



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

**Commissioners:** Raymond Pohl (Chair), Diane Coombs (Vice-chair), John McLaughlin, Abigail Camp, Vallorie Oliver,  
**Associate Commissioners:** Stephen Welch, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Tuesday, June 22, 2021

**Public Safety Facility, 4 Fairgrounds Road, Community Room – 5:00 p.m.**

Called to order at 5:04 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker  
 Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch, Thornewill  
 Remote Participation: Per 940 CMR 29.10, Diane Coombs and John McLaughlin are participating remotely via Zoom.  
 Absent Members: Dutra  
 Late Arrivals: McLaughlin, 5:14 p.m.; Welch, 7:32 p.m.  
 Early Departures: Camp, 9:05 p.m.

Adoption of Agenda.

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

Roll-call vote Carried 5-0//Camp, Oliver, Thornewill, Coombs, and Pohl-aye

**I. PUBLIC COMMENT**

None

**II. ELECTION OF OFFICERS**

1. Held

**III. CONSENT**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Estate of S Campbell 06-4002	7 West York Lane	Clpbrd to shingle; LK frnt steps	55/325	Self
2.	Christopher Keogan 06-3993	5 Daffodil Lane	Shed	68/723	Self
3.	Kathleen Krall 06-4010	15 Masaquet Avenue	Rev. 1656: railing/shingld wall	80/141	Botticelli + Pohl
4.	Fleur De Lis 06-4011	8 Shimmo Pond Road	Demo/move off shed	54/258	Botticelli + Pohl
5.	Island Lumber 06-4012	1 Polpis Road	Rev. 3481: add window	54/121	Val Oliver Design
6.	Thomas Levin 06-4009	234 Madaket Road	Rev. 2596: deck, stairs, windows	59.4/120	Val Oliver Design
7.	17 Hinckley NT 06-3994	17 Hinckley Lane	Rev. 0995: window	30/105	Val Oliver Design
8.	Lab Trust 06-4013	8 Folger Lane	Rev. 1602: pergola to porch roof	42.4.4/33.5	Val Oliver Design
9.	Kathy Gallagher 06-4016	4 Pond Road	320 sf garage	56/158	Val Oliver Design
10.	Hawthorne Park Prtnrs 06-4008	51 Hummock Pond Road	Shed	56/815	Workshop APD
11.	Cliff Lane 81, LLC 06-4007	81 Cliff Lane	Rev. 1468: shed	30/165	BPC
12.	High Tide Partners 06-4006	8 Ackermuck Lot 1	Rev. 2337: windows	41/618	BPC
13.	John Sjovall 06-4005	312 Madaket Road	Roof change	60.2.1/65	James Lydon
14.	Mark Wilmot 06-4004	35 Monomoy Road	Roof change	54/74	James Lydon
15.	Jonathan Pressment 06-4003	2 Ash Lane	Cedar-boxed HVAC	42.4.2/93	Thornewill Dsgn
16.	John Manera 06-4001	10 Larrabee Lane	Retaining wall	55/102.4	Linda Williams
17.	Anton Dimov 06-4000	25 Wapposett Circle	Shed move on from 3 Gladlands	67/578	Self
18.	Thirteen Old South Rd 06-4042	1 Fairgrounds Road	Roof change	55/70	James Lydon

Voting Coombs, Camp, Thornewill

Alternates None

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve Items 1-9. (Camp)**

Roll-call vote Carried 3-0//Thornewill, Camp, and Coombs-aye; Pohl & Oliver recused Certificate # **HDC2021-06-(as noted)**

Voting Pohl, Coombs, Camp, Oliver

Concerns No concerns.

Motion **Motion to Approve Items 10-18. (Oliver)**

Roll-call vote Carried 4-0//Camp, Coombs, Oliver, and Pohl-aye; Thornewill recused Certificate # **HDC2021-06-(as noted)**

**IV. CONSENT WITH CONDITONIONS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Paul Bossidy <b>06-4014</b>	17 Naushon Way	Pool, spa and hardscape	80/432	LINK
	• Pool, spa and firepit must not be visible at time of inspection and in perpetuity			
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve through staff per noted conditions. (Camp)</b>			
Roll-call vote	Carried 5-0//Oliver, Thornewill, Coombs, Camp, and Pohl-aye		Certificate #	<b>HDC2021-06-4014</b>

**V. SIGNS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Union Lodge Masons <b>05-3873</b>	30B Main Street	Projecting sign	42.3.1/2.5	Julia Morash
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Sign design plan, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	<b>Flynn</b> – Approvable.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Roll-call vote	Carried 5-0//Camp, Thornewill, Coombs, Oliver, and Pohl-aye		Certificate #	<b>HDC2021-05-3873</b>
2. Vanilla Day, LLC <b>06-4036</b>	2 Sanford Road, Unit 6	Wall sign	55/267	Gryphon Archit.
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Sign design plan, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	<b>Flynn</b> – Approvable per SAC comments			
Motion	<b>Motion to Approve through staff per SAC comments(Oliver)</b>			
Roll-call vote	Carried 5-0//Camp, Thornewill, coombs, Oliver, and Pohl-aye		Certificate #	<b>HDC2021-06-4036</b>
3. Nantucket Hist Assn. <b>06-4037</b>	15 Broad Street	Temporary banner	42.4.2/61	Ashley Santos
4. Nantucket Hist Assn. <b>06-4038</b>	15 Broad Street	Temporary banner	42.4.2/61	Ashley Santos
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Sign design plan, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	<b>Flynn</b> – Held for revisions.			
Motion	<b>Motion to Hold for revisions. (Oliver)</b>			
Roll-call vote	Carried 5-0//Camp, Thornewill, Coombs, Oliver, and Pohl-aye		Certificate #	

