



# 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, September 28, 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 5:02 pm. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, Interim HDC Compliance Coordinator; Holly Backus, Preservation Planner; Esmerelda Martinez, PLUS Administrative Assistant; Terry Norton, Town Minutes Taker  
 Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Dutra, Thornewill  
 Absent Members: None  
 Late Arrivals: Dutra, 5:10 pm; Welch, 5:19 pm  
 Early Departures: Oliver, 9:00 pm

Adoption of Agenda.

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

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

## I. PUBLIC COMMENT

None

## II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Beth Maier <b>09-4668</b>	5A Field Avenue	Renew COA 70535: fence	80/415	Self
2.	John Kilmartin <b>09-4738</b>	11 New Mill Street	Rev. add porch roof	55.4.4/87	Linda Williams
3.	Allie Crowell <b>09-4756</b>	18 Tennessee Avenue	New roof	60.1.2/18	Linda Williams
4.	Philip Losurdo <b>08-4515</b>	36 Long Pond Drive	Window changes	59.4/117	Self
5.	Vanessa Traniello <b>09-4736</b>	2 Seven Mile Lane	Shed	72/52	Erik Kaminski
6.	Sheila Daume <b>09-4609</b>	24 Bluebird Lane	Roof change	68/585	Richard Prunier
7.	Christopher Bistany <b>09-4648</b>	20 Equator Drive	Shift window 24" to rear	66/225	EMDA
8.	Lyubomir Lyubenov <b>09-4714</b>	7 Toombs Courts	New fence	68/153.1	JB Studio
9.	Lyubomir Lyubenov <b>09-4715</b>	7 Toombs Courts	Front door color change	68/153.1	JB Studio
10.	Dobromir Sultanov <b>09-4716</b>	24 Hummock Pond Road	New shed	56/84.2	JB Studio
11.	John Fulginiti <b>09-4719</b>	38 Pochick Avenue	Shed	38/11	Waterscapes
12.	Anthony Civalo <b>09-4695</b>	58 Nobadeer Avenue	Rev. 02-2906: omit bumpout	88/81	Emeritus
13.	Lindsay & Sean Curry <b>09-4636</b>	3A Marsh Hawk Lane	New egress window	56/109.2	Brook Mohr
14.	Irene Von Lazar <b>09-4647</b>	34 Lovers Lane	Porch railing revision	68/66	NAG
15.	2 EW Trust <b>09-4650</b>	2 Ellen's Way	Rev. 10-2014: cable rail	81/170	Brook Meerbergen
16.	2 EW Trust <b>09-4649</b>	2 Ellen's Way	Rev. 10-2015: cable rail	81/170	Brook Meerbergen
17.	59 Bartlett Road, LLC <b>09-4757</b>	59 Bartlett Road	Shed	66/99.1	Linda Williams
18.	Elizabeth Goulet <b>09-4754</b>	51 Miacomet Avenue	Fence	67/196	Linda Williams
19.	Joseph Tirone <b>09-4624</b>	25 Honey Suckle Drive	Grille pattern change	68/389	Val Oliver Design
20.	Elisa Allen <b>09-4735</b>	9 Pond Road	Shed	56/154	Emeritus

Voting Pohl, Camp, McLaughlin, Coombs, Thornewill

Alternates None

Recused Oliver

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Thornewill)**

Roll-call Vote Carried 5-0//Coombs, Camp, McLaughlin, Thornewill, and Pohl-aye

Certificate # **HDC2021- (as noted)**

**III. CONSENT WITH CONDITIONS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Vanessa Traniello <b>09-4737</b>	2 Seven Mile Lane	Pool w/ bluestone coping	72/52	Erik Kaminski
	• Pool not to be visible at time of inspection and thereafter.				
2.	John Fulginiti <b>09-4718</b>	38 Pochick Avenue	Pool and hardscape	38/11	Waterscapes
	• Pool not to be visible at time of inspection and thereafter.				
3.	Lighthouse School Trust <b>09-4694</b>	1 Rugged Road	Cottage alter front porch	67/493	Emeritus
	• Due to limited visibility.				
4.	D.R. Finley <b>09-4660</b>	26 Eel Point Road	Renew 44273: tennis crt/fnc	40/118	David Bartsch
5.	D.R. Finley <b>09-4659</b>	26 Eel Point Road	Renew 44504: pool&fence	40/118	David Bartsch
6.	D.R. Finley <b>09-4617</b>	26 Eel Point Road	Renew 44505: hardscaping	40/118	David Bartsch
	• Applications corrected to show that applicant is proposing to renew previously approved proposals.				
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	Dutra				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	<b>Motion to Approve through staff per noted conditions. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	<b>HDC2021-09-(as noted)</b>

