations	42.4.2/30	SMRT Architects
Voting	Pohl, Coombs, Patten, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	<b>Aleks Janjic</b>			
Public	<b>Mickey Rowland</b> – Concerned about the light fixture that was chosen. Not sure that the light fixture chosen is appropriate. Suggested a flush recessed LED light fixture instead of a projecting one. <b>Welch</b> – Whether or not this structure was built in 1964 it’s pretty much on the doorstep corner of the Historic Landmark.			
Concerns	<b>Holly Backus</b> – No concerns. <b>Pohl</b> – Is certain this alteration won’t be noticed by the public. Suggest to the applicant that one of the windows in the first floor be taken out from a very conspicuous spot and place the new window in the board can all see in situ and therefore can get a clear visual and not have to compare to a house on pleasant street. <b>Patten</b> – Not sure about the windows. Would prefer a recessed light rather than a projecting light fixture. <b>Oliver</b> – Thinks this application is a bigger picture than just this building because approving these alterations would be making an exception in town and that’ll come with its own repercussions in terms of setting precedent. In the past the board has okayed windows not visible, but she is not prepared to make this exception unless the rest of the board is willing to and has a plan as to why they’d support this exception.			
<b>Motion</b>	<b>Motion to hold to do a sample. (Oliver)</b>			
Roll-call Vote	Carried 4-0 // Pohl, Coombs, Patten, Oliver-aye		Certificate #	<b>HDC2023-05-8510</b>

**V. OLD BUSINESS 06/13/2023**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Horchow & Routman 06-6540	33 Cliff Rd	Guest house	42.4.4/5	CWA
Voting	Pohl, Welch, Dutra, Patten, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	<b>Chip Webster</b>			
Public	<b>Mickey Rowland</b> – On the south elevation there’s that odd overlap. Agrees with Holly’s suggestion to lower the ridge a couple of feet.			
Concerns	<b>Holly Backus</b> – The south elevation seems a little odd. It would be helpful for the new addition to be subordinate in height to eliminate the odd configuration. <b>Oliver</b> – Agrees that the addition meeting the peak in the same exact spot with the same pitches is very unusual. Also agrees that it should be subordinate. <b>Welch</b> – Agrees with Val. Thinks that is further obstructs the perception of depth. This starts to become in a sense infill of the street scape, and we lose it until privacy gates go up on this driveway. Is just concerned about more structure and certainly concerned about it being atypical. <b>Patten</b> – Has the same concerns about the south elevation that have already been shared. <b>Dutra</b> – Agrees with what the boards has said. <b>Pohl</b> – The corner where the two peeks intersect will look like you just cut a quarter away from a pointed wedding cake. Very concerned about that massing.			
<b>Motion</b>	<b>Motion to hold for revisions. (Welch)</b>			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Dutra, Patten, Oliver-aye		Certificate #	<b>HDC2023-05-8486</b>

2.	Bob & Jeanette LLC	43 Kendrick rd.	New dwelling	76.4.3/31	CWA
Voting	Pohl, Welch, Coombs, Oliver, Dutra				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Chip Webster- CWA</b>				
Public	<p><b>Billy Saad</b> – There was communication back and forth between himself, the agent, and the chair regarding planting to mitigate the visibility of this structure. An HDC inspection has not passed for this structure.</p> <p><b>Steven Cohen</b> – Thinks that the board is out of line for holding up this application which only pertains to reducing the posts on the second-floor deck from 11 to 8.</p>				
Concerns	<p><b>Dutra</b> – Understands this is a controversial case but if he were just looking at this application for what is currently being proposed. He has no issue with reducing the amount of balcony posts from 11 to 8.</p> <p><b>Welch</b> – Due to the recent history of this structure, the way it was put up, and the visibility of it. To put it nicely, this is an intrusive elevation. Due to a filing error the commissioners have not yet viewed in their packets what Mr. Webster has presented. For Mr. Welch, this is the minimal level of comfort to review and understand the evolution of this application. He therefore is not comfortable yet proceeding with this application. Suggest this application be held until next Tuesday’s meeting so that the board gets a chance to review the packet that Mr. Webster displayed earlier.</p> <p><b>Oliver</b> – If just speaking on this specific application, then she agrees with Jesse about being ok with the railing.</p> <p><b>Coombs</b> – The design is too heavy and too busy.</p> <p><b>Pohl</b> – Was not around to have this house approved and would have never approved this if he was. If the railing was on the ground as by itself, he would approve it. Because the rail is going on top of a building that goes against every standard that the board has here at this organization, he is extremely against this.</p>				
Motion	<b>Motion to hold until next Tuesday giving the commissioners who are sitting an opportunity to review the submission that was presented on the screen today. (Welch)</b>				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Coombs, Oliver, Dutra-aye			Certificate #	<b>HDC2023-05-8430</b>
3.	Rednor Robin <b>05-8469</b>	2 Anns Ln	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, advisory comments.				
Representing	<b>Julie Jordin</b>				
Public	-				
Concerns	<p>Holly Backus – No concerns.</p> <p>Pohl – No concerns.</p> <p>Welch – No concerns with the submission as proposed.</p> <p>Camp – Is concerned that the pool is on a corner and can potentially be seen.</p> <p>Coombs – Thinks the bluestone deck could be a little bit more informal. Suggests softening material around the pool to fit in with the proposed vegetation.</p> <p>Patten – Agrees with Abby about being ensure whether the pool will be seen in that corner.</p>				
Motion	<b>Motion to approve through staff with berm plantings, loosen up the bluestone patio a little bit, and pool to not be visible at time of inspection or thereafter. (Welch)</b>				
Roll-call Vote	Carried 3-1 // Pohl, Welch, Coombs-aye // Camp-nay // Patten abstained			Certificate #	<b>HDC2023-05-8469</b>