**VI. NEW BUSINESS (05/18/21)**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	<b>NISDA 05-3846</b>	71 Washington Street	Move off/demo Lot 1	42.2.3/41.2	BPC
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural design plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (5:11)	<p><b>Paul</b> – Presented project, circa 1949.</p> <p><b>Backus</b> – These structures are now considered contributing in the old historic district (OHD); would rather see these be improved. Read HSAB comments 5/24: prefer they be retained and restored. Asked that, if a demolition is approved, drawings of the structure be presented to be kept on file.</p> <p><b>Coombs</b> – This structure has been severely damaged from flooding.</p> <p>No concerns with demolishing this structure</p>				
Motion	<b>Motion to Approve the demolition through staff with in-scale drawings of the structure submitted into the record. (Camp)</b>				
Roll-call vote	Carried 5-0//Oliver, Camp, Thornewill, Coombs, and Pohl-aye			Certificate #	<b>HDC2021-05-3846</b>
2.	<b>NISDA 05-3847</b>	71 Washington Street	Move off/demo Lot 2	42.2.3/41.2	BPC
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural design plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Joe Paul, BPC				
	Marianne Hanley, Reade, Gullicksen, Hanley, & Gifford LLP				
Public	None				
Concerns (5:11)	<p><b>Paul</b> – Presented project, circa post 1949; there are applications for this and Lot 3 structure to move to Wauwinet Road.</p> <p><b>Backus</b> – These structures are now considered contributing in the old historic district (OHD); would rather see these be improved. HSAB comments 5/24: prefer they be retained and restored.</p> <p><b>Coombs</b> – She would approve this moving to Wauwinet Road and being reused.</p> <p><b>Camp</b> – She doesn't support a demolition.</p> <p><b>Hanley</b> – This area is subject to a lot of flooding; NISDA is hoping to recreate the artist colony in Wauwinet, but they want the option to demolish the structures if the moves are not possible.</p>				
Motion	<b>Motion to Approve the move off/demolition through staff with in-scale drawings of the structure submitted into the record. (Coombs)</b>				
Roll-call vote	Carried 4-0//Oliver, Thornewill, Coombs, and Pohl-aye; Camp-abstain			Certificate #	<b>HDC2021-05-3847</b>
3.	<b>NISDA 05-3848</b>	71 Washington Street	Move off/demo Lot 3	42.2.3/41.2	BPC
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural design plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Joe Paul, BPC				
	Marianne Hanley, Reade, Gullicksen, Hanley, & Gifford LLP				
Public	None				
Concerns (5:11)	<p><b>Paul</b> – Presented project, circa post 1949; requesting later for this and Lot 3 structure to move to Wauwinet Road.</p> <p><b>Backus</b> – These structures are now considered contributing in the old historic district (OHD); would rather see these be improved. HSAB comments 5/24: prefer they be retained and restored.</p> <p>Same comments as for Lot 2.</p>				
Motion	<b>Motion to Approve the move off/demolition through staff with in-scale drawings of the structure submitted into the record. (Coombs)</b>				
Roll-call vote	Carried 4-0//Oliver, Thornewill, Coombs, and Pohl-aye; Camp-abstain			Certificate #	<b>HDC2021-05-3848</b>
4.	Sweet Meadow Sylvia Ln <b>05-3851</b>	74 West Chester Street	Hardscape: patio & wall	41/478	NAG
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (5:31)	<p><b>Theroux</b> – Presented project.</p> <p>No objections.</p>				
Motion	<b>Motion to Approve as submitted. (Camp)</b>				
Roll-call vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye			Certificate #	<b>HDC2021-05-3851</b>

**VII. OLD BUSINESS (05/25/21)**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Mary Claus Trustee <b>04-3405</b>	31 Low Beach Road	New dwelling	74/36	Botticelli + Pohl
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural design plans, site plan, photos, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (5:37)	<b>Botticelli</b> – Reviewed changes made per previous concerns. <b>Backus</b> – Original house circa 1860. Read SAB comments: prefer 6-over-1 windows; push back north elevation left portion; 2-over-2 complements historic house. <b>Camp</b> – South elevation left side 2 <sup>nd</sup> -floor triple ganged look odd sitting on the roof; remove the center window. Suggested painting the front door. <b>Thornewill</b> – It's attractive and likes the 2-over-2 windows. Agrees about the south elevation triple ganged windows. <b>Oliver</b> – Agrees with what's been said. Thinks the south elevation left ganged windows look odd because the roof peaks under the center window while the other two are floating. The 9-light door exists on the main house. <b>McLaughlin</b> – The front door should be a typical 6-panel door. <b>Coombs</b> – Agrees about taking out the center window of the south elevation triple-ganged.				
Motion	<b>Motion to Approve through staff with the south elevation left 2<sup>nd</sup>-floor triple ganged windows reduced to two by eliminating the center window and paint the front door. (Camp)</b>				
Roll-call vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Camp, and Coombs-aye			Certificate #	<b>HDC2021-04-3405</b>
2.	Anehialine Prop. <b>04-3327</b>	19 East Creek Road	Addition	55/60	BPC
Voting	Pohl, Coombs, McLaughlin, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural design plans, site plan, and photos.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (5:47)	<b>Paul</b> – Reviewed changes made per previous concerns; first floor is above the current flood level. <b>McLaughlin</b> – It's not typical for some windows have shutters and others don't. No others have concerns due to lack of visibility.				
Motion	<b>Motion to Approve as submitted. (Coombs)</b>				
Roll-call vote	Carried //Thornewill, McLaughlin, Coombs, and Pohl-aye			Certificate #	<b>HDC2021-04-3327</b>
3.	38 Prospect, LLC <b>03-3070</b>	38/38R Prospect/Birdsong	New main house	55.4.4/80.1	B Meerbergen
4.	38 Prospect, LLC <b>03-3099</b>	38/38R Prospect/Birdsong	New 2 <sup>nd</sup> dwelling	55.4.4/80.1	B Meerbergen
5.	38 Prospect, LLC <b>02-3037</b>	38/38R Prospect/Birdsong	Water feature	55.4.4/80.1	B Meerbergen
6.	38 Prospect, LLC <b>02-3094</b>	38/38R Prospect/Birdsong	Shed	55.4.4/80.1	B Meerbergen
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural design plans, site plan, photos, correspondence, and advisory comments.				
Representing	Brook Meerbergen				
Public	None				
Concerns (5:54)	<b>Meerbergen</b> – Asked these be held for Tuesday, June 29 <sup>th</sup> for a full board and to enable his client to attend.				
Motion	<b>Motion to Hold for the beginning of the agenda Tuesday, June 29<sup>th</sup> at 5:00 p.m. (Coombs)</b>				
Roll-call vote	Carried 5-0//Camp, Thornewill, Coombs, and Pohl-aye			Certificate #	
7.	Tim Demasi <b>04-3424</b>	3 Gladlands Avenue	New dwelling	80/234	Emeritus
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural design plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:59)	<b>MacEachern</b> – Reviewed changes made per previous concerns. <b>Coombs</b> – Appreciates changes to kitchen windows and dormer. <b>McLaughlin</b> – Too much glass on the south elevation. <b>Thornewill</b> – Roof walk is too large and is as wide as it is long; it is not typical as a square sitting on a dormer and should be reduced along the north and south elevations. <b>Camp</b> - No concerns. <b>Pohl</b> – The roof walk is 15.5 long and 13.5 wide.				
Motion	<b>Motion to Approve through staff with roof walk to be 12wX15.5l. (Thornewill)</b>				
Roll-call vote	Carried 4-1//Coombs, Camp, Thornewill, and Pohl-aye; McLaughlin-nay			Certificate #	<b>HDC2021-04-3424</b>