**IV. NEW BUSINESS 09/14/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Richard Tosdorf <b>08-4516</b>	23 Ranger Road	Add 2 <sup>nd</sup> floor deck	39/45	Self
Voting	Pohl, McLaughlin, Coombs, Thornewill, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and video.				
Representing	Richard Tosdorf, owner				
Public	None				
Concerns (5:11)	<b>Tosdorf</b> – The concern was visibility from Ranger Road; we’re the last house on the road. <b>McLaughlin</b> – It’s a happy little cottage; the porch should be no more than 8’ deep. <b>Coombs</b> – She sees no problem; the size of the deck won’t be discernable. <b>Dutra</b> – No concerns. <b>Thornewill</b> – It helps give the front texture. <b>Pohl</b> – Because of the context, he has no concerns about the deck size.				
Motion	<b>Motion to Approve as submitted. (Coombs)</b>				
Roll-call Vote	Carried 4-1//Dutra, Thornewill, Coombs, and Pohl-aye; McLaughlin-aye			Certificate #	<b>HDC2021-08-4516</b>
2.	Mary Ottaviano <b>08-4527</b>	13 North Star Lane	Dwelling addition	30/206	NAG
Voting	Pohl, McLaughlin, Coombs, Dutra, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (5:19)	<b>Theroux</b> – Confirmed everyone had the chance to view this. <b>Coombs</b> – This isn’t something you would see easily while driving by; with the landscaping, it’ll be hard to discern the opening. <b>Thornewill</b> – She agrees; she had trouble finding it. As long as the privet remains at its current height, she has no concerns. <b>Dutra</b> – Agrees. <b>McLaughlin</b> – South elevation, the right side 16-light front door should be changed (existing); the 4 French doors should be reduced to 3. <b>Pohl</b> – He has no concerns; this end of the house is away from the cul de sac and driveway.				
Motion	<b>Motion to Approve due to lack of visibility with the French doors to be caveat (Thornewill)</b>				
Roll-call Vote	Carried 5-0//Dutra, Coombs, McLaughlin, Thornewill, and Pohl-aye			Certificate #	<b>HDC2021-08-4527</b>

3.	Mary Ottaviano 08-4503	13 North Star Lane	Hardscape revisions	30/206	NAG
Voting	Pohl, McLaughlin, Coombs, Dutra, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (5:26)	<p><b>Theroux</b> – Reviewed changes made per previous comments; the driveway is existing shell; feels a wood patio would be introducing another material making it more complicated.</p> <p><b>Backus</b> – Denser vegetation requirement has been met; regarding the apron 139-20.1 sets standards for the driveway apron. Read HSAB Comments 9/13; the bluestone patio should be wood.</p> <p><b>McLaughlin</b> – Since he can't read the plans, he's not going to vote on it.</p> <p><b>Thornewill</b> – Having been out there and given they are keeping much of the hedge, she has no concerns about the patio. Understands the need to remove the hedge in front of the driveway; suggested the apron be shifted to in front of the garage and the current apron given over to grass or hedge.</p> <p>Discussion about how to handle the apron once the hedge along the driveway is removed.</p> <p><b>Dutra</b> – Likes the idea of plantings replacing the apron.</p> <p><b>Coombs</b> – Switching the hedge and apron is a good idea.</p> <p><b>Pohl</b> – With the removal of the hedge along the driveway, the apron would end up being long.</p>				
Motion	<b>Motion to Approve through staff with the hedge and apron switching places. (Coombs)</b>				
Roll-call Vote	Carried 4-1//Thornewill, Dutra, Coombs, and Pohl-aye; McLaughlin-nay		Certificate #	<b>HDC2021-08-4503</b>	
4.	2 Chestnut St, LLC 07-4271	2 Chestnut Street	Addition	42.3.1/69	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:42)	<p><b>MacEachern</b> – Reviewed supplemental information; existing mass is 34' tall; risers meet current code.</p> <p><b>Backus</b> – Section A is shown as existing but then shown as being dug out; asked which it is (existing). There are different code requirements for commercial; asked if the risers are existing or will they be modified to meet code.</p> <p><b>Camp</b> – Appreciates the fire escape being interior. Her only concern is the archway; it needs more heft to read as an architectural feature. It's important to record the dimensions of the old garage.</p> <p><b>McLaughlin</b> – This is architecturally appropriate to the immediate surroundings; he has concerns about the archway but it's approvable.</p> <p><b>Coombs</b> – The secondary mass is still too large; 3 floors of bedrooms are not necessary. Sad we are losing the old building. Agrees with Ms. Camp's suggestion for more heft to the arch.</p> <p><b>Welch</b> – Appreciates the changes; wishes the connector piece were lower in relation to the ridge. He disagrees about drawing attention to the archway; subtlety is part of its success.</p> <p><b>Pohl</b> – There is nothing that says the addition needs to be 3 stories; however, this is not dissimilar to what was previously approved. He really likes the arch; it's like the one in the back alley going to the gazebo.</p>				
Motion	<b>Motion to Approve through staff with the dimensions of the garage archived for the historical record and with 2.5" raised pilasters added to the archway. (Camp)</b>				
Roll-call Vote	Carried 3-2//McLaughlin, Camp, and Pohl-aye; Welch and Coombs-nay		Certificate #	<b>HDC2021-07-4271</b>	
5.	Mary Claus Rev Trust 09-4582	31 Low Beach Road	move on site/partial demo	74/36	Botticelli + Pohl
Voting	Coombs (acting chair), Oliver, Welch, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	None				
Representing	None				
Public	None				
Concerns	Not opened.				
Motion	<b>Held for Next Tuesday, October 5<sup>th</sup> at applicant's request.</b>				
Roll-call Vote	n/a		Certificate #	<b>HDC2021-09-4582</b>	

