



HISTORIC DISTRICT COMMISSION REGULAR MEETING

4 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, July 18, 2023

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

Called to order at 4:02 pm. and announcements by Mr. Welch

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

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

Remote Participants: Paul

Absent Members: Thornewill

Late Arrivals: Camp (4:07pm)

Early Departures: Oliver (7:38pm)

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Coombs)**
Vote Carried 5-0 // Pohl, Welch, Coombs, Oliver, Patten-aye

I. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. John Hilmer 07-8763	11 Cedar Circle	New shed	55/493	John Hilmer
2. Richmond Great Pt 07-8764	7 Sandplain Dr.	Window rev 08-6784	68/30	KOH
3. PP Investment 07-8786	30A Evergreen	Garage	68/711.2	Linda Williams
4. Stubby's 07-8725	39 Hooper Farm Rd	Demo Garage	67/127	Val Oliver
5. Stubby's 07-8727	39 Hooper Farm Rd	3 rd Dwelling	67/127	Val Oliver
6. DavKim Smiley LLC 07-876	10 12 Davkim Lane	Fence & gate	68/62	Jardin Intl.
7. Maria Mitchell Assoc 07-8720	3 Vestal St	Fenestration change -stoop	42.3.3/146	Normand Residential
8. 1010Winns LLC 07-8788	10 Lincoln Ave	Revision of cabana include portions of garage	30/185	Emeritus LTD

Voting Pohl, Welch, Coombs, Patten, Paul

Alternates None

Recused Oliver

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

Representing -

Public -

Concerns -

Motion **Motion to approve consent items. (Welch)**

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

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

II. 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. PP Investment 07-8787	30A Evergreen	Hardscape & pool	68/711.2	Linda Williams
<ul style="list-style-type: none"> pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application. 				
2. Spencer Goldsmith 07-8732	56 Madaquecham	Rev-shift firepit add sun shelf	88/65	KMLD
<ul style="list-style-type: none"> The pool & fire pit will be screened from the public way at time of inspection and thereafter. 				
3. 7 Heather Lane LLC 07-8744	7 Heather Lane	Pool & hardscape rev 02-5677	30/24.2	Edgewater
<ul style="list-style-type: none"> pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application. 				
Voting	Pohl, Welch, Coombs, Oliver, Patten,			
Alternates	Paul			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	-			
Motion	Motion to approve consent with conditions. (Coombs)			
Roll-call Vote	Carried 6-0 // Pohl, Welch, Coombs, Oliver, Patten-aye		Certificate #	HDC2023-(as noted)

III. NEW BUSINESS 07/11/2023

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Clay Street Development	44 Skyline Drive	Move on House	79 990	Structures Unlimited
Voting	-			
Alternates	-			
Recused	-			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	Application not opened.			
Motion	No action. (Hold for 2 weeks) August 1st meeting.			
Roll-call Vote	-		Certificate #	HDC2023-
2. Nicholas Tesino	74 Arkansas Ave	As built Fence	59.4 41	Nicholas Tesino
Voting	-			
Alternates	-			
Recused	-			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	Application not opened.			
Motion	No action.			
Roll-call Vote	-		Certificate #	HDC2023-

3. 9B Crow's Nest LLC 9B Crow's nest way Move off/Demo 12 20.2 Botticelli + Pohl

Voting Welch, Camp, Coombs, Oliver, Paul

Alternates Patten

Recused Pohl

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

Representing **Lisa Botticelli**

Public -

Concerns **Holly Backus** – It would have been nice to have been able to retain this building rather than demolish it. There's currently not much historical information to go off other than the age of the structure.
Oliver – Seeing what the building's original footprint was and what it became would help her understand what was changed.
Camp – Verifies that the new dwelling would go away from the water and south.
Paul – Given what's been previously HDC approved thinks this request for a demo reflects the reality of the previous approval and the practicality of the construction associated with it. Approving a demo of this opens the opportunity for someone to take the structure as a whole vs it being 30% left on site and then having to work around it. Is fine with this demo given those circumstances.

