



HISTORIC DISTRICT COMMISSION

REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
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, October 12, 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 5:01 pm. and announcements by Ms. Camp

Staff in attendance: Kadeem McCarthy, Interim HDC Compliance Coordinator; Holly Backus, Preservation Planner; Esmeralda Martinez
PLUS Administrative Specialist; Terry Norton, Town Minutes Taker

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

Absent Members: McLaughlin

Late Arrivals: Pohl, 5:09 pm

Early Departures: Dutra, 5:57 pm; Pohl, 7:26 pm

Adoption of Agenda.

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

Roll-call vote Carried 5-0//Oliver, Welch, Thornewill, Coombs, and Dutra-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.	Peter Parent 09-4730	11 Skyline Drive	Fenest chngs/chimney	79/136.1	Thornewill Design
2.	Cary M Donick Trst 09-4726	4 Dukes Road	Move dwell off to 6 Dukes	41/188	Val Oliver Design
3.	Cary M Donick Trst 09-4727	6 Dukes Road	Move dwell on fm 4 Dukes	41/188	Val Oliver Design
4.	Little Nauti 09-4747	1 Farmview Drive	Garage	66/77	Vicente-Burn
5.	Little Nauti 09-4748	1 Farmview Drive	Shed	66/77	Vicente-Burn
6.	ABCET, LLC 09-4782	58 Baxter Road	Shed	49/54	Will Stephens
7.	MMA	2 Vestal Street	Lending library	42.3.3/183	Jascin Finger
8.	Steve Calao 09-4771	1 Kildeer Lane	Mudroom addition	66/655	NAG
9.	Karalex NT 09-4776	188 Cliff Road	Rev. 4319: add dormer	40/24	MCA+
10.	Nan. G + S, LLC 09-4774	81 Vestal Street	Rev. 0063: as-built cabana dr	56/254	MCA+
11.	Eric Kraeutler 10-4806	35 New Street	Add outdoor shower	73.4.2/42	Botticelli + Pohl
12.	Eric Kraeutler 10-4853	35 New Street	Cottage door change	73.4.2/42	Botticelli + Pohl
13.	James Bessey 10-4799	21 Ellens Way	Rev. COA: mv fnce/ac units	81/183	Bessey Construction
14.	Hannah Craven 09-4788	17 Pine Street	MH porch rail + steps	42.3.3/26	Normand Residential
15.	Hannah Craven 09-4786	17 Pine Street	New shed	42.3.3/26	Normand Residential
16.	Sunny Daily 09-4780	6 Nanina Drive	Fence	67/590	Linda Williams
17.	Ann Laurilliard 09-4792	22 Cliff Road	Rebuild stoop + add fence	42.4.4/51	Thornewill Design
18.	51 Nobadeer Farm Rd 09-4794	51 Nobadeer Road	Shed	69/100	Structures Unlimited
19.	3 Skyline, LLC 10-4837	3 Skyline Drive	Remv chim/porch rf/fenest	79/137.1	EMDA
20.	6 Old Westmoor Fm, LLC 10-4847	6 Old Westmoor Farm Rd	Fenestration changes	41/82.1	Emeritus
21.	Karin Demasi 10-4846	3 Gladlands Avenue	Cabana	80/234	Emeritus
22.	Elin Hilderbrand 10-4869	60 Crooked Lane	Rev. prch/drmr, add drmr	41/198	Emeritus
23.	Pip + Anchor 09-4782	14 Amelia Drive	Rev rear fenestration	67/442	Gryphon Architect
24.	Peter Colarulli 10-4870	1 East Lincoln Street	Revise shed fenestration	42.4.1/12	S. Hollister
25.	Nan. Westmoor Farm 10-4867	8 Old Westmoor Farm	Pergola	41/822	Workshop APD
26.	KRE Realty Trust 10-4823	54R Skyline Drive	Renew 70254: move off	79/46	LINK
27.	Jonathan Vollans 10-4822	18 Flintlock Road	Move on from 54 Skyline	76/42	LINK
28.	ACKED, LLC 10-4838	18B Bartlett Road	Rev.4573	67/413.1	Self