6.	Sea Daze, LLC	09-4585	27 Baxter Road	New bsmt/fenest revisions	49.2.3/10	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill					
Alternates	Welch, Dutra					
Recused	Pohl					
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.					
Representing	Lisa Botticelli, Botticelli & Pohl					
Public	None					
Concerns (5:59)	<p><b>Botticelli</b> – Presented project; the windows marked “EX” are remaining; reviewed which windows are being changed.</p> <p><b>Backus</b> – Shingle style circa 1904; we need a window survey and concurs windows should be restored. Read SAB comments 9/20: west elevation, move the dormer to center of mass; north elevation significant amount of historic fabric being lost; every window is proposed to be replaced; asked what is existing below shingle line; more sensitive alterations to maximize retention of historic fabric; provide window survey; windows should be restored rather than replaced.</p> <p><b>Oliver</b> – She doesn’t see the changes being as significant as SAB indicates; she thinks the additions are nicely done.</p> <p><b>Coombs</b> – Agrees the changes aren’t that bad. West elevation, the left dormer should come down to be even with the windows to the right. Glad the diamond windows are remaining.</p> <p><b>McLaughlin</b> – He has no concerns.</p> <p><b>Thornewill</b> – This house can handle a little change; it’s in keeping with what’s existing.</p> <p><b>Camp</b> – Agrees about bringing down the west elevation dormer.</p>					
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>					
Roll-call Vote	Carried 3-2//Thornewill, Oliver, and McLaughlin-aye; Camp and Coombs-nay			Certificate #	<b>HDC2021-09-4585</b>	
7.	Lauren Stein	09-4574	11 Woodbury Lane	New dwelling	41/550	Normand Residential
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Welch, Dutra, Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.					
Representing	Ben Normand, Residential Design					
Public	None					
Concerns (6:12)	<p><b>Normand</b> – Presented project; this is the lot where the house blew up in November 2020; no basement is allowed; requesting simulated-divided-light windows (SDL).</p> <p><b>Backus</b> – Read HSAB comments 9/13: roof walk should be shorter in length; chimney could be shorter; south elevation, odd with is a window where there an interior chimney should be (move chimney to other end); prefer true-divided-light windows (TDL) on front; if back is visible – prefer it to be simpler.</p> <p>The previous home was built in 1992; National Historic Landmarks (NHL) lists the Woodbury subdivision as an example of residential architecture of the 1980s. Feels the replacement should resemble the lost building as much as possible; the garage design is not typical for this subdivision. Agrees that TDLs are more appropriate. Appreciates reproduction of plank-framed windows. The 4-over-4 window right of the front door is odd.</p> <p><b>McLaughlin</b> – This is suitable to the area. East elevation left, remove the shutter from the garage window.</p> <p><b>Coombs</b> – Roof walk is too large. The house goes from lot line to lot line; it should come in so there is some greenery along the sides, which is common in Woodbury. Windows on the front should be TDL. West elevation, pull the window away from the 2<sup>nd</sup>-floor French doors. The “B” windows look longer than the “A” windows; likes the 4-over-4s. The chimney height could come down.</p> <p><b>Oliver</b> – Likes the house; it fits in quite well. Her only concern is the connected garage with a steep pitch; the example shown was a separate structure set back from the house. Disagrees with Ms. Coombs about not going from lot line to lot line; that is an existing state in Woodbury. Agrees about moving the chimney to the right of the secondary mass. Okay with the roof walk. Okay with the windows being SDL given this is a later development.</p> <p><b>Camp</b> – Likes a more centered chimney. Front door should have a more prominent surround. Agrees the roof walk is too large; suggested a 3-bay roof walk. West elevation, instead of the attached garage, would prefer a separate structure. TDLs really do make a difference; SDLs don’t read true.</p> <p><b>Pohl</b> – Given the distance from the road, he thinks well-made SDLs will be good because it does away with aluminum triple-tracks; there are bad SDLs and good SDLS and Mr. Normand has chosen a good manufacturer. Agrees about reducing the roof walk and height of the chimney. He thinks the garage is set back enough to allow for a historical story. Doesn’t think the back will be visible.</p>					
Motion	<b>Motion to Hold for revisions. (Camp)</b>					
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye			Certificate #		