1. Aaron Panner **04-8291** 6 Hickory Meadow Fence & gate 41/205 Scott Fritz

Voting Welch, Camp, Coombs, Oliver  
 Alternates Thornewill  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.  
 Representing **Scott Fritz**  
 Public **Billy Saad** – Was acting on a complaint that was called in in January complaining about this fence. Took photos to give the board some context of the neighborhood. As you approach six hickory meadows the fence is very visual. The style of fence he’s never seen approved by the HDC. This is a large property and a fence that sort of defines the perimeter of a property approaching 80,000 square feet goes against building with Nantucket in mind. Page 131 of building with Nantucket in mind discourages boundary fences. Also, the step header goes all the way around the property and makes for a busy design. If the board considers approval, he suggests getting that header in line.  
**Pohl** – A solution that he’s used is if you put up a 4-foot-high fence and the posts continue up and you put up a black wire at 8 feet the deer won’t fit in between the wires and will typically not jump over the fence.  
 Concerns **Coombs** – The fence surrounding the entire property is rarely seen in this town. The fence is totally visible. There are other examples of deer fences with posts and black mesh or wiring but none that are this visible.  
**Camp** – The wood and height of this fence stand out. It appears that in some locations the fence is directly on the property line with no more to add exterior vegetation. Maybe the posts should be metal with black mesh or wiring so that they disappear. Therefore, the materials should be different, they should not be this wood frame. A more appropriate height would be 5 feet with a wire above. The fence should be pushed back from the property line so it’s on the applicant’s own property and can be screened with vegetation.  
**Oliver** – Along the side seems like its also on the property line with not enough room for vegetation for screening. It’s not appropriate that this fence looks like a framed wall that is not filled in.  
**Welch** – The height stands out. Typically, you have the posts and just mesh or wiring in between these types of fences, without the wood frame on the top.  
 Motion **Motion to hold for revisions with 7ft – 7ft 6in metal or wood posts, with a 5-foot mesh, a wire at termination of the posts. The gate to be 5ft, the wire above can be slat, fence to be minimum 5ft – 10ft withing the property line on sides and rear to leave room for buffering. (Camp)**  
 Roll-call Vote Carried 5-0 // Welch, Camp, Coombs, Oliver-aye Certificate # **HDC2023-04-8291**

**VI. NEW BUSINESS 06/20/2023**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Ack Attack	7A Bayberry Ct	Replace Front Door	55/707.1	Andrew Grattan
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Dutra, Patten, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	<b>Doug Grattan</b>			
Public	-			
Concerns	Holly Backus – Not sure about the red proposed door color, does not believe its part of the boards approvable color palette.			
Motion	<b>Motion to approve through staff with the green fan painted white and door color to be a red within the approvable palette. (Welch)</b>			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye		Certificate #	<b>HDC2023-(as noted)</b>