Voting Camp (acting chair), Coombs, Welch Dutra

Alternates None

Recused Oliver, Thornewill

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Coombs)**
 Roll-call Vote Carried 4-0//Welch, Dutra, Coombs, and Camp-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. Peter Parent 09-4729 • Pool not to be visible at time of inspection or thereafter.	11 Skyline Drive	Pool	79/136.1	Thornewill Design
2. Kris Megna 09-4750 • Pool not to be visible at time of inspection or thereafter.	2A Blueberry Lane	Pool	80/178.1	Val Oliver Design
3. Leujeunesse 09-4769 • Pool not to be visible at time of inspection or thereafter.	4 Mioxes Way	Pool and hardscape	66/178	Thornewill Design
4. Dobromir Sultanov 10-4850 • Pool not to be visible at time of inspection or thereafter.	24 Hummock Pond Road	Pool	56/84.2	JB Studio

Voting Camp (acting chair), Coombs, Welch Dutra
 Alternates None
 Recused Oliver, Thornewill
 Documentation None
 Representing None
 Public None
 Concerns No additional concerns.
 Motion **Motion to Approve through staff per noted conditions. (Dutra)**
 Roll-call Vote Carried 4-0//Welch, Coombs, Dutra, and Camp-aye Certificate # **HDC2021-(as noted)**

IV. 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. Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus

Voting Pohl, Coombs, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Architectural design plans, site plan, photos, historical documentation, and advisory comments.
 Representing Matt MacEachern, Emeritus Development
 Billy Cassidy
 Public None
 Concerns (5:09) **MacEachern** – Reviewed changes made per previous concerns; height 34’6”; contends not as tall as Pacific Club or Dreamland; 1st-floor elevation is 32” above the sidewalk due to being in the flood zone; but that is interior work. The cupola is modeled on historic photos. He could drop the 2nd-floor ceiling height or do an overhang.
Backus – Appreciate separated dormers; this is still too tall, and the belvedere is very narrow and modern – should be simpler; appreciated shingling deck but inappropriate within the old historic district (OHD).
Oliver – Either keep the dormers or cupola but not both; the balconies are inappropriate and should be eliminated. There is about 2’ above the window headers and the eave lines, which makes it feel taller; bringing that down would help. The historic building with the cupola in the photo doesn’t have dormers.
Coombs – Still too tall; cupola makes it even taller; this is taller than the Pacific Club and is as tall as the Dreamland. Agrees about the east elevation balcony being eliminated. Have dormers or cupola but not both. Wants this to go back to HSAB.
Thornewill – Agrees with what’s been said. South elevation shed dormers should be little gables; the sheds seem to large and distract from the simplicity of the 1st & 2nd floor.
Pohl – Though the 30’ exemption is not being used for it’s intended purpose, he’s okay with the height. The cupola is maxing out the height. The historic photo had very small, punctuated dormers in the 3rd floor; he likes the idea of individual gable dormers and no cupola. Working out simplifying the 3rd floor would make it less top heavy. An overhang would be too ornamental; we asked that this building be simplified, which it now is.

Motion **Motion to Hold for revisions and drawings to go to HSAB. (Coombs)**
 Roll-call Vote Carried 4-0//Oliver, Thornewill, Coombs, and Pohl-aye Certificate #