8.	Brian + Toni Franz <b>09-4589</b>	12 Cannonbury Lane	Deck/stair/fenest revisions	74/9	Workshop APD
Voting	Pohl, Camp, McLaughlin, Coombs, Welch				
Alternates	Dutra, Thornewill				
Recused	(Oliver took a break)				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Michael Luft-Weissberg, Workshop APD				
Public	Mpme				
Concerns (6:38)	<p><b>Luft-Weissberg</b> – Presented project; feels there is no visibility of the stairs; the structure is framed as approved.</p> <p><b>Backus</b> – Read SAB comments 9/13: freestanding narrow building 2<sup>nd</sup>-floor deck will be visible; looks like a tower; widen the building.</p> <p>The original approval with no deck over garage doors is more appropriate; this balcony was previously discussed and voted to be removed.</p> <p><b>Camp</b> – It looks like a rocket ship; it should be shorter or wider; the deck and stairs might be too much. Reads as very modern.</p> <p><b>Coombs</b> – The deck over the doors is too wide for the building and makes it look out of proportion. North elevation, the 1<sup>st</sup> floor should have 2 windows to mitigate the perception of tall and narrow.</p> <p><b>Welch</b> – South elevation, this is an improvement. The east elevation is unfortunate. Hopes there will be landscaping. It's not the most charming building but it is appropriate and could be approved as submitted.</p> <p><b>McLaughlin</b> – North elevation, the ratio should be 2:1; this doesn't do that.</p> <p><b>Pohl</b> – The proposal has invited the board to reassess this building; it is very vertical. It was approved, and the orientation of the deck is being moved to the side. He is okay with the deck change.</p>				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Welch, and Pohl-aye		Certificate #	<b>HDC2021-09-4589</b>	
9.	28 Lily Street, LLC <b>09-4573</b>	28 Lily Street	Rev + drvwy material chng	42/43	David Bartsch
Voting	Pohl, McLaughlin, Coombs, Dutra, Thornewill				
Alternates	Welch,				
Recused	Camp; Oliver still on break				
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.				
Representing	David Bartsch				
Public	None				
Concerns (6:54)	<p><b>Bartsch</b> – Presented project. The canting the driveway saves a tree.</p> <p><b>Backus</b> – Structure is circa 1804 contributed to John B. Coleman, house wright.</p> <p><b>Coombs</b> – She supports this; it looks good and saves a tree.</p> <p><b>Thornewill</b> – The cobble fits in; the odd part is the transition to the brick apron from the Goshen stone.</p> <p><b>Dutra</b> – The cobble is more traditional; he has no concerns.</p> <p><b>McLaughlin</b> – It's nice looking.</p>				
Motion	<b>Motion to Approve. (McLaughlin)</b>				
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Dutra, McLaughlin, and Pohl-aye		Certificate #	<b>HDC2021-09-4573</b>	
10.	ACKED, LLC <b>09-4588</b>	18B Bartlett Road	Rev: 4419: adtn/fenest	67/113.1	Self
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Petko Zlatev, owner				
Public	None				
Concerns (7:01)	<p><b>Zlatev</b> – Presented project; there is a lot of vegetation in front of the house and he will replace anything that needs to be removed for turning the house.</p> <p><b>Camp</b> – The front door needs more presence; the front façade could use a porch.</p> <p><b>Coombs</b> – North elevation, it's simplicity to the extreme and needs something on the front; the chimney should remain or be replaced by a faux chimney. South elevation, the mulled windows should be separated; the two doors should be different.</p> <p><b>Oliver</b> – Doesn't disagree with what's been said. It is because of the vegetation we permitted the turnaround. Thinks the basement needs another egress.</p> <p><b>McLaughlin</b> – This is the last cottage built on Bartlett Road with a 6/12 pitch. He has no concerns.</p> <p><b>Pohl</b> – He likes the simplicity with a proper door on the front though an additional frontispiece would help. The south elevation won't be visible.</p> <p><b>Welch</b> – Advised Mr. Zlatev look into the building code regarding the basement egress requirement.</p>				
Motion	<b>Motion to Approve through staff with railing at the front door. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #	<b>HDC2021-09-4588</b>	