8. Josh Gregg **05-3714** 2 Sandplain Drive Pool and hardscape 68/356 Swim Pool&Dsgn  
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver  
 Alternates Thornewill  
 Recused None  
 Documentation None  
 Representing None  
 Public None  
 Concerns (6:09) Not opened at this time.  
 Motion **Motion to Hold for representation. (Camp)**  
 Roll-call vote Carried 4-0//Oliver, Coombs, Camp, and Pohl-aye; McLaughlin no answer. Certificate #

9. David Berson-Lacey **04-3382** 6 Hedge Row Dormer + shed addition 73.3.2/87 SM Roethke  
 Voting Pohl, Coombs, McLaughlin, Camp, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural design plans, site plan, photos, and advisory comments.  
 Representing Steve Roethke, Steve M. Roethke Design  
 Public None  
 Concerns (6:10) **Roethke** – Reviewed changes made per previous concerns; visibility from Underhill Lane is minimal.  
**Backus** – Read SAB comments: appreciate enclosed stairs and putting the chimney back; more symmetrical on west; dormer not to be visible; east elevation, push gable back to match other gable.  
**Camp** – The 2<sup>nd</sup> floor has chaotic fenestration, no “Sconset rhythm; the original had some symmetry.  
**Thornewill** – Agrees about the front elevation. Appreciates changes made. Rear elevation, the 2<sup>nd</sup>-floor doors are asymmetrical in a small symmetrical building. Asked if Underhill Lane is an abutters way or easement.  
**Coombs** – Appreciates the return of the chimney. The shed dormer left of the dormer over the front door is questionable; originally it was two small gable dormers flanking a larger dormer.  
**McLaughlin** – He sees nothing questionable.  
**Pohl** – If you change the north elevation shed dormer to a gable, this might be approvable; appreciates reducing the gable dormer over the front door; suggested right most dormer windows be double hung.  
 Motion **Motion to Approve through staff with the north elevation shed dormer to be a gable dormer and casements to change to 4-over-2 double hung windows. (Coombs)**  
 Roll-call vote Carried 4-1//Thornewill, McLaughlin, Coombs, and Pohl-aye; Camp-nay Certificate # **HDC2021-04-3382**

10. Cannonbury Holding **04-3380** 18 Cannonbury Lane New dwelling 71/13 Chip Webster  
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver  
 Alternates Thornewill  
 Recused None  
 Documentation Architectural design plans, site plan, photos, and advisory comments.  
 Representing Chip Webster, Chip Webster Associates  
 Public None  
 Concerns (6:26) **Webster** – Asked for time to pull up the plans. Reviewed changes made per previous concerns.  
 (6:46) **Backus** – Read SAB comments: re connector, too much glass on front; connector flanking windows should be “A” and eliminate one of the doors or both doors.  
**Oliver** – Appreciates a lot of changes. Rear porch, suggested a hipped or shed roof; as is it overwhelms the mass. Connector facing the street, most pictures were filled in porches; suggested boxing in with a shed roof.  
**Coombs** – Appreciates changes. North elevation right, suggested another window added before the porch. Sorry to see chimney go. East elevation, agrees about reducing to a single door in the connector.  
**McLaughlin** – Too much glass for the walls.  
**Pohl** – Agrees about the north elevation right adding a window in the blank wall and reducing the pitch on the porch roof so it’s less tall.  
 Motion **Motion to Approve as submitted. (Oliver)**  
 Roll-call vote Carried 4-0//Camp, Coombs, Oliver, and Pohl-aye; McLaughlin-abstain Certificate # **HDC2021-04-3380**

11. Jennifer Silva **04-3381** 14 Harborview Way Lift, addition & roofwalk 42.4.1/26 Thornewill Dsgn  
 Voting Pohl, Coombs, McLaughlin, Oliver  
 Alternates None  
 Recused Thornewill  
 Documentation None  
 Representing Carrie Thornewill, Thornewill Design  
 Public None  
 Concerns (6:32) **Thornewill** – Luke wants to hold for a full board.  
 Not opened this time.  
 Motion **Motion to Hold to Tuesday, July 29<sup>th</sup>, for a full board. (Oliver)**  
 Roll-call vote Carried 4-0//Camp, Coombs, Oliver, and Pohl-aye; McLaughlin-abstain Certificate #