2. Erin Foley	76 Orange St	Dormer Addition	55.1.4/25	Sandcastle Construction
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Dutra, Patten, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing Public	<b>Robert Newman</b> <b>Mickey Rowland -</b>			
Concerns	<p><b>Holly Backus</b> – According to building with Nantucket in mind, dormer design and placement should not destroy the simplicity of the roof plane of Nantucket buildings. Full shed dormers that cover the main roof are not appropriate. Small, shed dormers should be set back at least one foot from the building face, be three feet from each gable end, and come off the ridge as well, which is right on the ridge. Recommends this be modest in proportion and dormer be resized or broken down into two dormers.</p> <p><b>Welch</b> – Concerned about the visibility from York St. Is aligned with the board on the concerns of size and proportions.</p> <p><b>Camp</b> – Agrees with Holly and Mickey. Looking for something a little more modest.</p> <p><b>Coombs</b> – Dormer needs to be made smaller. Two smaller dormers would be better than the single one proposed.</p> <p><b>Oliver</b> – Would be ok with the dormer if it were made a little smaller. Recommends bringing dormer in on the right side of the east elevation.</p>			
Motion	<b>Motion to approve through staff with decreasing the width of the right side of the dormer as viewed from the east elevation by one window width. (Welch)</b>			
Roll-call Vote	Carried 3-1 // Pohl, Welch, Oliver-aye // Coombs-nay // Camp abstained Certificate # <b>HDC2023-(as noted)</b>			

3. Greg & Amy Rowland	3 Pawgvet Ln	MH move Additions	30/128	Ben Normand
Voting	Welch, Camp, Coombs, Oliver, Dutra			
Alternates	Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing Public	<b>Ben Normand/ Milton Rowland</b>			
Concerns	<p><b>HSAG</b> – Rear bathroom dormer might be improved by filling the wall with corner-to-corner windows like the other dormers.</p> <p><b>Holly Backus</b> – The change to the floating second floor dormer is odd now; windows seem to be floating in a sea of shingles.</p> <p><b>Welch</b> – The roof walk is too large, larger than 1/3 of the roof ridge by a decent amount. On the North elevation he would like the applicant to be cognizant of the roof brake line and how that band is perceived from the ground so that it doesn't create sort of an odd perception. The applicant should try to create a sense of proportion on that dormer that is like the hip porch on the lower right so that you have a window to wall ratio left to right proportion and then a height above the shingle line proportion. If the design leans towards those changes, he thinks it would make the design more harmonious and the dormer won't stand out as much.</p> <p><b>Camp</b> – No concerns.</p> <p><b>Coombs</b> – Agrees with Mickey's suggestion about making the lefthand dormer to fill the wall. Would like to see the lefthand dormer emulate the garage doors beneath it.</p> <p><b>Oliver</b> – Suggests running a board under the sill and around to allude back to it being a filled in porch. Otherwise has no concerns.</p> <p><b>Dutra</b> – Most of this if not all is an improvement.</p>			
Motion	<b>Motion to hold for revisions. (Coombs)</b>			
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Dutra-aye Certificate # <b>HDC2023-(as noted)</b>			

4.	Greg & Amy Rowland	3 Pawguyet Ln	GH move Additions	30/128	Ben Normand
Voting	Welch, Camp, Coombs, Oliver, Dutra				
Alternates	Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Ben Normand/ Milton Rowland</b>				
Public	<b>HSAG</b> – The slider could be replaced by a single door and a window which should be 12 by 12 to match the main house.				
Concerns	<b>Holly Backus</b> – The windows on the addition should match the 12 over 12 windows that currently exist on the structure. The second-floor flush dormers seem a little over complicated for this simple cottage. The architecture could be mimicked from the main house. The one-story addition now seems to be competing with the double French doors next door. French doors should 12 lite with a kick panel and that would relate back to the main home. The shed dormer on the North has an odd configuration and looks like it's missing a window. <b>Coombs</b> – Agrees with Holly on adding a kick panel to the French doors on the south elevation. Would like to see the windows go back to what they originally were, the 12 over 12 looks busy. <b>Camp</b> – Feels like this design is missing the old simplicity of a simple house. The French doors are competing with that original door, don't know whether those could be windows or if you get rid of the original door. Thinks the missing simplicity of the design is caused by the dormer over the French doors and she's not sure how to fix it or make it simpler. <b>Oliver</b> – The windows are 6 over 9 existing, does not recommend 12 over 12. Suggest making the porch roof die into the eave, making the dormer a little shed with a 6 lite and making the doors below one. This would make the design simpler. <b>Dutra</b> – Agrees with Val's suggestions. The window on the North elevation dormer should be centered and same with a window on the east elevation to balance out the design. Welch – Concerned about proximity to set back. Agrees the French doors compete for attention. Agrees with Val's solution on the dormer for simplicity. Good with 6 over 9 windows. The dormer and gable on the North elevation are very complicated but mitigated by the lack of visibility on the structure.				
<b>Motion</b>	<b>Motion to hold for revisions. (Camp)</b>				
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Dutra-aye			Certificate #	<b>HDC2023-(as noted)</b>
5.	Greg & Amy Rowland	3 Pawguyet Ln	Hardscape	30/1285	Ben Normand
Voting	Welch, Camp, Coombs, Oliver, Dutra				
Alternates	Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Ben Normand/ Milton Rowland</b>				
Public	HSAG – No concerns.				
Concerns	<b>Holly Backus</b> – Would recommend more of a pervious surface rather than a impervious patio. There are no details in the application regarding the retaining wall details, the fence, the gate, and the patio. That would be helpful for a hardscape plan. <b>Dutra</b> – No concerns <b>Oliver</b> – Add materials to file so the board knows what materials are going to be used. <b>Camp</b> – Agrees details of materials should be added to file. <b>Coombs</b> – No concerns.				
<b>Motion</b>	<b>Motion to approve through staff including a narrative description of the gate and hardscape materials. Including that they would be like kind. (Camp)</b>				
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Dutra-aye			Certificate #	<b>HDC2023-(as noted)</b>