11. Hristo Rashkov	<b>09-4586</b>	8 Lewis Court	Demo/move off shed	67/37	Self
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Hristo Rashkov, owner				
Public	None				
Concerns (7:16)	<p><b>Rashkov</b> – Presented project.</p> <p><b>Backus</b> – NHL says the house is circa 1980s; you can assume the same age for the shed.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve the demolition/move off. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye			Certificate #	<b>HDC2021-09-4586</b>
12. Rufio ACK Holdings	<b>09-4567</b>	93 Main Street	Rebuild gate to 6' tall	42.3.3/17	JB Studios
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Juraj Bencat, JB Studio				
Public	Hillary Rayport, abutter				
Concerns (7:18)	<p><b>Bencat</b> – Presented project; any change to the gate would mean it has to be rebuilt.</p> <p><b>Backus</b> – Read HSAB comments 9/13: would like to see drawing of proposed gate; prefer 4½' solid board similar to other 2 bricks.</p> <p>This is an individually significant structure, East Brick built between 1837-1839; this application had no historic information on the application. We need drawings and dimensions of the proposed gate; the height of the posts would have to change.</p> <p><b>Rayport</b> – The fencing on this house lines up with the cast-iron fence. This is an opportunity to help the applicant design an appropriate gate. Encouraged the applicant to go through NHA photos to find out when the gate was installed.</p> <p><b>Coombs</b> – It shouldn't be a 6' fence on Main Street; this is one of our classic historic buildings and a 6' fence is inappropriate. We have to be very careful.</p> <p><b>Camp</b> – The existing gate doesn't have a bottom and looks like it was cut down from a larger gate; suggested it go up to just below the cap of the existing post.</p> <p><b>Oliver</b> – Agrees we need drawings. Suggested photos of gates up and down Main Street and that the applicant look through historic photos.</p> <p><b>McLaughlin</b> – There are about six 6' fences between the Pacific Bank and Civil War Memorial; he has no concerns.</p> <p><b>Pohl</b> – We need a drawing of the proposed gate showing a bottom rail; 6' might be too tall; historic photos would be helpful.</p>				
Motion	<b>Motion to Hold for revisions and historic information. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	
13. Michael Sproule	<b>09-4568</b>	31 Washing Pond Road	Pergola	31/29	Atlantic Landscaping
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 (7:29)	<p><b>Congleton</b> – Presented project.</p> <p>No concerns</p>				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	<b>HDC2021-09-4568</b>

14. Norris Building Co	09-4569	16 Lowell Place	Hardscaping	41/164	Atlantic Landscaping
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Lindsay Congleton, Atlantic Landscaping Inc.				
Public	None				
Concerns (7:34)	<p><b>Congleton</b> – Presented project; the pool and driveway are already approved; he believes this won't be visible.</p> <p><b>Backus</b> – Read HSAB comments 9/13: move patio south away from property line; outdoor lighting should comply with dark skies guidelines.</p> <p>Infill dwelling on contributing lot; the work are very close to rear and side property line; patio material is not typical.</p> <p><b>Camp</b> – The pool equipment pad is alien to her; she's never seen one before. Okay with the patio.</p> <p><b>Oliver</b> – Need more information; it doesn't say the equipment pad is gravel and she wants to know more about the P-T retaining wall. We should have the previous approval. Concerned about the air-conditioning units (A/C) not being screened and wants to know if that's been approved.</p> <p><b>Pohl</b> – Should also see the topography.</p>				
Motion	<b>Motion to View and hold for more information. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	
15. Hedges, LLC	09-4570	10 Bassett Road	Rev to retaining walls	26/39	Atlantic Landscaping
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 (7:43)	<p><b>Congleton</b> – Presented project; as-built walls; not visible; changing the 6' wall to 2 3' walls.</p> <p><b>McCarthy</b> – Got a presentation from the Kayles, the immediate neighbors; he sent it to the commissioners.</p> <p><b>Oliver</b> – Just because you can't see it doesn't mean it's okay to build it without approval. There is a lot of retaining there. A 6' wall requires a building permit. There should be a fine for as-built work whether or not you can see it.</p> <p><b>Camp</b> – The 6' wall is manipulating the land to a degree we don't normally approve; they are making a plateau that goes against the grain of natural Nantucket.</p> <p><b>Coombs</b> – We have the ability to approve a 6' grade change. It's important not to change the contours of our land.</p> <p><b>McLaughlin</b> – The cement-block wall was not put in per standard building code; that's a building commissioner problem.</p> <p><b>Pohl</b> – This retainage should have been applied for since it's up to the board to determine visibility and if the consequences are visible. We need to see the elevations of the 2-tiered wall, cross sections through the wall, and current and proposed topography.</p>				
Motion	<b>Motion to Hold revisions and for a cross section through the wall and current and proposed topography. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	
16. Chris Lorusso	09-4578	316 Polpis Road	As-built retaining wall	25/7	Pat Taaffe
17. Chris Lorusso	09-4579	316 Polpis Road	As-built cooper roof layout	25/7	Pat Taaffe
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chris Lorusso				
Public	Holly Backus, for 320 Polpis Road				
Concerns (7:57)	<p><b>Lorusso</b> – Presented project; we thought all shed roofs were approved for copper.</p> <p><b>Pohl</b> – The board approved white board and batten on the condition it would be completely screened from Polpis Road, which is not the case. Also, the barnboard was approved as platinum grey, not white. Only the porch roof was approved copper. You will need to have evergreen vegetation; you have to consider the configuration of the drive, amount of vegetation necessary to screen it, and changing the color of the house.</p> <p><b>Camp</b> – This house catches her eye every time she drives by it; something has to be done to right the wrong. You need to find vegetation to shield it from the road. Volunteered to help Mr. Lorusso with a remediation plan.</p> <p><b>Welch</b> – He's been out to this house several times in the past week; agrees with what's been said and that what slaps you in the face is the white barnboard. Suggested 30 caliper Chinese elms near the granite on the roadside then at 30' intervals; they would help at the moment since they are fast growing.</p> <p><b>Coombs</b> – Deciduous lose their leaves. Screening should be evergreens.</p> <p><b>McLaughlin</b> – Suggested the 8' to 10' trees, like those on the right, be extended along both sides of the driveway.</p> <p><b>Backus</b> – Her family has concerns because this property has wetlands and needs ConCom approval.</p>				
Motion	<b>Motion to Hold for some remediation proposal to screen the infractions. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	