<b>12. Sam Aloisi 05-3620</b>	<b>19 Quaker Road</b>	<b>New dwelling</b>	<b>41/42</b>	<b>Thornewill Dsgn</b>
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	Thornewill			
Documentation	Architectural design plans, site plan, photos, and advisory comments.			
Representing	Carrie Thornewill, Thornewill Design			
Public	None			
Concerns (6:34)	<p><b>Thornewill</b> – Reviewed changes made per previous concerns; prefer no chimney on the main mass.</p> <p><b>Backus</b> – This is an infill; recommend one shingle course around flush dormer windows. Read HSAB comments 6/07: the rear and side additions should have a lower plate than the main mass; there’s a lot of roof on the north elevation; maybe lower porch roof pitch to 4/12; needs a window on east; needs a chimney on main mass; the roof area on the street side is excessive, lowering the roof pitch to 8/12 would help; bulkhead should not go on the front.</p> <p><b>Camp</b> – Going down Quaker road, the 3 dormers look small in a large roof; would like them to be larger to take up some roof space; there is a lot of roof.</p> <p><b>Oliver</b> – Suggested no cornerboards on the dormers. Only the front façade would be visible, which looks fine. Front elevation, drop the right eave 6”</p> <p><b>Coombs</b> – If the dormer windows were to be made larger, they shouldn’t be any wider than the front door; she likes them small and is okay with no shingle surround. Agrees about dropping the eaves of the rear and sides. South elevation, suggested a window or two in the middle under the 2<sup>nd</sup>-floor windows.</p> <p><b>McLaughlin</b> – This is suitable for the neighborhood; the different sized windows on the front are typical.</p>			
Motion	<b>Motion to Approve through staff with the east elevation right eave dropped 6". (Oliver)</b>			
Roll-call vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	<b>HDC2021-05-3620</b>
<b>13. Brian Franz 04-3609</b>	<b>10-12 Cannonbury Lane</b>	<b>Pool</b>	<b>74/9 + 10</b>	<b>Ahern LLC</b>
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Miroslava Ahern, Ahern Design, LLC			
Public	Trist Dammen, 12 New Street			
Concerns (7:05)	<p><b>Ahern</b> – Reviewed changes made per previous concerns.</p> <p><b>Backus</b> – Read SAB comment: pool still large with lots of hardscaping but not visible.</p> <p><b>Dammen</b> – Privet is an inadequate screen.</p> <p><b>McLaughlin</b> – This is suitable for approval.</p> <p><b>Coombs</b> – This pool is longer than any part of the house and that doesn’t include the spa; whether you can see it or not, that is odd.</p> <p><b>Camp</b> – Agrees with Ms. Coombs.</p> <p><b>Thornewill</b> – This will not be visible with the building, plants, and two berms.</p> <p><b>Pohl</b> – Agrees with Ms. Thornewill.</p>			
Motion	<b>Motion to Approve with the pool not to be visible at time of inspection and in perpetuity and thereafter. (Thornewill)</b>			
Roll-call vote	Carried 3-0//McLaughlin, Thornewill, and Pohl-aye; Coombs and Camp-		Certificate #	<b>HDC2021-04-3609</b>
	abstain			
<b>14. Diedre Hamlin Trust 02-2951</b>	<b>6 Lowell Place</b>	<b>Addition</b>	<b>41/167</b>	<b>Topham Design</b>
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural design plans, site plan, photos, and advisory comments.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (7:15)	<p><b>Topham</b> – Reviewed changes made per previous concerns; the front door is pulled from the original structure.</p> <p><b>Backus</b> – Read HSAB comments 6/07: generally ok with the changes; would prefer to see vertical board at foundation below porch rather than blocks; try to reduce pitch to original 7 or so pitch; drop plate of north addition; bulkhead should not go on the front. Abutter in attendance at HSAB meeting said it is still tall.</p> <p><b>Thornewill</b> – What he’s done makes a huge difference; the side reads as a bungalow and it no longer reads as tall.</p> <p><b>Camp</b> – This is charming and appropriate. Agrees with HSAB about vertical board at the foundation below the porch.</p> <p><b>Coombs</b> – Agrees with HSAB about the vertical board under the porch.</p> <p><b>McLaughlin</b> – This fits into the neighborhood. East elevation, the front door should be a 6-panel door.</p> <p><b>Pohl</b> – He likes the idea of moving the bulkhead to the north elevation.</p>			
Motion	<b>Motion to Approve through staff with the porch rock face changed to vertical board and moving the bulkhead to the North elevation. (camp)</b>			
Roll-call vote	Carried 5-0//Thornewill, Coombs, McLaughlin, Camp, and Pohl-aye		Certificate #	<b>HDC2021-02-2951</b>