V. 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. Charles Phillips 09-4626	4 Swain Street	Window replacement	42.4.1/82.3	Val Oliver Design
Voting	Pohl, Camp, Coombs, Welch, Dutra			
Alternates	Thornewill			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (5:29)	<p>Oliver – Presented project, circa 1983, asking for wood Andersen simulated-divided light windows (SDL) – approved SDLs for 8 Swain Street.</p> <p>Backus – Read HSAB comments: prefer wood SDLs.</p> <p>Welch – Suggested this is approvable given the age of the structure and that they use Andersen integrated storm windows on the front.</p> <p>Dutra – Agrees with Mr. Welch.</p> <p>Coombs – The front elevation, should have true-divided light windows (TDL) with Andersen on the other elevations. This is on the edge of the OHD. Vinyl windows deteriorate and discolor; if the windows are wood she's okay.</p> <p>Camp – She's okay with this.</p>			
Motion	Motion to Approve through staff using Andersen Woodright double-hung windows and with the front elevation to have Andersen integrated storms. (Welch)			
Roll-call Vote	Carried 5-0//Dutra, Coombs, Camp, Welch, and Pohl-aye		Certificate #	HDC2021-09-4626
2. 27 Pequot Realty Trust 09-4655	27 Pequot Street	Additions	80/134	Val Oliver Design
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	Dutra			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (5:38)	<p>Oliver – Presented project, circa 1978, the Pole House; existing house is hard to see.</p> <p>Thornewill – The additions are in keeping with the existing; much won't be visible.</p> <p>Coombs – This already has 4 skylights; 2 more are being added facing the street; but this isn't visible. Likes the way it was added to.</p> <p>Camp – Likes the quiriness adding to the quiriness. Okay with south and north elevations. West & east elevation 6-window configurations are very atypical. Agrees about the extra skylights.</p> <p>Welch – Largely not visible. Agrees with Ms. Thornewill.</p> <p>Pohl – He's okay; there are a lot of skylights, but the visibility needs to be taken into consideration.</p>			
Motion	Motion to Approve as submitted subject to limited visibility in perpetuity. (Welch)			
Roll-call Vote	Carried 5-0//Camp, Coombs, Thornewill, Welch, and Pohl-aye		Certificate #	HDC2021-09-4655
3. Greg Glowacki 09-4661	11 Millers Lane	Rev.3042: reloc pool/pklball	68/124	Val Oliver Design
Voting	Pohl, Camp, Coombs, Dutra, Thornewill			
Alternates	Welch			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (5:46)	<p>Oliver – Presented project.</p> <p>Coombs – This is approvable; it won't be easily visible.</p> <p>Dutra – No concerns.</p> <p>Thornewill – Should have a caveat about keeping the vegetative screen around the PB court.</p>			
Motion	Motion to Approve retaining vegetation around the pickleball court on 3 sides to mitigate sound. (Thornewill)			
Roll-call Vote	Carried 5-0//Dutra, Coombs, Camp, Thornewill, and Pohl-aye		Certificate #	HDC2021-09-4661