18. Town of Nantucket **09-4673** 131/135 Pleasant Street Renew 73014: trailer move 55/270-271 Erika Mooney

Voting Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill  
 Alternates Welch, Dutra  
 Recused Pohl  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Erika Mooney, Operations Administrator  
 Public Hillary Rayport, Historical Commission Chair  
 Concerns (8:15) **Mooney** – Expressed concerned about commissioners Pohl and Coombs sitting on this since they exhibited prejudice against this based upon comments to the newspaper on September 20. Presented project; reviewed the previous discussion regarding moving this to the site and the 2-year stipulation on its positioning. This is sitting on concrete blocks with the same skirt that was on it at the school; a parking plan would come forward. She had done everything required to move this here with permits; the Town wouldn't have spent the money to move this if the HDC had not approved the move; noted it is not worth moving again. Appreciates Ms. Rayport's comments; we didn't design this building; it was presented to the HDC as is. We have money allotted for screening but have received so much negative feedback we haven't moved to install screening.  
**Oliver** – The fact this causes so much controversy causes her apoplexy; it might be ugly, but it is temporary, which can be several years. Once this got moved, COVID shut everything down; she believes all permits were automatically extended so doesn't think Ms. Mooney needs this renewal approval. The fiscally responsible thing to do is leave it here and use it; we won't lose our historic designation over it. The Town has allocated and spent money to put it here and use it; she finds this is a broo-ha-ha over nothing. To make the Town spend more money to move it is crazy.  
**Coombs** – This is the entryway to mid-Island; to approve a building so disliked by Townspeople, who pay taxes, should be considered. It should be located behind the Police Station and used for meetings there. Part of our mission is to have a building fit into the surroundings for tourist trade and businesses; this building does not fulfil that niche. She doesn't recall approving this being put on a foundation. \$150,000 was spent on plantings around it; that could have been used better on a park.  
**Thornewill** – This is a new application for something allowed to be here temporarily. It has nothing to do with Nantucket architecture and is not architecturally appropriate. It should move; if it remains in place, it should be renovated. Don't know why the Town would want to present this in such a prominent location. Questions how long temporary would be and couldn't it go permanently someplace where it won't be seen.  
**McLaughlin** – This is one of the worse things he seen happen to this Island; we need to get rid of it. He will not vote to extend the permit. If it were given a small gable roof and shingled, that might help it, but you ought to get rid of it.  
**Camp** – This is too high a profile site for this type of architecture. The permit should not be renewed.  
**Rayport** – She watched the recording of the prior hearing; there was an emphasis on temporary and the HDC wanting to help. Wants to get back to the idea of temporary and helping each other. The HDC has an important mandate to enforce design guidelines; the idea of the design guidelines is to maintain the quality of the Island which is a very hard challenge. She had expected more discussion of screening.  
**Welch** – Expressed dismay at the lack of professional decorum befitting this Board.  
**McCarthy** – He will have to take advice from Town Counsel tomorrow regarding the COVID possibility of an extension for this.

Motion **Motion to Deny the renewal of the permit. (Coombs)**  
 Roll-call Vote Carried 4-1//McLaughlin, Thornewill, Coombs, and Camp-aye; Oliver-nay Certificate # **HDC2021-09-4673**

19.	27 Fair Street, LLC <b>09-4595</b>	27 Fair Street	Historic reno – front bldg	42.3.2/193.1	Workshop APD
20.	27 Fair Street, LLC <b>09-4594</b>	27 Fair Street	Historic reno – back bldg.	42.3.2/193.1	Workshop APD
21.	27 Fair Street, LLC <b>09-4596</b>	29 Fair Street	Historic reno – front bldg.	42.3.2/193.1	Workshop APD
22.	27 Fair Street, LLC <b>09-4597</b>	29 Fair Street	Historic reno – back bldg.	42.3.2/193.1	Workshop APD

Voting Pohl, Camp, McLaughlin, Coombs, Oliver  
 Alternates Welch, Dutra, Thornewill  
 Recused None  
 Documentation None  
 Representing None  
 Public None  
 Concerns **McCarthy** – These are being held at the applicant request.  
 Not opened at this time.