6. Linda Loring Nature Foundation 90 Eel Point Rd Demo House 39/142 Gryphon Architects  
 Voting Welch, Camp, Coombs, Oliver, Patten  
 Alternates Thornewill, Patten  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.  
 Representing **Ethan Griffin**  
 Public -  
 Concerns **Holly Backus** – Wondering if the structure being proposed to be demolished predates Linda Loring or was it built by her and her family. Believes the information of association between Linda Loring and the property is germane to understanding the importance of the structure.  
**Camp** – Concerned about the structure’s history.  
**Oliver** – Would like some interior pictures for the file. No concerns.  
**Welch** – Would like to see can be reused. Suggesting something indicative of Linda Loring whether it’s in the file or on the site would be beneficial and help with moving this application along in a responsible way.  
**Patten** – No concerns.

**Motion** **Motion to approve through staff with additional information, images of interior, a historical narrative including whether this was approved in the past or not and to the extent reasonable to retain some portion of the structure. Board would like some kind of memorialization. (Patten)**

Roll-call Vote Carried 4-1 // Welch, Coombs, Oliver, Patten-aye // Camp-nay Certificate # **HDC2023-(as noted)**

Hold rest -

7. Linda Porter	21 Keel Ln	New fence	66/323	Linda Porter
8. Paul Donovan <b>05-8486</b>	89 Vestal ST	Fence	56/251	LINK
9. Janet Bailey	11 Mill St	Hardscape	42.3.3/32	Mark Godfrey
10. Steamship Authority	1 Steamboat Wharf	Fence/Gate	42.4.2/101	Michael Bentley
11. 63 Hulbert LLC	63 Hulbert St	MH Lift, addition,window door	29/9	Emeritus
12. 63 Hulbert LLC	63 Hulbert St	GH Lift, addition,window door	29/9	Emeritus
13. 63 Hulbert LLC	63A Hulbert St	Lift, addition,window door	29/9.1	Emeritus
14. 1010 Wins LLC	10 Lincoln Ave	Main house revision	30/184	Emeritus

**VII. COMMISSIONER’S ITEMS FOR DISCUSSION AND VOTE**

- “Save our Sound Endorsement.” – **Held for next Tuesday’s meeting.**
- Thursday HDC meetings to be removed from meeting schedule.

Motion **Motion for no regular Thursday meetings for the foreseeable future. (Camp)**  
 Vote Carried 5-0 // Welch, Camp, Coombs, Oliver, Dutra-aye

Approved Minutes –	April 25, 27, May 9, 23, 25, 2023
Review Minutes -	May 30 & June 6, 8, 2023
Motion	Motion to approve minutes for April 25, 27, May 9 <sup>th</sup> , 23, 25. (Camp)
Vote	Carried 3-0 // Camp, Coombs, Patten-aye // Welch, Oliver abstained
Other Business -	<ul style="list-style-type: none"> <li>• <b>Next HDC Meeting- June 27<sup>th</sup> at 4pm *HYBRID &amp; IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – ZOOM</b></li> </ul>
<b>Future Action Items</b> – (This header to be changed to Potential Items of Discussion)	<ul style="list-style-type: none"> <li>• Classification of street trees &amp; vegetating mapping</li> <li>• Discussion of Wind Turbines</li> <li>• Section 106 – Sunrise Wind Farm Project, Intro (update as needed)</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demos</li> <li>• Discussion of options for house moves</li> </ul>

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 7:18pm. (Welch)**  
 Vote Carried 5-0 // Welch, Camp, Coombs, Oliver, Dutra-aye

Submitted by:  
Adrian Rodriguez  
Esmeralda Martinez

YouTube link: <https://www.youtube.com/watch?v=s1RhWvhGI0>

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village

DRAFT