Motion **Motion to approve as submitted. (Paul)**

Roll-call Vote Carried 5-0 // Welch, Camp, Coombs, Oliver, Paul-aye Certificate #

4. 9B Crow's Nest LLC 9B Crow's nest way New Dwelling Revs 6995 12 20.2 Botticelli + Pohl

Voting Welch, Camp, Coombs, Oliver, Paul

Alternates Patten

Recused Pohl

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

Representing **Lisa Botticelli**

Public -

Concerns **Holly Backus** – Wanted to make the board aware that with this or the previous approval we did not receive anything about FEMA.
Oliver – Misses the deck on the front on the second floor.
Paul – Overall thinks that the west elevation is an improvement fenestration wise. He likes the variation of the six lite mixed with the double hung. Is concerned about the size of the sheet walls on the shed dormer, which feel over scale relative to the main gable.
Welch – The rear dormer facing the ocean is a flush based dormer. That can be addressed on the proposed west elevation by burying the header into the top plate to get rid of that extra piece of fascia.
Coombs – Would like the deck to return.

Motion **Motion to approve through staff adding the deck back on the west elevation to match the original approval, lowering header and adjusting dormers, and including the design flood elevation certification and FIRMette. (Oliver)**

Roll-call Vote Carried 5-0 // Welch, Camp, Coombs, Oliver, Paul-aye Certificate #

5. More than Enough LLC 30 Russell's Way New Dwelling 77 8.1 CWA

Voting Pohl, Welch, Camp, Coombs, Oliver

Alternates Patten, Paul

Recused none

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

Representing **Chip Webster**

Public -

Concerns **Welch** – Agrees with Diane on gang windows. Application should indicate what the chimney materials and color are. The grade change is inappropriate. The deck on the south, east, and west elevations is too big and inappropriate and needs to be scaled back substantially.
Coombs – The fenestration on the south elevation is too much.
Oliver – Concerned about visibility from Wigwam. This structure should be a little more compatible to the Main House. The structure needs some hierarchy. Every eave line seems to be the same. Because that second story is likely going to be visible, she suggests putting up some poles where this structure will go.
Camp – The second-floor French doors on the west elevation are an issue. Also, the sliding door on the south elevation should be reduced in size. The extensive deck on the second floor takes away the benefit of the hip roof and takes away from the design.
Pohl – The grade change is a concern. The amount of glass on the south elevation is also a concern. The width of the chimney on the north and south is extreme. The meeting rail of the two dormers is nowhere near coming close to where the eave is, so that needs to be adjusted with the roof coming down. Agrees with Stephen on the size of the second-floor decking being too big.