Motion **Held at applicant's request.**  
 Roll-call Vote N/A Certificate #



23.	30 Vestal, LLC 09-4611	30 Vestal Street	MH fenest, dormer alt	41/45	Studio Ppark
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	John Krapp, Studio Ppark				
Public	None				
Concerns (8:52)	<p><b>Krapp</b> – Presented project.</p> <p><b>Oliver</b> – The dormers are too large for the size of the windows; should have double windows, which could be blacked out inside if necessary.</p> <p><b>Coombs</b> – The middle dormer looks shorter than the two proposed flanking dormers.</p> <p><b>Camp</b> – The larger dormers take all the charm away; they are out of proportion. Two bathrooms are moving the aesthetic agenda here.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Pohl</b> – The side dormers eclipse the center dormer; might want to reevaluate the windows and/or size of the dormers.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	
Rest held for Thursday, September 30 1:00 pm.					

**V. OLD BUSINESS 09/21/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	William Scannell 07-4293	119R Eel Point Road	Revisions to pool	33/17.1	Atlantic Landscaping
2.	50 Brewster Rd, LLC 08-4476	50 Brewster Road	Pool/hardscape/bocce court	43/96	Atlantic Landscaping
3.	Dan Diplacido 08-4375	20 Goldfinch Drive	New dwelling	66/606	Val Oliver Design
4.	Jeffrey Kaschuluk 01-0461	27 North Liberty Street	Addition, <del>move on lot</del>	41/453	Thornewill Design
5.	Andrew Reger 08-4349	7 East Lincoln Avenue	Add roofwalk, clarify color	42.4.1/8	Emeritus
6.	Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
7.	Conlon James Trust 08-4475	24 Woodbine Avenue	Rev. 1511: add rfwlk, fenest	80/96	Emeritus

**VI. NEW BUSINESS 09/28/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Stephanie Kurzina	26 New Street, Sias	One story addition	73.4.2/24	Thornewill Design
2.	McGovern Moriarty	26 Lincoln Street	Shed demo/move off	73.4.2/3	Thornewill Design
3.	McGovern Moriarty	26 Lincoln Street	Rear addition to main house	73.4.2/3	Thornewill Design
4.	McGovern Moriarty	26 Lincoln Street	New garage studio	73.4.2/3	Thornewill Design
5.	Francis McGillin	7 Atlantic Avenue	Basement stairwell	55/15	Permits Plus
6.	Andrew Arnott	4 Manchester Circle	Pool	56/463	Permits Plus
7.	Timothy Reinemo	65 Lovers Lane	Garage move off	80/214.1	Self
8.	Timothy Reinemo	63 Lovers Lane	Garage move on	80/214.1	Self
9.	Timothy Reinemo	65 Lovers Lane	New dwelling	80/214.1	Self
10.	Jeff Akseizer	14 Moors End Lane	Rev. COA: pool size	43/216	Atlantic Landscaping
11.	Paul Vineis	8 Maclean Lane	Rev. COA: pool size	55/443	Atlantic Landscaping
12.	Liberty Street Trust	71 North Liberty Street	Demo existing pool	41/141.1	NAG
13.	Liberty Street Trust	71 North Liberty Street	Replace existing pool	41/141.1	NAG
14.	Lisa Winn/Elliot Lees	24 Somerset Road	Rooftop Solar	66/125	Cotuit Solar
15.	James Kane	21 Ridge Lane	New fdtn/shift /frnt prch	38/76	Brook Meerbergen
16.	Hydrangea Lane No. 3, LLC	10 Hydrangea Lane	Rev. COA: color change	73/89	Brook Meerbergen
17.	38 Monohansett, LLC	38 Monohansett Road	Rev. 07-4182:	79/60	Val Oliver Design
18.	Charles Phillips	4 Swain Street	Window replacement	42.4.1/82.3	Val Oliver Design
19.	27 Pequot Realty Trust	27 Pequot Street	Additions	80/134	Val Oliver Design
20.	Greg Glowacki	11 Millers Lane	Rev. 3042: resite pool/pckl	68/124	Val Oliver Design
21.	William Wright	5 Goose Cove Way	Solar panels	59.4/367	Val Oliver Design
22.	George Breen	19 Broadway	As built trash bin	73.1.3/111	Self
23.	Terry Moriarty	18 Goldfinch Drive	Window removal	68/605	Chris Perry
24.	Mark Cutone	35 Chuck Hollow Road	Convert garage to shed	75/105	Mark Cutone Arch
25.	Ps & Qs, LLC	105 Surfside Road	Move off/demo house	80/4	Mark Cutone Arch
26.	Ps & Qs, LLC	105 Surfside Road	Move off/demo shed	80/4	Mark Cutone Arch
27.	Ps & Qs, LLC	105 Surfside Road	Relocate shed on site	80/4	Mark Cutone Arch
28.	Ps & Qs, LLC	105 Surfside Road	New dwelling	80/4	Mark Cutone Arch
29.	Ps & Qs, LLC	105 Surfside Road	New pool	80/4	Mark Cutone Arch
30.	Anne Delaney	41 Wauwinet Road	Ground solar array	20/7	ACK Smart
31.	John Barry	22 Eel Point Road	Ground solar array	40/43	ACK Smart
32.	Jennifer Bowman	14 Starbuck Road	Revisions	60/114	EMDA
33.	Christopher Christillo	3 Bayberry Lane	Dormer and fenest chng	67/59	EMDA
34.	Ezia Athletic Club	117 Orange Street	Fenest and color change	55/377	EMDA