15. Gary Creem	<b>04-3603</b>	6 + 8 Hydrangea Lane	Addition	73/87 + 88	Val Oliver Design
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural design plans, site plan, photos, correspondence, and advisory comments.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (7:23)	<p><b>Oliver</b> – Reviewed changes made per previous and SAB concerns.</p> <p><b>Backus</b> – Read SAB comments: still see 2 front doors; garage still forward of front door, recommend pushing garage back about 4 feet; make the rear right dormer a gable.</p> <p><b>Camp</b> – Floor plan shows the rear dormer as a gable while the elevation has it as a shed. It’s a nice house. No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Camp)</b>				
Roll-call vote	Carried 5-0//Thornewill, Coombs, McLaughlin, Camp, and Pohl-aye		Certificate #	<b>HDC2021-04-3603</b>	
16. Grey Lady Lane, LLC	<b>04-3600</b>	4 Grey Lady Lane	New dwelling	66/702	Val Oliver Design
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural design plans, site plan, and photos.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (7:33)	<p><b>Oliver</b> – Reviewed changes made per previous concerns.</p> <p><b>Coombs</b> – No concerns.</p> <p><b>Camp</b> – The 6-light gable window looks odd, should be a 4-light.</p> <p><b>Thornewill</b> – Changes are good.</p> <p><b>McLaughlin</b> – It’s appropriate to the neighborhood.</p>				
Motion	<b>Motion to Approve through staff with the gable windows to be a 4-light. (Camp)</b>				
Roll-call vote	Carried 5-0//Thornewill, Coombs, McLaughlin, Camp, and Pohl-aye		Certificate #	<b>HDC2021-04-3600</b>	
17. 3 Waterview, LLC	<b>04-3613</b>	3 Waterview Drive	New dwelling	76/117.1	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural design plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (7:36)	<p><b>Williams</b> – Reviewed changes made per previous concerns.</p> <p><b>Coombs</b> – There is no additive massing when there’s plenty of room; this is a big box except for one porch. The vegetation is typical sparse beach vegetation.</p> <p><b>Camp</b> – She viewed this; it fits on the site with ample room to bring the height down and make it up in additive massing. Doesn’t think the 1<sup>st</sup> floor will be visible. Concerned about white trim and black sash.</p> <p><b>Oliver</b> – Appreciates some of the changes. Suggested changing pergolas over the front door and side to porches with roofs. Also concerned with black sash and white trim; that is an in-town, formal treatment.</p> <p><b>McLaughlin</b> – This is appropriate.</p> <p><b>Pohl</b> – Agrees about turning the pergolas into porches; they will create additive massing and ground the structure. He agrees about the color treatment; suggested grey sash.</p>				
Motion	<b>Motion to Approve through staff with the north elevation front door pergola to become a porch and the west elevation pergola also to become a porch and sash color to white. (Oliver)</b>				
Roll-call vote	Carried 4-1//Camp, McLaughlin, Oliver, and Pohl-aye; Coombs-nay		Certificate #	<b>HDC2021-04-3613</b>	
18. 3 Waterview, LLC	<b>04-3594</b>	3 Waterview Drive	Pool and hardscape	76/117.1	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (7:49)	<p><b>Williams</b> – Reviewed changes made per previous concerns.</p> <p><b>Camp</b> – This is well wooded either side of the pool with added screening and doesn’t think it will be visible. No concerns.</p>				
Motion	<b>Motion to Approve with the pool not to be visible at time of inspection and in perpetuity thereafter. (Camp)</b>				
Roll-call vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye		Certificate #	<b>HDC2021-04-3594</b>	

19. Stephanie Basile 04-3602	8 New Mill	Garage/apartment	42.3.3/33.2	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural design plans, site plan, photos, correspondence, historic documentation, advisory comments, and <i>Building with Nantucket in Mind</i> (BWNIM).			
Representing	Linda Williams Stephanie Basile, owner			
Public	Anne Lingeman Davis, 15 Mill Street Janet Bailey 11 Mill Street Sam Bailey, 11 Mill Street Patricia Beilman, 17 Mill Street Annabelle Fowlkes 5 New Dollar Lane			
Concerns (time)	<p><b>Williams</b> – Contends no negative impact on the area. Reviewed changes made per previous concerns; 22’ tall.</p> <p><b>Backus</b> – This is in addition to the 1997 infill main house; she had mentioned to the agent about changing the gable window to 6-over-6. Read HSAB comments 6/07: there are very few changes to the proposed plans; the massing is still a concern; small barns and outbuildings were not uncommon downtown, but generally had narrower proportions; reducing the width by a couple of feet would make a big difference in the proportion of the front façade to give it the appearance of an out-building; this will cramp the floor plan, but it is doable, and not the primary concern of the HDC; reducing the width will lower the height; stairs will be visible and not appropriate; looks like a garage with an apartment above; looking at the site plan, it is large relative to the house; other changes to make it feel more like a traditional outbuilding/barn would be – 12-over-12 windows; 9- or 12-lite sash; asymmetrical fenestration; change the garage doors to a sliding batten-style barn door and move it to one side; remove the garage door hood; break up the shed dormers into a couple shorter ones.</p> <p><b>Davis</b> – The proposed structure will be fully visible from Mill Street. The photos presented by the advocate are misleading. There has been a consistent discussion about reducing the size of the “chunky” structure; there’s also been discussion about moving the exterior stairs to the interior; the stairs and deck will be visible from Mill Street; there’s been discussion of reducing the dormers. None of those changes have been incorporated into the design. Read an excerpt from BWNIM.</p> <p><b>J. Bailey</b> – This structure will be visible from New Dollar Lane and Mill Street.</p> <p><b>S. Bailey</b> – Speaking for neighbors along Mill Street and New Mill Street; they are opposed to this project.</p> <p><b>Beilman</b> – She submitted comments by email. We support the right to build a 2<sup>nd</sup> structure as long as it is within the guidelines. There is a substantial tree on our property with roots extending into this property; if the root system is damaged, the tree will die; HDC’s purview includes the historic and natural context, which includes preserving the tree. Dave Champoux suggested placing the structure 20 feet from the tree.</p> <p><b>Basile</b> – Stated attacks by neighbors have been personal and extreme.</p> <p><b>Folkes</b> – Reviewed her experiences with the HDC during renovation of her house. We need to protect this neighborhood; but this building would set a bad precedent for the neighborhood.</p> <p><b>Williams</b> – Personal attacks have to stop. We made changes to elevations visible from the publicly travelled way. We are accommodating the tree based upon advice from the Town Tree Warden.</p> <p><b>Coombs</b> – Northwest elevation shows a height of 23’2” and 16’ wide; this is a one-car garage and apartment and could be less wide and dropped to 22’. She hasn’t seen any substantial changes in this since we started.</p> <p><b>Camp</b> – The scale is disproportionate on the site plan; it is shown almost as large as the main dwelling. Front elevation, it appears too wide especially with the exterior stairs and the side door entry; the dormers should be inset. The garage door pent roof is too much. The exterior stairs should go inside making this a simpler structure.</p> <p><b>McLaughlin</b> – This is a standard size for a 1-car garage. Except for the door on the right, which should be a 6-panel door, this is appropriate.</p> <p><b>Oliver</b> – She drove around the neighborhood and is mystified as to why this is being reviled; it is substantially smaller than many garages near it. The exterior stair is an anomaly, but this is not a historic property; it’s substantially smaller than the house, which is 2.5-stories. Feels HDC is getting caught up by the neighbors’ issues. Given what’s in the area, she feels this is simple and appropriate.</p> <p><b>Pohl</b> – Appreciates moving the building farther way from the tree. Don’t like the garage door pent roof; it gets away from simplicity. Regarding the exterior stairs, code allows you to have a single interior stair to the 1<sup>st</sup> floor with two means of egress at the 1<sup>st</sup> floor; you can eliminate the exterior stairs. If 1’ comes out of the width, the height will be reduced.</p>			
Motion	<b>Motion to Hold for revisions to its size and removal of the pent roof and exterior stairs. (Coombs)</b>			
Roll-call vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye		Certificate #	



