



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

**Tuesday, August 24, 2021**

*This meeting was held via remote participation using ZOOM and YouTube,  
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 5:00 pm. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker  
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Dutra, Thornewill  
Absent Members: None  
Late Arrivals: Dutra, 5:06 pm  
Early Departures: Oliver, 7:34 pm; Camp, 8:50 pm

Adoption of Agenda.

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

Roll-call vote Carried 5-0//Camp, McLaughlin, Welch, Oliver, and Pohl-aye

## I. PUBLIC COMMENT

**Pohl-** Tomorrow is Ms. Flynn's last day with HDC. Expressed gratitude for her work.

## II. CONSENT WITH CONDITIONS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Jennifer Baldock 08-4461	7 School Street	HVAC units	42.3.2/124	Self
<ul style="list-style-type: none"> <li>HVAC not to be visible at time of inspection and in perpetuity.</li> </ul>				
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver,			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	Jennifer Baldock, owner			
Public	None			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve through staff per noted conditions. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye		Certificate #	<b>HDC2021-08-4461</b>

## III. NEW BUSINESS (08/3/2021)

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Nant 24 Mill St, LLC 07-4269	24 Mill Street	Demo shed	55.4.4/97	Self
2. Nant 24 Mill St, LLC 07-4270	24 Mill Street	120 sf shed	55.4.4/97	Self
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:10)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	

<b>3. James Gribbell 07-4236</b>	<b>2 Mulberry Street</b>	<b>New garage/cottage</b>	<b>55.4.1/20</b>	<b>Thornewill Design</b>
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	None			
Recused	McLaughlin, Thornewill			
Documentation	None			
Representing	Carrie Thornewill, Thornewill Design			
Public	None			
Concerns (5:11)	<b>Thornewill</b> – Luke Thornewill has asked this to be held. Not opened at this time.			
Motion	<b>Motion to Hold at applicant's request. (Camp)</b>			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Welch, Camp, and Pohl-aye		Certificate #	
<b>4. Amos Hostetter 07-4237</b>	<b>58 Baxter Road</b>	<b>New dwelling</b>	<b>49/54</b>	<b>Will Stephens</b>
Voting	Pohl, Camp, McLaughlin, Coombs			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Will Stephens			
Public	None			
Concerns (5:12)	<b>Stephens</b> – Put up the poles for a view. <b>Backus</b> – SAB has no supplemental comments. <b>Camp</b> – She saw the height poles; if we add a caveat that the vegetation along Baxter Road remain, we won't see this. <b>Coombs</b> – The building is very much not Baxter Road but trusts Ms. Camp's assessment it won't be visible. <b>McLaughlin</b> – Everything looks great. <b>Pohl</b> – It's low, away from the road behind heavy vegetation; he has no concerns.			
Motion	<b>Motion to Approve with the vegetation to remain in place to ensure the north elevation windows are not visible. (Camp)</b>			
Roll-call Vote	Carried 4-0//McLaughlin, Coombs, Camp, and Pohl-aye		Certificate #	<b>HDC2021-07-4237</b>
<b>5. TLG Properties 07-4251</b>	<b>21 Pleasant Street</b>	<b>Driveway</b>	<b>55.4.1/1</b>	<b>Edgewater</b>
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:18)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	
<b>6. William Scannell 07-4293</b>	<b>119R Eel Point Road</b>	<b>Revisions to pool</b>	<b>33/17.1</b>	<b>Atlantic Lndspg</b>
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Lindsay Congleton, Atlantic Landscaping Inc			
Public	None			
Concerns (5:19)	<b>Congleton</b> – This is to enlarge the pool to 20X48; court fence is 4'; the rear wire fence is embedded in vegetation. <b>Oliver</b> – There is an obvious grade change from the driveway to the house; we don't have the elevations or previous approval for the steppingstones and wall. Wants to see a topographical cross section. <b>Coombs</b> – This is developed lot line to lot line; it might be more attractive with the pool turned 90 degrees. <b>McLaughlin</b> – The request is appropriate. <b>Camp</b> – Agrees with Ms. Camp about being lot line to lot line. Asked how far from the property line the pergola is (10' or 15'). It looks overly hardscaped; the approved size is more appropriate. If the pool were smaller, it would be out of the 100' buffer. <b>Pohl</b> – This is all between the house and the bluff, so the pool and fence won't be visible. His only concern would be the pickleball court.			
Motion	Motion to Approve as submitted. (McLaughlin) Not carried //Oliver, Camp, and Coombs-aye <b>Motion to Hold for revisions. (Coombs)</b>			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Oliver, and Pohl-aye; Coombs no vote		Certificate #	