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35. Oliver Carr	84 Cliff Road	Move off/demo	30/74.1	Robert Newman
36. 45 Shawkemo Rd, LLC	45 Shawkemo Road	New DU w/garage + cabana	27/18	Workshop APD
37. 45 Shawkemo Rd, LLC	45 Shawkemo Road	New guest house	27/18	Workshop APD
38. 64 HFR LLC	64 Hooper Farm Road	New dwelling	67/321.1	Justin Quinn
39. Craig Knutson	30 Crooked Lane	Pool and hardscape	41/332	Ahern
40. Kathryn Ketelson	9 Cabot Lane	Driveway replacement	29/90	M. Sweeney
41. Lynn Silverman	3 Gully Road	Roof change	73.2.4/44.3	Wilson Co.
42. George Wilcox	101 Low Beach Road	Add roofwalk	75/32	Val Oliver Design
43. George Wilcox	101 Low Beach Road	Addition to shed	75/32	Val Oliver Design
44. Evelyn Sylvia	11 Hooper Farm Road	Add egress window	55/225	Self
45. Tyler Dewing	74 Milk Street	Demo barn	56/6.1	Linda Williams
46. Tyler Dewing	74 Milk Street	New barn/2nd dwelling	56/6.1	Linda Williams
47. Thomas Keegan	41B Cliff Road	Revise fenestration	29/40	Linda Williams
48. NHA	99 Main Street	Fence	42.3.3/110	Linda Williams
49. NHA	12 Straight Wharf	Storm windows	42.3.1/138	Linda Williams
50. Michael Altman	37 Sankaty Road	Rev. 07-4121: cabana	48/2	BPC
51. Michael Altman	37 Sankaty Road	Rev. 07-4120: pool	48/2	BPC
52. Mian Scarlett	20 Ticcoma Way	Egress basement windows	67/709	Self
53. 6 OWF Road, LLC	6 Old Westmoor Farm	Tennis court	41/821	Ahern
54. Mark Williams	86 Somerset Road	Solar panels	66/404	Sunwind LLC
55. Clarjoh LLC	7 Teasdale Circle	Solar panels	69/73	Sunwind LLC
56. Patrick Levesque	3 Henderson Drive	Solar panels	66/195	Sunwind LLC
57. Young Bracebridge Trust	7 Shawkemo Road	Solar panels	43/5	Sunwind LLC
58. Craig Arsenault	4 Saratoga Lane	Addition	41/177.3	JB Studio
59. Bradley Winer	34 Cliff Road	Rev. 11-2320: fenestration	42.4.4/47	Botticelli + Pohl
60. Charles Davidson	10 Quince Street	Fence	42.3.4/103	NAG
61. Charles Davidson	10 Quince Street	Color change	42.3.4/103	NAG
62. 167 Hummock Pond Rd, LLC	167 Hummock Pond Road	Addition	65/36	NAG
63. Jeffrey Greenberg	30 Orange Street	Rebld deck + fenest rev.	42.3.2/176	Emeritus
64. Horchow Fam NT	27 East Tristram Avenue	Rev porch and fenestration	31/2	Emeritus
65. Horchow Fam NT	27 East Tristram Avenue	New garage	31/2	Emeritus
66. Housing Nantucket	31 Fairgrounds Road	New dwelling, bldg. 4	67/149	Emeritus
67. Housing Nantucket	31 Fairgrounds Road	New dwelling, bldg. 5	67/149	Emeritus
68. 7 Masaquet LLC	7 Masaquet Avenue	New dwelling	80/144	Emeritus
69. Joseph Saluti	174 Cliff Road	Addition	41/63	Emeritus
70. Joseph Saluti	174 Cliff Road	Studio	41/63	Emeritus
71. Nantucket Airport	14 Airport Road	New hangar	78/1	Anton Dimov
72. Elizabeth O'Connor	16 Tashama Lane	As-built retaining wall	55/481	Katy Mitchell
73. James Davison	8 North Water Street	Window changes	42.4.2/92.1	LINK
74. Elizabeth Goulet	51 Miacomet Avenue	Deck	67/196	Linda Williams

VII. OTHER BUSINESS	
Approved Minutes	September 14, 2021
Motion	<b>Motion to Approve. (Coombs)</b>
Roll-call vote	Carried 4-0//Camp, McLaughlin, Coombs, and Pohl-aye
Review Minutes	September 16, 21, & 23, 2021
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting <b>Thursday, September 30, 2021 at 1:00 pm. ZOOM</b></li> <li>• Discussion of Advisory Board Review</li> <li>• Section 106 – Sunrise Wind Farm Project, Intro</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	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:04 pm. (McLaughlin)**  
 Roll-call vote Carried 5-0//Coombs, Camp, Thornewill, McLaughlin, and Pohl-aye

Submitted by:  
 Terry L. Norton