Motion **Motion to hold for revisions including height poles. (Welch)**

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

6. Stubby's Voting Alternates Recused Documentation Representing Public Concerns	39 Hooper Farm Rd Pohl, Welch, Camp, Coombs, Patten Paul Oliver Architectural elevation plans, site plan, photos, correspondence, advisory comments. Val Oliver -	2 nd Dwelling	67 127	Val Oliver
	Holly Backus – This structure seems to dwarf the existing one-story ranch. The dormer seems to be a little off and maybe it's the pitch. There seems to be a bit of shingle space in between the bottom of the second story windows and the top of the first. The front door seems to be a little formal. Pohl – Agrees with Holly about the shingle space between second floor and first floor windows. Can be mitigated by moving first floor windows a little higher. Welch – Appreciates that fact this was made a one story and eave forward. No issue with the eave facing Cooper. Agrees with Abby regarding density but would address that by trying to take some height out of this structure. He would knock both ceilings down six inches. Recommends at least a foot out of the height. Coombs – Agrees with the board on dropping the height a bit. Patten – Nothing to add. Agrees with dropping the height and is ok with the front door. Camp – The lot is getting a little bit dense built out. Agrees with Stephen on reducing the height.			
Motion	Motion to hold for revisions with removing a foot out of the height (6 inches out of each floor). (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye		Certificate #	
Motion	Motion to re-open according to Roberts Rules. (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye		Certificate #	
Motion	Motion to approve through staff lowering the first-floor ceiling to 7' 6", and the second-floor ceiling to 7'. (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye		Certificate #	
7. Foggy SBB LLC Voting Alternates Recused Documentation Representing Public Concerns	2a Sanford Rd Pohl, Welch, Camp, Coombs, Oliver Patten, Paul None Architectural elevation plans, site plan, photos, correspondence, advisory comments. Ethan Gryphon- Gryphon Architects None	Window/door change	55 811	Gryphon Architects
Motion	Holly Backus – Concerned about the proposed wooden window with metal cladding. Motion to approve. (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye		Certificate #	
8. Lori Meinke Voting Alternates Recused Documentation Representing Public Concerns	17 Ames Ave Pohl, Welch, Camp, Coombs, Oliver Patten, Paul None Architectural elevation plans, site plan, photos, correspondence, advisory comments. Alyssa Corry -	2 nd half – story addition	60.2.4 17	Twig Perkins
	Holly Backus – The proposed does not do the existing structure justice and the west is not appropriate. Recommends going back to the drawing board and maybe doing it a gable addition. Camp – Addition is too tall compared to the existing structure. Something more subdued should be proposed. Coombs – Agrees with the structure being too tall and suggests a new design. Oliver – Thinks it fits with the quirkiness of Madaket. Welch – If the west wasn't facing Ames, it would be a little bit easier. Agrees with Val that this structure does reflect other structures in Madaket. Wonders if there might be some revisions that could be made to the fenestration. Thinks that part of what throws this off are the two small double-hung 6 over 6 which currently exist as well as the one to the far right flanking it both on the west elevation. They make the upper portion of the salt box addition jump out at you. Suggest raising those windows up under the new addition that exist and the one that's newly proposed. Pohl – Would like for this design to look a little bit softer. Would love to see the very abrupt quality of the eave on the two story mass higher section of the salt box come down a bit.			
Motion	Motion to hold for some revisions. (Camp)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye		Certificate #	

9.	4 Rays Court N.T.	4 Rays Court	New garden Shed	42.3.2 3	Normand
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Patten, Paul				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing Public	Ben Normand				
Concerns	<p>Mickey Rowland – No concerns with the structure. Would be nice if the windows matched the proportion of the windows on the main house.</p> <p>Holly Backus – Concerned about what is going to be visible on the south along the street. And what color and what type of brick.</p> <p>Welch – Concerned that the chimney is a little big for the smaller structure. Thinks taking three inches off the width all around would solve that.</p> <p>Coombs – Agrees Stephen on the chimney being a little big and wide.</p> <p>Camp – Looks charming.</p> <p>Oliver – Nothing to add.</p> <p>Pohl – Agrees with Mickey on the proportions of the windowpane and that they should match the main house.</p>				
Motion	Motion to approve through staff using a brick that is appropriate to heir of the main house, more vertical rectangular than square fenestration, thin up the chimney in both directions 3 inches. (Welch)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye			Certificate #	

10.	54 Prospect LLC	4 Birdsong Lane	Garage Rev 5465	55.4.4 80.3	Brook Meerbergen
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Patten, Paul				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing Public	Brook Meerbergen				
Concerns	<p>Mickey Rowland</p> <ul style="list-style-type: none"> Adding 4' to the length and another garage bay makes this building feel extra long in comparison to the main house. It should stay as small as possible to maintain an appropriate relationship to the house. Keep the window on the west <p>Holly Backus – Adding additional length and width. The east elevation seems odd with one window. The previous south with the slider door was more appropriate as a simple utilitarian structure. Not sure these new garage doors due this structure justice. It was difficult to figure out what dimensions exactly were changing with the scribbly lines.</p> <p>Oliver – Agrees with not increasing the length side to side. It's too much next to the house. Also agrees that it's unclear how much was being added.</p> <p>Camp – Agrees with Val. The original design had good proportions compared to this design.</p> <p>Coombs – Would like to see a window on the first floor of the west elevation.</p> <p>Welch – Agrees with the board. There is an inconsistency between the east and west elevation, the second story on the west is taller than on the east. Thinks is appropriate how it was previously approved and is not in favor of this iteration.</p> <p>Pohl – The 4 feet increase in the width is far less successful. Is ok with increasing the depth, not ok with increasing the width.</p>				
Motion	Motion to hold for revisions. (Camp)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye			Certificate #	