7.	Lund Nantucket R.T. 07-4292	173 Hydrangea Lane	Pool	73/97 & 98	Atlantic Lndscpg
Voting	Pohl, Camp, McLaughlin, Dutra, Thornewill				
Alternates	Welch				
Recused	Oliver, Coombs lost her connection				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Lindsay Congleton, Atlantic Landscaping Inc				
Public	None				
Concerns (time)	<p><b>Congleton</b> – Presented project; privet along the road is about 8’ with a second row added in front of the pool; he has permission from the neighborhood to plant on the back side of his lot with a fence in the greenway.</p> <p><b>Backus</b> – Read SAB comments 8/9: too much hardscaping. Asked the height of the privet.</p> <p><b>McLaughlin</b> – Because of the amount of screening, this is approvable due to lack of visibility.</p> <p><b>Dutra</b> – It is crowded but there are plenty of layers of screening; per our visibility jurisdiction, it is approvable.</p> <p><b>Camp</b> – Looking down the driveway, we’re looking at the pool. There is hardscaping right up to the property line; the pool should be more private with more sensitivity regarding location and size.</p> <p><b>Pohl</b> – The black line on the site plan is the property line with a hedge and fence that are not on the property.</p> <p><b>Thornewill</b> – We should find out for sure that this backs onto a greenway and not a paper road; if it is a greenway, it won’t be visible.</p>				
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>				
Roll-call Vote	Carried 4-1//Thornewill, Dutra, McLaughlin, and Pohl-aye; Camp-nay		Certificate #	<b>HDC2021-07-4292</b>	
8.	Shared Haven N.T. 07-4289	19 Derrymore Road	Pool	41/116	Atlantic Lndscpg
Voting	Pohl, Camp, McLaughlin, Oliver, Welch				
Alternates	Dutra, Thornewill				
Recused	Coombs lost connection back at 5:51 pm.				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Lindsay Congleton, Atlantic Landscaping Inc				
Public	None				
Concerns (5:47)	<p><b>Congleton</b> – Presented project; 15X30; there is a retaining wall on the property to the rear; we are not requesting walls.</p> <p><b>Camp</b> – Doesn’t get why pools must go right on the property line and be so big; this is not sensitive to the lot size. Should have a pool half this size with something around it.</p> <p><b>Oliver</b> – Our purview is visibility; this probably won’t be seen. Agrees with Ms. Camp fundamentally. They could push it closer to the house to get it off the property line.</p> <p><b>McLaughlin</b> – There is no visibility. Confirmed it has an autocover.</p> <p><b>Welch</b> – Visibility will be limited, though he agrees with some sentiments. His concern is the 3’ grade change from the lot behind dropping to in front of this house with no evident retainage. Everyone would appreciate it being smaller to come off the property line and a deeper vegetated buffer.</p>				
Motion	<b>Motion to Approve through staff with the pool to be 15x28 and set 1’ closer to the house. (McLaughlin)</b>				
Roll-call Vote	Carried 4-1//Welch, Oliver, McLaughlin, and Pohl-aye; Camp-nay		Certificate #	<b>HDC2021-07-4289</b>	
9.	Kris Megna 07-4288	2A Blueberry Lane	Roof top solar	80/178.1	ACK Smart
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra				
Alternates	Welch, Thornewill				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Tobias Glidden, ACK Smart				
Public	Linda Williams				
Concerns (5:57)	<p><b>Glidden</b> – Presented project; trying to reach net zero so some of the array is on the ground; visibility is limited.</p> <p><b>Camp</b> – If the driveway were shifted to the left, it would put the solar at an oblique angle and much less visible.</p> <p><b>Coombs</b> – If we can’t see it, she can support it.</p> <p><b>Williams</b> – A lot of us in this area would like to have solar; the area is remote with large lots. Thinks the Badlands is the place for solar. This won’t be visible.</p> <p><b>McLaughlin</b> – This isn’t in the old historic district (OHD); this is appropriate.</p> <p><b>Dutra</b> – No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Dutra)</b>				
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Camp, Dutra, and Pohl-aye		Certificate #	<b>HDC2021-07-4288</b>	