20. Mark Finnegan	05-3623	36 Warren's Landing	Gazebo/cabana	38/44	BPC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural design plans, site plan, and photos.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (8:38)	<p><b>Paul</b> – Reviewed changes made per previous concerns; willing to eliminate the chimney at this time; pergola is natural to weather.</p> <p><b>McLaughlin</b> – The south elevation wall with 8 casements looks too heavy.</p> <p><b>Coombs</b> – Suggested reducing the south elevation 8 casements to 4 though they aren't visible. This is worth considering.</p> <p><b>Camp</b> – This is a very modern approach for the area. Suggested adding the chimney to one of the buildings at a more appropriate size; freestanding is inappropriate.</p> <p><b>Oliver</b> – Agrees about the chimney; it could easily be grounded to one of the buildings.</p> <p><b>Pohl</b> – The 8 windows on the south elevation face into the property so not visible.</p>				
Motion	<b>Motion to Approve through staff with no fireplace &amp; chimney at this time. (Camp)</b>				
Roll-call vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye		Certificate #	<b>HDC2021-05-3623</b>	
21. Mark Finnegan	05-3624	36 Warren's Landing	Pool	38/44	BPC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, photos.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (8:48)	<p><b>Paul</b> – Cabana and fence screen the pool; willing to reduce the pool 6' and shift it over; it has an autocover.</p> <p><b>Camp</b> – She's concerned about visibility and changing the landscape. 50' is too long with a lot of hardscaping</p> <p><b>Oliver</b> – She isn't concerned about visibility from the road, it's the sweeping view from far away. This has a huge patio. This is very manicured in an area that is not manicured.</p> <p><b>McLaughlin</b> – There's enough medium sized brush to screen the pool from the road.</p> <p><b>Coombs</b> – The pool is 50' long including the stairs; reduce the length. Lower left corner where the trees stop provides a clear view into the pool area.</p> <p><b>Pohl</b> – He's willing to reduce the length of the pool and move it further east by 6'.</p>				
Motion	<b>Motion to Approve through staff with 6' removed off the west end of the pool and not to be visible at time of inspection and in perpetuity and thereafter. (McLaughlin)</b>				
Roll-call vote	Carried 4-0//Oliver, Coombs, McLaughlin, and Pohl-aye; Camp-abstain		Certificate #	<b>HDC2021-05-3624</b>	
22. White Elephant, LLC	03-3084	50 Easton Street	Awning addition	42.4.1/23	Mike Duffy
Voting	Pohl, Coombs, Camp, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural design plans, site plan, photos, correspondence, historic documentation, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:58)	<p><b>MacEachern</b> – Reviewed the application and changes made per previous concerns.</p> <p><b>Backus</b> – No new HSAB comments but this resembles their initial comments.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Roll-call vote	Carried 5-0//Thornewill, Coombs, Camp, Welch, and Pohl-aye		Certificate #	<b>HDC2021-03-3084</b>	

Rest Held for Thursday, June 24<sup>th</sup>.

**VIII. NEW BUSINESS (06/07/2021)**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Josh Morash 05-3885	8 Bayberry Lane – Lot A	Move/demo	67/72	Val Oliver Design
2.	Josh Morash 05-3886	8 Bayberry Lane – Lot A	New dwelling	67/72	Val Oliver Design
3.	Jeff Morash 05-3881	8 Bayberry Lane – Lot B	New dwelling w/ garage	67/72	Val Oliver Design
4.	Laurence Goode 05-3887	10 Grey Lady Lane	New dwelling	66/705	Val Oliver Design
5.	Lawrence Conway 05-3891	167 Surfside Road	New dwelling	87/118	Val Oliver Design
6.	Local Buoy Props. 05-3890	39 Beach Grass Road	New duplex	66/368	Val Oliver Design
7.	Linda Towne 05-3884	5 Evergreen Way – Lot B	New dwelling	68/726	Val Oliver Design
8.	Jacob Martinson 05-3883	16 West York Lane	New dwelling	55/8.2	Val Oliver Design
9.	Diane Catino Et al 05-3892	11 D Street	New dwelling	60/2.1	E McMorrow
10.	Tomaiolo Development 05-3901	3 Raceway Drive	Move off/demo	66/281	E McMorrow
11.	3 Raceway Drive, LLC 06-3964	3 Raceway Drive	New dwelling	66/281	Sophie Metz
12.	Town of Nantucket 05-3897	58 Bunker Road	New metal shop building	78/119	S.M. Roethke
13.	Hatcreek Cattle Co. 05-3898	15 Beach Grass Road	New dwelling	68/394	Karsten Reinemo
14.	Patti Duester 05-3876	13 Monomoy Road	As built deer fence	54/198	Self