IV. OLD BUSINESS 07/18/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	12 Derrymore 2022-11-7449	12 Derrymore Rd	New dwelling	41/241	EMDA
Voting	Pohl, Welch, Coombs, Oliver, Paul				
Alternates	Camp, Patten				
Recused	none				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Ethan McMorro				
Public	-				
Concerns	<p>Pohl – Is concerned about the gable on the north elevation. Would work better if the roof came down, it would make the design much more harmonious. Agrees with Joe about the very steep 8 and 12 pitch of the porch roof over the front door. He also noticed that the windows on the first floor can be raised up to the height of the door so that there's less shingle space between the eave on the first floor and that roof. Also agrees with Stephen about the width of the A windows, if those got a little narrower or taller that would be better.</p> <p>Welch – Thinks this is an interesting structure and different in a refreshing way. You could address the gable height issue and the center section by lowering the fascia over the windows, more of a window header into a top plate detail. Is averse to having the head casing, the shingle space, shadow board fascia, and soffit fascia when the applicant can probably get away with a fascia that those windows are buried into. The sliding doors on the south elevation are wide but potentially not visible.</p> <p>Oliver – Agrees with Stephen. If his recommendations would modify having difference in eave heights so that there's a bit more hierarchy that would help. Also lowering that main gable so that which looks like it might have a loft or something.</p> <p>Paul – The verticality of the north elevation gable caught his attention. Looks that roof can be dropped two feet, but if you do, you'll also have to drop all the roof lines on the second floor. If you look at the west elevation it looks do able and he thinks that would improve the design. Thinks that the that tall gable can be dropped 18 to 24 inches and that would be a huge improvement. The rear elevation won't be visible. The single-story mass on the east elevation helps the design quite a bit.</p> <p>Coombs – Agrees with Joe. Would like to see a window on either side of the French doors.</p>				
Motion	Motion to hold for revisions. (Welch)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Coombs, Oliver, Paul-aye			Certificate #	HDC2022-11-7449

2.	Beam Reach LLC 22-06-6539	23 Ocean Ave	Addition	73.3.1/19	Botticelli + Pohl
Voting					
Alternates					
Recused					
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing					
Public					
Concerns	Application not opened.				
Motion	No action.				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye			Certificate #	HDC2022-06-6539

3.	Dave Butler	03-8084	50 Walsh St	Porch roof revision	29/100	CWA
Voting	Pohl, Welch, Coombs, Oliver, Patten					
Alternates	Camp, Thornewill, Dutra					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.					
Representing	Chip Webster					
Public	Mickey Rowland –					
	<ul style="list-style-type: none"> • The proposed shed roof over the west deck is not an improvement. Enlarging those decks and adding a roof brings too much attention to an element that should be as unobtrusive as possible. The porch roof should be eliminated entirely. • The garage – if the garage wing could be left at its current height, it would really help reduce the overall impact of raising the main structure, and it would create more appropriate additive massing. • Explanation of why 2024 – not 2023? 					
Concerns	<p>Holly Backus – The second-floor covered porch is not appropriate, gives that antebellum feel which is very non-Nantucket in terms of Nantucket architecture. The pent roof is appropriate over the garage doors, and the doors look a lot better and seem shorter.</p> <p>Welch – The importance of the second-floor porch is that it's also masking the chimney. The shed roof is not appropriate or successful on the two-story porch element. The porch still needs to come in 4'. This is a tremendous improvement over what was there.</p> <p>Oliver – Agrees with the double decker deck having to come in, it's 12' right now. Eliminating the roof by the deck will mitigate the length of the building. The salt box could be rethought and if the gable were narrower gable with some shed off the side it would accomplish the same thing and be a little less out there.</p> <p>Coombs – The building is very long. The porch on the right-hand side where the chimney. The roof over the garage is awkward. The layout of the building gives the impression that it's very long.</p> <p>Patten – Agrees with the second-floor deck should be smaller and the roof should be removed if possible. Didn't really like the roof over the people door on the east elevation.</p>					
Motion	Motion to approve through staff removing the roof entirely over the second-floor deck, removing the pent roof over the pedestrian door, entire structure to come down a foot, extension of the deck not to exceed the existing and not to exceed 10' if the existing is longer. (Welch)					
Roll-call Vote	Carried 5-0 // Pohl, Welch, Coombs, Oliver, Patten-aye				Certificate #	HDC2023-03-8084
4.	CCTACK LLC	04-6106	120 Old South Rd	New structure	68/969	CWA
Voting						
Alternates						
Recused						
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.					
Representing	Chip Webster					
Public						
Concerns	Application not opened.					
Motion	No action.					
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye				Certificate #	HDC2023-04-6106
5.	CCTACK LLC	04-6105	122 Old South Rd		68/969	CWA
Voting						
Alternates						
Recused						
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.					
Representing	Chip Webster					
Public						
Concerns	Application not opened.					
Motion	No action.					
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye				Certificate #	HDC2023-04-6105
6.	CCTACK LLC	04-6104	124 Old South Rd		68/969	CWA
Voting						
Alternates						
Recused						
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.					
Representing	Chip Webster					
Public						
Concerns	Application not opened.					
Motion	No action.					
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye				Certificate #	HDC2023-04-6104