**IV. OLD BUSINESS 08/10/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Wayne Berman <b>07-4229</b>	98 Tom Nevers Road	Add, roofwalk, fenestration	91/40	NAG
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Williams McGuire, Nantucket Architectural Group				
Public	None				
Concerns (6:08)	<p><b>McGuire</b> – Reviewed changes made per previous concerns; owners decided no roof walk; he could make the north elevation center gable taller at 29’ and run the ridge through to the south elevation.</p> <p><b>Coombs</b> – She has a problem with all the mulled windows in the dormers. The south elevation deck shouldn’t extend beyond the windows, but it isn’t visible. She’s sorry that none of the addition is a 1-story additive mass.</p> <p><b>Camp</b> – She really liked the previous submission; her concern is there’s a lot of glass and the long deck on the south elevation all facing the ocean.</p> <p><b>McLaughlin</b> – This is over fenestrated; it’s over the 50% guidelines.</p> <p><b>Thornewill</b> – The south elevation fenestration is simpler; the deck isn’t drawn correctly – from the south it’s drawn as set in the roof but from the side elevations it isn’t. Okay with the 3 same gables on the south; but on the north elevation, the center gable is too much the same and feels it needs some hierarchy.</p> <p><b>Pohl</b> – The south elevation deck was set into a roof but now extends over a pergola.</p>				
Motion	<b>Motion to Approve through staff with the south-north elevation middle gable raised 1 foot and with two windows over the north-elevation front door. (Coombs)</b>				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, McLaughlin, and Pohl-aye; Camp- Certificate # <b>HDC2021-07-4229</b> abstain				
2.	Lot 27 N Mill, LLC <b>06-4021</b>	Lot 27B Birdsong	New dwelling	55.4.4/80.1	B. Meerbergen
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.				
Representing	Brook Meerbergen				
Public	Joan Taylor, 16 Mill Street				
Concerns (6:27)	<p><b>Meerbergen</b> – Reviewed changes made per previous concerns; the grade changes only 1’ across the lot.</p> <p><b>Backus</b> – Read HSAB comments 8/16: the large flush dormer on the front should be broken into two small dormers. She recommends dropping the secondary mass lower.</p> <p><b>Taylor</b> – Referenced a letter of concerns signed by several neighbors. The wing shouldn’t be forward of the front façade of the main mass.</p> <p><b>Coombs</b> – West elevation, she agrees about reducing the height of the subordinate mass and with setting the right wing back so as not to stand proud of the main mass.</p> <p><b>Camp</b> – Likes the west elevation main mass, which fits in; the secondary mass competes with the main mass and the triple dormer makes it too busy; the addition should be pulled it off the setback.</p> <p><b>McLaughlin</b> – West and south elevation meeting rails do not line up on the eave; they align with the fascia.</p> <p><b>Dutra</b> – North elevation, the second mass seems appropriate. West elevation, the 3<sup>rd</sup> mass with the porch shouldn’t stand proud of the main mass and competes with the main mass.</p> <p><b>Pohl</b> – The west elevation porch and enclosed space do extend forward of the main mass; the 30” difference between the main and secondary roof lines is good but the shed dormer has too much shingle space in the cheek walls.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 4-1//Dutra, Camp, Coombs, and Pohl-aye; McLaughlin-nay Certificate #				