HDC Minutes for June 22, 2021, adopted July 13

15. Magnus Nicolin 06-3957	6 Brier Patch Road	Rooftop solar	21/136	Karen Alence
16. Robert Meyer Jr. 06-3961	307 Polpis Road	Renovate barn	25/39	CWA
17. 5 Sherburne Way, LLC 06-3958	5 Sherburne Way	New guest house	30/38	Botticelli & Pohl
18. Kristen Engle Trust 06-3979	90 Pocomo Road	Pool and hardscape	15/43	CWA
19. Howard + Holt _____	10 Bayberry Lane	Addition	67/71	Newman Inc.
20. Oliver Carr 06-3954	84 Cliff Road	New dwelling	30/74.1	Robert Newman
21. Robert Newman 06-3972	6 Topping Lift Road	Addition/garage	66/308	Robert Newman
22. Downyflake Inc 06-3974	14 West Creek Road	Commercial building	55/175	Robert Newman
23. Downyflake Inc 06-3971	14 West Creek Road	Rooftop solar array	55/175	Robert Newman
24. Stuart Whitlock 06-3965	101 Orange Street	As built fence	55.1.4/17	Self
25. 17 Lincoln Realty Trust 06-3968	17 Lincoln Circle	Pool and hardscape	30/18	Ben Champoux
26. Gary Winn 06-3960	25 North Water Street	Window replacement	42.4.2/2.1	Linda Williams
27. Peter Dupont 06-3963	47 Millbrook Road	New dwelling	56/231	E McMorrow
28. Tim Quinlisk 06-3962	88 Quidnet Road	Rev. 0793:	21/109	Botticelli + Pohl
29. Thomas Rhodes II Trst 06-3932	125 Main Street	New dwelling	42.3.3/49	Gryphon Arch
30. Tim Vieth 06-3912	3 Gladlands Avenue	Pool and hardscape	88/234	Atlantic Landscap
31. Aileen Newquist 06-3911	29 Main Street	Pool and hardscape	73.3.1/9	Atlantic Landscap
32. Rhack, LLC 06-3909	20 Sherburne Turnpike	Pool and hardscape	30/195	Atlantic Landscap
33. Brian Nester 06-3908	4 East Lincoln Avenue	Pool and hardscape	42.4.1/49	Atlantic Landscap
34. 41 Beach Grass, LLC 06-3953	41 Beach Grass Road	New dwelling	68/367	Val Oliver Design
35. 43 Beach Grass, LLC 06-3952	43 Beach Grass Road	New dwelling	66/358	Val Oliver Design
36. John Barry 06-3956	22 Eel Point Road	New guest house	40/45	Emeritus
37. John Barry 06-3955	22 Eel Point Road	New garage	40/45	Emeritus
38. Barbara Henderson 06-3981	6A Silver Street	Spa and hardscape	55.4.1/184.1	Waterscapes
39. Thomas Wynn Trst 06-3966	10 Moors End Lane	Addition	43/214	Studio Ppark
40. Kingfisher R.T. 05-3519	278 Polpis Road	Rev. 2488: relocate on site	25/2	Gryphon Archit.

**IX. OLD BUSINESS (06/15/2021)**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Peter Garren 04-3615	36 Pocomo Road	2 <sup>nd</sup> dwelling/garage	14/79	NAG
2. Eliza Silva 04-3391	16 Helen's Drive	Rooftop solar	66/53	ACK Smart
3. Jennifer Khoury 05-3768	27 West Chester Street	Spa	42.3.4/2	David Troast
4. Westmoor Club 05-3636	109 West Chester Street	Dorm A	41/805	JGG Architects
5. Westmoor Club 05-3637	105 West Chester Street	Dorm B	41/805	JGG Architects
6. Carol Anne Surface 04-3605	47 Warren's Landing	New dwelling	38/34	BPC
7. Carol Anne Surface 04-3606	47 Warren's Landing	Studio	38/34	BPC
8. Carol Anne Surface 04-3607	47 Warren's Landing	Pool	38/34	BPC
9. 14 MVR LLC 04-3420	14 Madequecham Valley Rd	New dwelling	89/13	Emeritus
10. Frederick Hahn 05-3797	50 Eel Point Road	Pool and hardscape	32/25.1	Atlantic Lndscp
11. Zero India Street 03-3268	1 Cambridge Street	Addition	42.3.1/150.2	Emeritus
12. One Folger Road, LLC 05-3642	1 Folger Road	Studio	30/195.1	Studio Ppark
13. Delores Martin 05-3796	80 Easton Street	Spa & fence	42.4.2/6	Self

**X. NEW BUSINESS (06/21/2021)**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nantucket Marine	14 Sun Island Road	Rooftop solar	69/105	ACK Smart
2. Corey Gammill	56 Miacomet Avenue	Rooftop solar	67/350	ACK Smart
3. Richard Meisenberg	86 Polpis Road	Pool, spa, and hardscape	44/25.4	Ahern
4. Timothy Quinlisk	88 Quidnet Road	Patio	21/104	Ahern
5. Mike White	8 Grey Lady Lane	New dwelling	66/704	Val Oliver Design
6. Jack Barry	1 Goose Cove Way	Rev 69708; downsize pool	59.4/133	Val Oliver Design
7. Dan Wight	15 Milestone Crossing	Renew COA 55021	68/457	Sanne Payne
8. Amy Ambrecht	13 Giny Lane	Rev. 71359: pool and spa	41/850	Robert Newman
9. Phil Pastan	16 Beach Grass Road	New dwelling	68/384	KOH Arch
10. Phil Pastan	18 Beach Grass Road	New dwelling	68/383	KOH Arch
11. Michael Herbert	4 Harbor View Way	Revisions to spa and hardscape	42.4.1/30	Topham Design
12. Fredrick Hahn	50 Eel Point Road	Shed	32/25.1	EMDA
13. Hydrangea Ln No. 3, LLC	10 Hydrangea Lane	New dwelling	73/89	B. Meerbergen
14. Hydrangea Ln No. 3, LLC	10 Hydrangea Lane	Pool and hardscape	73/89	B. Meerbergen
15. Hydrangea Ln No. 3, LLC	10 Hydrangea Lane Lot 5	New dwelling	73/89	B.Meerbergen
16. Hydrangea Ln No. 3, LLC	10 Hydrangea Lane Lot 5	Pool	73/89	B.Meerbergen
17. Norbonne LLC	104 Main Street	Addition	42.3.3/159.1	Lucas Velle
18. Boughrum Fam NT	28 Old Tom Nevers Rd	Windows	92.4/252	Self
19. Letini Salvatore	20 Field Avenue	Main house addition	80/149	Chip Webster
20. Letini Salvatore	20 Field Avenue	Addition	80/149	Chip Webster
21. Letini Salvatore	20 Field Avenue	Pool	80/149	Chip Webster
22. Letini Salvatore	20 Field Avenue	Pool cabana	80/149	Chip Webster