7.	Harold Brothers INC	2 & 4 Highland Ave	Cabana	30/187&289	Emeritus LTD
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Patten, Paul				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing Public	Matt MacEachern Mickey Rowland – <ul style="list-style-type: none"> • The main house and the garage have 10/12 roof pitches • Reducing this pitch to 10/12 to match the other buildings would help lower the overall height. 				
Concerns	Holly Backus – No concerns. Welch – The structure is too high on the secondary mass, if it were lowered 8 inches that would help the perception of its height. The wall face needs to come down. Increasing the pergola would not be successful because it will then look even taller than it already does based on the viewpoint. Does not think adding a pent roof would be successful because it all just looks like one large structure. Breaking up the structure and fenestration would to where all the pieces don't look so uniform would be better for the design. Coombs – The dormers need some reworking. Agrees with Val's suggestion. Would a window or some kind of fenestration be added to the east elevation. Oliver – The pitch should probably tie in with the rest of the buildings on the site. There is now so much wall plain and little eyes for dormers. The dormers could be like the D windows on the first floor and a lesser pitch all the way around for both the dormers and the roof.				
Motion	Motion to hold for revisions. (Coombs)				
Roll-call Vote	Carried 4-0 // Pohl, Welch, Camp, Coombs, Oliver-aye			Certificate #	

8.	1010 Wins LLC	10 Lincoln Ave	Main House Rev. to 11-5270	30/184	Emeritus LTD
Voting	Pohl, Welch, Coombs, Oliver, Paul				
Alternates	Camp, Patten, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing Public	Matt MacEachern Mickey Rowland – <ul style="list-style-type: none"> • The proposed new windows are designed to match the doors on either side. It would be more appropriate for the windows to match the existing windows rather than the doors. • They should change to 2 wider double hungs rather than 3 narrow casement style windows. • The east and west facing doors should have kick panels to match the others. • The curved shingled bracket is a little unusual. Try a simpler square bracket. 				
Concerns	Holly Backus – The curve on the shingle bracket introduces a new feature not typically seen on a structure. The angle that is characteristic of the shed dormers on the façade, and a similar pitch would be preferable. Oliver – Agrees with Holly on the curb. Also agrees with Mickey about the windows, that they should be bigger double hung that just tie in with what's there. Coombs – Agrees with the rest of the board on the windows and curved shingle bracket. Welch – Agrees that all the doors should be the same. Suggest using the upside-down silhouette of the lower leg of the gambrel angle to address the curved shingle bracket. Paul – Agrees that the doors should match. Also likes the idea of the two large A windows vs the narrow windows. Pohl – Agrees that the curved shingle space adds a more complicated feature to an already complicated design. Agrees with Stephens suggestion with how to deal with that curve. Agrees with the board on the windows and the doors.				
Motion	Motion to hold for revisions. (Welch)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Coombs, Oliver, Paul-aye			Certificate #	HDC2023-01-7686