<b>3. Lot 27 N Mill, LLC 06-4022</b>	<b>Lot 27B Birdsong</b>	<b>Studio</b>	<b>55.4.4/80.1</b>	<b>B. Meerbergen</b>
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	None			
Recused				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.			
Representing	Brook Meerbergen			
Public	Joan Taylor, 16 Mill Street			
Concerns (6:47)	<p><b>Meerbergen</b> – Reviewed changes made per previous concerns; Quaker grey doors.</p> <p><b>Backus</b> – Read HSAB comments 8/16: square lights in garage doors are odd; would prefer the diamond windows or nothing; prefer Quaker gray doors.</p> <p><b>Taylor</b> – Questioned the basement stairs shown on the plans.</p> <p><b>Camp</b> – This should come down 1'. North elevation, the garage windows would look great as 3-over-3s. She'd like the size reduced and brought in a foot or 2 off the lot line.</p> <p><b>Coombs</b> – She prefers the diamond windows in the garage doors.</p> <p><b>Dutra</b> – No concerns.</p> <p><b>McLaughlin</b> – The garage doors should have 6-light windows or diamond windows.</p>			
Motion	<b>Motion to Approve through staff with diamond windows in the north elevation garage doors; the height reduced to 19'; and pulled off 1' farther from the south setback. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Dutra, McLaughlin, Camp, Coombs, and Pohl-aye	Certificate #	<b>HDC2021-06-4022</b>	
<b>4. Jacqueline Pizzi 06-4081</b>	<b>3 Winn Street</b>	<b>Pool and hardscape</b>	<b>41/593</b>	<b>Atlantic Lndscpg</b>
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Lindsay Congleton, Atlantic Landscaping Inc			
Public	None			
Concerns (6:58)	<p><b>Congleton</b> – Reviewed changes made per previous concerns.</p> <p><b>Welch</b> – Wants the new structure shown on this plan; he'd like to move this to Thursday and look at it with the new dwelling.</p>			
Motion	<b>Motion to Hold for Thursday with the house. (Welch)</b>			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Welch, and Pohl-aye	Certificate #		
<b>5. 22 Easton Street 05-3643</b>	<b>22-24 Easton Street</b>	<b>Main house</b>	<b>42.1.4/12</b>	<b>Workshop APD</b>
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (7:02)	<p><b>Kotchen</b> – Reviewed the updated site plan; reviewed changes made per previous concerns; height is 32'10"</p> <p><b>Backus</b> – Read HSAB comments 8/16: many of the changes have been positive; the east elevation is still a concern; the right-hand extension should be lower and feel more subordinate; as proposed it looks like a slightly stepped down repetition of the left side; more variation in appearance and height is needed; on the west elevation the chimney mass on the right will be very visible from the harbor and looks like a tacked on afterthought; this chimney needs to be more integrated into the architecture; detail at top should be more traditional; at 32'10", this is a very tall building relative to the neighbors; the height could be lowered by lowering the roof pitch and reducing the 9' first floor ceiling height; a height pole would be helpful; outdoor shower should be at grade.</p> <p><b>McLaughlin</b> – This structure has a lot of features that match other houses in the area.</p> <p><b>Thornewill</b> – The addition of traditional elements makes a difference for her. North elevation, the cottage in front of this hides this building with a tiny view corridor which isn't typical for Easton Street. This shouldn't be hidden by a building; hedges, which there are a ton of down there, would be more appropriate.</p> <p><b>Camp</b> – North elevation, agrees with Ms. Thornewill that the 2-story cottage is overpowering the main house. The 3 small, center dormers make no sense. South elevation, the chimney appears as an appendage; again the 3 small dormers; far left gable 2<sup>nd</sup>-floor deck railing feels thin. She'd like to see revisions; this is important from the water and Easton Street.</p> <p><b>Coombs</b> – North elevation, the buildings on Easton Street have a softer front; would like this to be simpler with bigger but fewer windows. As proposed, this is too busy for this location.</p> <p><b>Pohl</b> – He doesn't like the west elevation, very tall, right chimney. North elevation, he had suggested 3 small dormers, but a single dormer would be simpler; there are a lot of lines and roof planes on the north and south elevations. Agrees with the comment about the main house being behind the secondary structure, which is located there to block the pool; the same can be accomplished with vegetation.</p>			
Motion	<b>Motion to Hold for revisions. (Camp)</b>			
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Camp, and Pohl-aye	Certificate #		