23. Deborah Dilworth	44 Pleasant Street	Main house roof	55.4.1/180	Linda Williams
24. Deborah Dilworth	44 Pleasant Street	Garage roof	55.4.1/180	Linda Williams
25. NHA	89 A-B Bartlett Road	AC and roof overhang	66/410	Linda Williams
26. 61 Fairgrounds, LLC	61 Fairgrounds Rd Lot A	MH color change	67/173	Linda Williams
27. 61 Fairgrounds, LLC	61 Fairgrounds Rd Lot A	Cottage color change	67/173	Linda Williams
28. 6 OWF Road, LLC	6 Old Westmoor Farm Rd	Pool	41/821	Ahern
29. John Dalton	30 Vestal Street	Pool/patio	41/45	Ahern
30. 22 Easton, LLC	22 Easton Street	Pool, apron, and fence	42.1/12	Ahern
31. Lot 27 North Mill, LLC	Lot 21 Birdsong Lane	New dwelling	55.4.4/80.1	B. Meerbergen
32. Lot 27 North Mill, LLC	Lot 21 Birdsong Lane	Studio/garage	55.4.4/80.1	B. Meerbergen
33. Jessica Millard	5 Cudweed Road	Fenestration	82/145	Val Oliver Design
34. Anna Samuels	3 Evergreen Way	New dwelling	68/726.1	Val Oliver Design
35. 17 FGR ACK, LLC	17 Fairgrounds Road	New dwelling	67/885	Val Oliver Design
36. 17 FGR ACK, LLC	17 Fairgrounds Road	Tertiary dwelling	67/885	Val Oliver Design
37. Nant. Whales End II, LLC	43 Squam Road	Gym building	13/24	M. Cutone Arch.
38. Nant. Whales End II, LLC	43 Squam Road	Pool	13/24	M. Cutone Arch.
39. Nant. Whales End II, LLC	43 Squam Road	Sport court	13/24	M. Cutone Arch.
40. Eloy Nava	79 Milk Street	Grge addition and color change	56/213	SMRD
41. Brian Harris	51 Weweeder Avenue	Move off/demo dwelling	88/12	Emeritus
42. Brian Harris	51 Weweeder Avenue	Move off/demo shed	88/12	Emeritus
43. Brian Harris	51 Weweeder Avenue	New dwelling	88/12	Emeritus
44. Robin Tweedy	3 Grand Avenue	Renovation	73.3.1/13.1	Emeritus
45. Nantucket Inves. Holding	22 Pocomo Road	New dwelling	14/73.1	Emeritus
46. Housing Nantucket	31 Fairgrounds Road	New dwelling 1	67/149	Emeritus
47. Housing Nantucket	31 Fairgrounds Road	New dwelling 2	67/149	Emeritus
48. Housing Nantucket	31 Fairgrounds Road	New dwelling 3	67/149	Emeritus
49. Housing Nantucket	31 Fairgrounds Road	New dwelling 8	67/149	Emeritus
50. NISDA	55 Wauwinet Road	Move on from 71 Washington	14/23	BPC
51. NISDA	55 Wauwinet Road	Move on from 71 Washington	14/23	BPC
52. Mark Atkinson	82 Baxter Road	Addition	49/39	Botticelli + Pohl
53. Fleur De Lis	8 Shimmo Pond Road	Demo/move off	54/258	Botticelli + Pohl
54. Fleur De Lis	8 Shimmo Pond Road	New dwelling	54/258	Botticelli + Pohl
55. Fleur De Lis	8 Shimmo Pond Road	Garage	54/258	Botticelli + Pohl
56. Parren Nantucket	10 Fulling Mill Road	New main house	27/31	Botticelli + Pohl
57. Parren Nantucket	10 Fulling Mill Road	Garage/apartment	27/31	Botticelli + Pohl
58. 11 Hulbert Ave, LLC	11 Hulbert Avenue	Move on house	24.2.3/2	Val Oliver Design
59. 11 Hulbert Ave, LLC	11 Hulbert Avenue	Move on garage	24.2.3/2	Val Oliver Design
60. Howard Martin	2 Back Street	Move off/demo	55/359	LINK
61. Howard Martin	2 Back Street	New dwelling	55/359	LINK

**XI. OTHER BUSINESS**

Approved Minutes	June 7, 2021 <b>Motion to Approve. (Oliver)</b> Carried 4-0//Coombs, Thornewill, Oliver, and Pohl-aye; Welch-abstain
Review Minutes	June 11, 15, & 17, 2021
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting <b>Thursday, June 24, 2021 at 1:00 p.m. 2 Fairgrounds Road, Conference Room</b></li> <li>• HDC Meeting Schedule Update <b>Flynn</b> – This only goes through July; July 13<sup>th</sup> the room is scheduled for another meeting. <b>Motion to Approve with continued research for a July 13<sup>th</sup> venue. (Welch)</b> Carried 5-0//Oliver, Coombs, Welch, Thornewill, and Pohl-aye</li> <li>• Coastal Resilience Plan Virtual Open House #2, June 24, 2021, 6-8pm. Registration to attend: <a href="https://www.eventbrite.com/e/nantucket-coastal-resilience-plan-open-house-2-tickets-154033750093">https://www.eventbrite.com/e/nantucket-coastal-resilience-plan-open-house-2-tickets-154033750093</a></li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:07 p.m. (Oliver)**  
Roll-call vote Carried 5-0//Coombs, McLaughlin, Oliver, and Pohl-aye

Submitted by:  
Terry L. Norton