9. DavKim Smiley LLC	10 – 12 Davkim Ln	Parking Structure	68/62	Emeritus LTD
Voting	Pohl, Camp, Coombs, Oliver, Patten			
Alternates	Welch, Paul			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Matt MacEachern - Emeritus LTD			
Public	n/a			
Concerns	Camp – The windows help the design, but they should be a little bigger. Patten – Agrees with Abby that the windows should be bigger. Coombs – Would like to see a comprehensive land scaping plan. Pohl – Agrees with the board about slightly increasing window size.			
Motion	Motion to approve through staff increasing the window size one size each dimension and to submit a landscape plan. (Coombs)			
Roll-call Vote	Carried 4-1 // Pohl, Camp, Coombs, Patten-aye // Oliver-nay		Certificate #	HDC2023-01-7686

10. Greg Rowland	3 Pawgvet Ln	Main House Addition	30/128	Normand Residential
Voting	Welch, Camp, Coombs, Oliver, Paul			
Alternates	Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Mickey Rowland / Ben Normand			
Public	n/a			
Concerns	Holly Backus – Appreciates the clear sit plan submitted. Is sad about seeing the balcony portion of the structure go. Camp – Thinks it's charming. Coombs – Is ok with the design. Oliver – Suggest adding a band around the bottom to make it look more like what was there before and adding windows on the east and south. Welch – Suggests using vertical corner boards on the structure and on the wrap on the east and west the windows could be much smaller. Akin to the dormer window on the north elevation. Paul – Was wondering whether there is a material change that can be made to that piece to set it apart. Likes Val's suggestion of the band to reflect what was there. Doesn't like the dead façade on the east.			
Motion	Motion to approve through staff with a natural to weather roof walk, vertical corner boards on the second-floor addition, and a panel below the window akin to the door. (Coombs)			
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Paul-aye		Certificate #	

11. Greg Rowland	3 Pawgvet Ln	Guest House Addition	30/128	Normand Residential
Voting	Welch, Camp, Coombs, Oliver, Paul			
Alternates	Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Mickey Rowland / Ben Normand			
Public	n/a			
Concerns	Holly Backus – Too many different dormers proposed. Suggests keeping this addition simple. Oliver – Thinks it looks great. Coombs – Agrees with Val. Paul – No concerns. Camp – Agrees with the rest of the board. Welch – No concerns due to lack of visibility.			
Motion	Motion to approve as submitted. (Coombs)			
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Paul-aye		Certificate #	

12. Nt Develop	04-8363	8 Sconset Ave	Addition & Renovation	49.3.2/28	LINK
Voting	Pohl, Welch, Camp, Coombs, Patten				
Alternates	Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Victoria Ewing				
Public	n/a				
Concerns	<p>Holly Backus – Both the front flush dormer and rear dormer are not appropriate. As stated in Building with Nantucket in mind if dormers must be placed on the front roof the gable type is preferred. Large, shed dormers that extend the length of the roof are discouraged.</p> <p>Camp – Option B looks proportionally correct.</p> <p>Coombs – Also like option B. But option A would also fit into Sconset.</p> <p>Patten – Would not be opposed to option B.</p> <p>Welch – The dormers are labeled 6 but seem to be a little off. The roof color proposed is not an approval color.</p>				
Motion	Motion to approve through staff with roof pitches being as drawn and not as labeled, the roof shingle color to be on the approvable list for the district. (Pohl)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye		Certificate #	HDC2023-04-8363	

VI. PUBLIC DISCUSSION	
Approved Minutes –	May 30 & June 6, 8, 13, 20 & 27 2023
Motion	Motion to approve minutes for May 30th, June 6th, 8th, 13th, 20th, and 27th. (Coombs)
Roll-call Vote	Carried 4-0 // Camp, Coombs, Patten, Paul-aye // Welch abstained
Review Minutes -	July 11, 2023
Other Business -	<ul style="list-style-type: none"> ● Next HDC Meeting- July 25th at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. - COMMUNITY RM – Hybrid
Potential Items for Discussion-	<ul style="list-style-type: none"> ● 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 demos ● 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 7:54pm. (Coombs)**
 Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye

Submitted by:

Adrian Rodriguez
 Esmeralda Martinez

YouTube link: <https://youtu.be/3HeSBWsDWoA>

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village