6.	22 Easton Street	05-3646	22-24 Easton Street	Studio	42.1.4/12	Workshop APD
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.					
Representing	Andrew Kotchen, Workshop APD					
Public	None					
Concerns (7:27)	<p><b>Kotchen</b> – Foundation is pargetted concrete with flood vents.</p> <p><b>Backus</b> – Read HSAB comments 8/16: the triple ganged window facing Easton Street should be separated into two individual units.</p> <p><b>Coombs</b> – Agrees with HSAB about the triple-ganged windows. South elevation, the 4 ganged windows are too heavy. It's placement on the property is important and as much as possible the site should be open, so people can see the main house.</p> <p><b>Camp</b> – No concerns.</p> <p><b>Thornewill</b> – Doesn't think a pargetted foundation is appropriate; should be vertical board to match the house.</p> <p><b>McLaughlin</b> – East elevation, the sliding doors and windows are a lot of glass.</p> <p><b>Pohl</b> – Agrees about minimizing exposure of the pargetted base; bring the shingle line down or use vertical board.</p>					
Motion	<b>Motion to Approve through staff with the foundation to have shingles down to the raised east elevation walkway. (Coombs)</b>					
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Coombs, and Pohl-aye				Certificate #	<b>HDC2021-05-3646</b>
7.	22 Easton Street	05-3645	22-24 Easton Street	Garage	42.1.4/12	Workshop APD
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.					
Representing	Andrew Kotchen, Workshop APD					
Public	None					
Concerns (7:38)	<p><b>Kotchen</b> – Reviewed the project and changes made per previous concerns.</p> <p><b>Backus</b> – Read HSAB comments 8/16: this is a large building placed prominently at the entrance to the site; with a little variation in the roof lines, it could easily be redesigned into a lower, more attractive building; maybe rotate the ridge and add a broken back salt box shed to the back; the doors are abnormally tall at 8' 6" throwing off the scale; they should be shorter; the siting of this building might be improved by shifting it to the east side; this would mitigate the height of the guest house by placing it right in front of it, and it would open up the western side of the site, allowing better visibility of the front façade of the main dwelling; black is not appropriate for the doors.</p> <p><b>Camp</b> – This is her favorite building.</p> <p><b>Coombs</b> – This is simple and fits in.</p> <p><b>Thornewill</b> – Likes this.</p> <p><b>McLaughlin</b> – No comments.</p>					
Motion	<b>Motion to Approve. (Camp)</b>					
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye				Certificate #	<b>HDC2021-05-3645</b>
8.	22 Easton Street	05-3644	22-24 Easton Street	Guesthouse	42.1.4/12	Workshop APD
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.					
Representing	Andrew Kotchen, Workshop APD					
Public	None					
Concerns (7:45)	<p><b>Kotchen</b> – Reviewed changes made per previous concerns; would bring down the shingle line as discussed on the studio.</p> <p><b>Backus</b> – Read HSAB comments 8/16: this building will be the most prominent structure on the site and could be more appealing; there should be a front door visible from Easton Street; the east wing is very long and massive; the roof could be broken up, stepping down to a one-story section.</p> <p><b>Camp</b> – Agrees with HSAB; a 1-room schoolhouse concept could good for this. The north elevation takes away from the main dwelling and should be more subordinate; this needs more simplification.</p> <p><b>McLaughlin</b> – South elevation, the 2-over-2 windows are okay, but the sliders don't match them.</p> <p><b>Thornewill</b> – The main mass competes with the main mass of the house; the main mass should be to the left. This is a wall in front of everything. Agrees with HSAB that this is the 1<sup>st</sup> thing you see. The schoolhouse concept is good. This needs to be simple and give credit to the main house.</p> <p><b>Pohl</b> – When he drives down Easton Street, the first thing he sees is the very vertical, flat west elevation sitting on a large base; that is troublesome; the so-called front elevation right is very tall with no sense of entry.</p>					
Motion	<b>Motion to Hold for revisions. (Camp)</b>					
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Camp, and Pohl-aye				Certificate #	

9.	22 Easton Street	<b>06-4026</b>	22-24 Easton Street	Pool and hardscape	42.1.4/12	Ahern
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill					
Alternates	None					
Recused	None					
Documentation	Landscape design plans, site plan, photos, and advisory comments.					
Representing	Andrew Kotchen, Workshop APD					
Public	Miroslava Ahern, Ahern Design, LLC					
Concerns (7:54)	None					
	<b>Kotchen</b> – Suggested it doesn't make sense to look at this based upon prior comments.					
	<b>Coombs</b> – Wants a declaration from Town Counsel regarding pools in the OHD; it's very important for this location.					
	Discussion about ROH versus OHD and HDC's ability to supersede zoning.					
Motion	<b>Motion to Hold for revisions. (Coombs)</b>					
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Coombs, and Pohl-aye				Certificate #	
10.	Oliveira Martin Trust	<b>06-4028</b>	87 Cliff Road	Pool	30/168.1	Ahern
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra					
Alternates	Welch, Thornewill					
Recused	None					
Documentation	None					
Representing	Miroslava Ahern, Ahern Design, LLC					
Public	None					
Concerns (7:59)	<b>Ahern</b> – The client wants to withdraw this application.					
Motion	<b>Withdrawn</b>					
Roll-call Vote	N/A				Certificate #	
11.	Darrell Ferguson	<b>06-4102</b>	28 Main Street, Sias	Chg chimney and fenest	73.3.1/47	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Welch					
Alternates	Dutra, Thornewill,					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.					
Representing	Matt MacEachern, Emeritus Development					
Public	None					
Concerns (8:00)	<b>MacEachern</b> – Reviewed changes made per previous concerns.					
	<b>Backus</b> – Circa 1827/1833.					
	No concerns.					
Motion	<b>Motion to Approve as submitted. (Welch)</b>					
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Welch, and Pohl-aye				Certificate #	<b>HDC2021-06-4102</b>
12.	Jessica Millard	<b>06-4017</b>	5 Cudweed	Windows/doors	82/145	Val Oliver
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill					
Alternates	Welch					
Recused	Oliver					
Documentation	None					
Representing	None					
Public	None					
Concerns (8:02)	<b>Pohl</b> – Ms. Oliver had to leave and asked this be held.					
	Not opened at this time.					
Motion	<b>Motion to Hold for Thursday. (Camp)</b>					
Roll-call Vote	Carried 5-0//Thornewill, Coombs, McLaughlin, Camp, and Pohl-aye				Certificate #	
13.	NHA Macy Warehouse	<b>07-4199</b>	12 Straight Wharf	Unapproved LK doors	42.3.1/138	Linda Williams
Voting	Pohl, McLaughlin, Coombs, Thornewill					
Alternates	None					
Recused	None					
Documentation	None					
Representing	Linda Williams					
Public	None					
Concerns (8:05)	<b>Williams</b> – Asked this be held for Thursday.					
	Not opened at this time.					
Motion	<b>Motion to Hold for Thursday. (Coombs)</b>					
Roll-call Vote	Carried 4-0//Thornewill, McLaughlin, Coombs, and Pohl-aye				Certificate #	

14. Norris Building Co. <b>06-4086</b>	14A Lowell Place	Hardscape – spa	41/164	Atlantic Lndscpg
Voting	Pohl, McLaughlin, Coombs, Dutra, Welch			
Alternates	Thornewill			
Recused	(Camp took a break)			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Linda Williams			
Public	Vitoria Rakov, 12 Lowell Place			
Concerns (8:08)	<p><b>Williams</b> – Reviewed changes made per previous concerns; not visible; zoning is R1 even though within the OHD.</p> <p><b>Backus</b> – Read HSAB comments 8/16: A 10x15 spa is essentially a small pool and not appropriate in the OHD; this meet the criteria for a spa – under 1000 gallon. Recommends using brick and not introducing another material</p> <p><b>Coombs</b> – With our caveat, she would approve this.</p> <p>No concerns.</p> <p><b>Rakov</b> – Asked where the spa equipment will go.</p>			
Motion	<b>Motion to Approve through staff with a brick driveway and the spa not to be visible at time of inspection and thereafter. (McLaughlin)</b>			
Roll-call Vote	Carried 5-0//Welch, Dutra, Coombs, McLaughlin, and Pohl-aye		Certificate #	<b>HDC2021-06-4086</b>

**V. NEW BUSINESS 08/17/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Karli Hagedorn <b>08-4318</b>	34 West Chester Street	Add dormer to greenhouse	41/31	Julie Jordin
Voting	Pohl, McLaughlin, Coombs, Dutra, Thornewill				
Alternates	Welch				
Recused	(Camp still on a break)				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Julie Jordin, Garden Design Company				
Public	None				
Concerns (8:20)	<p><b>Jordin</b> – Presented project.</p> <p><b>Backus</b> – Read HSAB comments 8/16: no concerns. She'd like to have concurrence from whomever holds the preservation restriction.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Coombs)</b>				
Roll-call Vote	Carried 5-0//McLaughlin, Thornewill, Dutra, Coombs, and Pohl-aye		Certificate #	<b>HDC2021-08-4318</b>	
2.	Richard Chesley <b>08-4398</b>	1 Wesco Place	Window Replacement	42.4.3/54	Hristo Rashkov
Voting	Pohl, McLaughlin, Coombs, Welch, Dutra				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Hristo Rashkov				
Public	None				
Concerns (8:24)	<p><b>Rashkov</b> – Presented project; they don't look to be original; they renovated some windows in 2007.</p> <p><b>Backus</b> – 1929 colonial revival. Read HSAB comments 8/16: need window survey showing style and condition of existing windows and manufacturer information, window schedule; the existing windows in this 1930 house do not appear to need replacement; they should be restored; this will cost less, and they will last longer.</p> <p><b>Coombs</b> – To follow our rules, we should have the window survey.</p> <p><b>Dutra</b> – He's going to go with the Board on this. He can't see any difference.</p> <p><b>Welch</b> – He confused about the age of and which windows are being replaced.</p> <p><b>McLaughlin</b> – He has no objections.</p>				
Motion	<b>Motion to Hold for a window survey. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Dutra, Welch, McLaughlin, Coombs, and Pohl-aye		Certificate #		
3.	Karalex Nominee Tr <b>08-4321</b>	188 Cliff Road	Move\Demo	40/24	M Cutone Arch.
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	None				
Concerns (8:33)	<p><b>Cutone</b> – Presented project; circa 1994 with possible interest in taking the building.</p> <p><b>Backus</b> – Concurs with the 1994 construction date.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as a move off/demolition. (Coombs)</b>				
Roll-call Vote	Carried 5-0//McLaughlin, Thornewill, Welch, Coombs, and Pohl-aye		Certificate #	<b>HDC2021-08-4321</b>	



4. Karalex Nominee Tr <b>08-4319</b>	188 Cliff Road	New Dwelling	40/24	M Cutone Arch.
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (8:38)	<p><b>Cutone</b> – Presented project; black sash and doors, grey trim, and cottage corners; main ridge is 28’10”; natural to weather pergola attaches the house to the garage.</p> <p><b>Coombs</b> – Doesn’t like black doors. South elevation, the dormer windows should be separated to fill the dormers but would prefer the cheek walls be brought in and separating the dormers more.</p> <p><b>Welch</b> – He wonders if there are any grade changes and how this will sit on the site; wants to see a cross section north to south along the length of the structures and notations on any cut and fill. Likes the house.</p> <p><b>Thornewill</b> – The main mass windows are tall and skinny with a lot of wall space. South elevation, the flush dormers make the wall feel very tall. She’d like to see the pergola on the front of the house and where it’s going.</p> <p><b>McLaughlin</b> – No comments.</p>			
Motion	<b>Motion to Hold for minor revisions and additional information. (Welch)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Coombs, McLaughlin, Welch, and Pohl-aye		Certificate #	
5. Karalex Nominee Tr <b>08-4322</b>	188 Cliff Road	Garage/Gym/Studio	40/24	M Cutone Arch.
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (8:50)	<p><b>Cutone</b> – Presented project; details match the house; 26’4” height; pergola is natural to weather; there is a landscape easement between this and 190 Cliff Road.</p> <p><b>Thornewill</b> – Her only concern is the west elevation 2<sup>nd</sup>-floor deck; facing the road, the façade should be simple without the deck.</p> <p><b>Welch</b> – His only concern is it’s tall and skinny on the east and west elevations.</p> <p><b>Coombs</b> – It looks like a simple structure.</p> <p><b>McLaughlin</b> – The brackets should be straight and 45 degrees.</p> <p><b>Pohl</b> – West elevation would be what’s visible from Wannacomet. South elevation, there are a lot of different roof types and it is confusing, but this is the back of the building.</p>			
Motion	<b>Motion to Approve through staff with the brackets to be straight 45 degrees. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Welch, McLaughlin, Coombs, and Pohl-aye		Certificate #	<b>HDC2021-08-4322</b>
6. Karalex Nominee Tr <b>08-4320</b>	188 Cliff Road	Pool	40/24	M Cutone Archit
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (8:58)	<p><b>Cutone</b> – Presented project; pool equipment located near the garage within a fence.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Welch, McLaughlin, Coombs, and Pohl-aye		Certificate #	<b>HDC2021-08-4320</b>
Rest held for Thursday, August 26				
7. Whale’s End II, LLC <b>08-4369</b>	43 Squam Road	Rev. 06-4031: addition	13/24	M Cutone Archit
8. NFI Realty Tr <b>08-4368</b>	169 Eel Point Road	Pool	33/5	M Cutone Archit
9. Mark Cannan <b>08-4324</b>	12 Waquoit Road	Garage/Cottage	89/10	Thornewill Dsgn
10. Mark Cannan <b>08-4326</b>	12 Waquoit Road	Pool/Hardscape	89/10	Thornewill Dsgn
11. North Mill, LLC <b>08-4338</b>	Lot A – Birdsong Lane	New dwelling	55.4.4/80.1	Thornewill Dsgn
12. Carl Nielsen <b>08-4359</b>	50 Wanoma Way	Raise hse / new foundation	92.4/244	Thornewill Dsgn
13. Conway Family Tr <b>08-4328</b>	11 Western Avenue	New dwelling	87/117	Val Oliver Design
14. Scott Sampson <b>08-4375</b>	14 Aurora Way	New dwelling	56/445	Val Oliver Design
15. Susan Doughan <b>08-4330</b>	134 Main Street	Rev. 2406: drwyway/hrdsqpe	41-37.1	Gryphon Arch
16. Roy Weeden	9 Twin Street	Demo cottage	55.4.1/71	Linda Williams
17. Roy Weeden	9 Twin Street	New dwelling	55.4.1/71	Linda Williams
18. Don Dimock	59 Bartlett Road	Add porch roof	66/99.1	Linda Williams
19. NHA	89 A-B Bartlett Road	Change roof overhang	66/410	Linda Williams
20. 3 Winn St Realty Tr <b>08-4335</b>	3 Winn Street	New dwelling	41/593	Self
21. 4 E Lincoln, LLC <b>08-4340</b>	4 East Lincoln Avenue	Add Stair & Door	42.4.1/49	NAG

HDC Minutes for August 24, 2021, adopted Sept. 14

22. Aked, LLC	18 B Bartlett Road	Move Building	67/113.1	Petro Zlatev
23. One Chester Smiley, LLC <b>08-4347</b>	1 Chester Street	Window/doorchanges	42.4.3/18	Normand Resid
24. Andrew Reger <b>08-4349</b>	7 East Lincoln Avenue	Add Roofwalk, clarify color	42.4.1/8	Emeritus
25. Liz Norris <b>08-4363</b>	14 Lowell Place	Rev 2188; window change	41/164	Emeritus
26. NIR Retail, LLC <b>08-4362</b>	27 Old South Wharf	Add Dormer	42.2.4/2	Emeritus
27. Slaktide Development	111 Surfside Road	Pool/Hardscape	80/70	KM Designs
28. Michael Raso <b>08-4350</b>	82 Center Street	L-K Window Replacement	42.43/62	Self
29. Michael Raso <b>08-4351</b>	82 Center Street	Fence- As Built fee	42.43/62	Self
30. Dan Displaido <b>08-4375</b>	20 Goldfinch Drive	New dwelling	68/689	Val Oliver Design
31. Nantucket Develop <b>08-4370</b>	9 Hydrangea Lane	New dwelling	73/94	Val Oliver Design
32. Michael Jemison <b>08-4378</b>	195C Hummock Pond Rd	Change roof, add stairs	65/23.2	Botticelli + Pohl
33. Nant 62 Walsh, LLC <b>08-4379</b>	62 Walsh Street	Rev. 05-3618: wnds/roof	29/85 + 85.2	Botticelli + Pohl
34. 12 Pitman, LLC <b>08-4385</b>	12 Pitman Road	Storage barn	73.4.1/17	Patrick Levesque
35. Allen Dewing	74 Milk Street	Addition	56/6.1	Linda Williams
36. Back 41, LLC <b>08-4381</b>	105 Tom Nevers Road	Rev. 03-3154: deck/balcony	91/25	CWA
37. Engle Kristen Trust <b>08-4382</b>	88 Pocomo Road	Beach stairs	15/42	CWA
38. Cannonbury Hldgs, LLC <b>08-4383</b>	18 Cannonbury Lane	Rev. 04-3380: fenestration	74/13	CWA
39. Whitney A Gifford Tr <b>08-4384</b>	6 Lily Street	Rev. 02-2977: shed dmr	42.3.4/45	CWA
40. John Mynttinen	10A Old Tom Nevers Rd	Window replacement	75/57	Jeff Mackinnon

**VI. OLD BUSINESS 08/24/2021**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. G2 Bunker Hill, LLC <b>06-4101</b>	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	Topham Design
2. 90 N. Liberty Pres. Trst <b>07-4195</b>	90 North Liberty Street	New foundation	41/22	Botticelli & Pohl
3. Salvator Lentini <b>06-4052</b>	20 Field Avenue	Pool	80/149	CWA
4. High Tide Partners, LLC <b>07-4115</b>	8 Ackemuck Way Lot 2	Garage	41/618	BPC
5. Jim Ikard <b>05-3833</b>	1 Bloom Street	Addition	42.3.3/140	Emeritus
6. Trogoh Nom. Trust <b>05-3640</b>	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
7. Craig Majernik <b>07-4240</b>	63 Burnell Street	New main house	49.3.2/1.1	Workshop APD
8. Craig Majernik <b>07-4241</b>	63 Burnell Street	New garage/studio	49.3.2/1.1	Workshop APD
9. Kristine Amendolare <b>05-3625</b>	8 Bank Street Sias	Additions	72.1.3/69	Angus Madeod
10. Westmoor Club, LLC	105 West Chester Street	Tennis/pickleball courts	41/805	JGG Architects

**VII. OTHER BUSINESS**

Approved Minutes	August 10, 2021
Motion	<b>Motion to Approve as drafted. (Thornewill)</b>
Roll-call vote	Carried 4-0//Thornewill, Welch, McLaughlin, and Coombs-aye; Pohl- recused
Review Minutes	August 12, 17, & 19, 2021
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting <b>Thursday, August 26, 2021 at 1:00 pm. ZOOM</b></li> <li>• Discussion of Advisory Board Review</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> <li>• Discussion of salvaging demolitions</li> </ul>
Commission Comments	<b>McLaughlin</b> – He’s sad Ms. Flynn is leaving.

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:02 p.m. (Coombs)**  
 Roll-call vote Carried 5-0//McLaughlin, Welch, Dutra, Coombs, and Pohl-aye

Submitted by:  
 Terry L. Norton

**Historic Structures Advisory Board**    **Sconset Advisory Board**    **Madaket Advisory Board**