4.	William Wright	09-4646	5 Goose Cove Way	Solar panels	59.4/367	Val Oliver Design
Voting	Pohl, Camp, Coombs, Welch, Dutra					
Alternates	Thornewill					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Val Oliver, Val Oliver Design					
Public	None					
Concerns (5:51)	<p>Oliver – Presented project; roof is wood, but this is on the rear; they won't all fit on the lower roof south elevation.</p> <p>Welch – He visited the site; other than the roof color, it meets our guidelines; the panels are all on the rear and on the taller, shallow, dormer roof and secondary rear mass. This is approvable with mitigating factor being lack of visibility.</p> <p>Dutra – This is approvable.</p> <p>Camp – Asked why the panels are not all on the lower south elevation roof.</p> <p>Coombs – This will work out.</p> <p>Pohl – The roof plane Ms. Camp has concerns about faces into a courtyard.</p>					
Motion	Motion to Approve as submitted. (Welch)					
Roll-call Vote	Carried 5-0//Dutra, Camp, Coombs, Welch, and Pohl-aye				Certificate #	HDC2021-09-4646
5.	George Breen	09-4667	19 Broadway	As-built trash bin	73.1.3/111	Self
Voting	Pohl, Camp, Coombs, Welch, Thornewill					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.					
Representing	None					
Public	None					
Concerns (5:57)	<p>McCarthy – The applicant isn't here; we have SAB comments; he reached out to Mr. Breen about attending the meeting.</p> <p>Backus – This is within the 'Sconset OHD circa 1750 by Ben Bunker; recommend pushing back as far from Broadway as much as possible.</p> <p>Read SAB comments 9/27: asked the trash bin to be moved back from the road.</p> <p>Welch – Push it back to under the windows, if possible, use neater, lower bricks, and plant a hydrangea to screen it.</p> <p>Thornewill – Agrees with Mr. Welch.</p> <p>Camp – Agrees with SAB and Mr. Welch; push it back and plant something to hide it. This is a historic house and the owners need to be more careful and sensitive when they do something like this.</p> <p>Coombs – This is ugly; the wood is ugly and should have a proper foundation; looks like it was thrown up one morning. It should be back under the windows and screened. As it is, it's inappropriate.</p> <p>Pohl – If this is dropped down, moved to under the windows, and has a shrub planted, he'd be okay.</p>					
Motion	Motion to Approve through staff with it moved back under the two windows and plant a hydrangea between it and Broadway and dress up the blocks. (Welch)					
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Welch, and Pohl-aye; Camp abstain				Certificate #	HDC2021-09-4667
6.	Kathryn Ketelson	09-4681	9 Cabot Lane	Driveway replacement	29/90	M. Sweeney
Voting	Pohl, Camp, Coombs, Oliver, Welch					
Alternates	Thornewill					
Recused	None					
Documentation	None					
Representing	None					
Public	None					
Concerns (6:09)	<p>McCarthy – Katy Mitchell isn't responding. He did not receive any new material for this.</p> <p>Pohl – We were hoping for new visuals.</p> <p>Not opened at this time.</p>					
Motion	Motion to Hold for Tuesday, October 19th. (Welch)					
Roll-call Vote	Carried 4-0//Camp, Coombs, Oliver, Welch, and Pohl-aye				Certificate #	
7.	George Wilcox	09-4679	101 Low Beach Road	Add roofwalk	75/32	Val Oliver Design
8.	George Wilcox	09-4673	101 Low Beach Road	Addition to shed	75/32	Val Oliver Design
Voting	Pohl, Camp, Coombs, Welch, Thornewill					
Alternates	None					
Recused	Oliver					
Documentation	None					
Representing	Val Oliver, Val Oliver Design					
Public	None					
Concerns (6:12)	<p>Oliver – Asked to hold both for Thursday.</p> <p>Not opened at this time.</p>					
Motion	Motion to Hold for Thursday, October 19th. (Welch)					
Roll-call Vote	Carried 5-0//Camp, Coombs, Thornewill, Welch, and Pohl-aye				Certificate #	

9. Tyler Dewing	09-4675	74 Milk Street	Demo barn	56/6.1	Linda Williams
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Linda Williams				
Public	None				
Concerns (6:12)	<p>Williams – Presented project; circa 1988; height 24’8”; explained why they can’t lift it onto a new foundation and renovate into a dwelling; went through that exercise; this is currently a wood shop. Housing Authority won’t take it because of the issues in trying to turn it into a dwelling.</p> <p>Backus – Sorry to see it being torn down; confirm circa 1988.</p> <p>Coombs – When we are looking for low-cost housing, ripping it out seems wasteful. She doesn’t see why it can’t be lifted and fixed.</p> <p>Camp – Wants it advertised for moving; the idea of it going into the landfill is awful. The old windows should be salvaged and reused in the new dwelling.</p> <p>Oliver – Tearing it down is not sustainable down, but this is approvable.</p> <p>Thornewill – We don’t have much choice; the need for a foundation is the driver.</p> <p>Pohl – Advertise this building.</p>				
Motion	Motion to Approve as a move off/demolition with it first to be advertised for move off. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, Thornewill, Camp, and Pohl-aye		Certificate #	HDC2021-09-4675	
10. Tyler Dewing	09-4671	74 Milk Street	New barn/2 nd dwelling	56/6.1	Linda Williams
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (6:23)	<p>Williams – Reproducing the existing with changes to become a residence; will keep the height at 24’8” and keep current dimensions.</p> <p>Oliver – This does look like the existing.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, Coombs, Thornewill, Oliver, and Pohl-aye		Certificate #	HDC2021-09-4671	
11. Thomas Keegan	09-4669	41B Cliff Road	Revise fenestration	29/40	Linda Williams
Voting	Pohl, Camp, Coombs, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	Linda Williams				
Public	None				
Concerns (6:58)	<p>Williams – asked this be held for Thursday.</p> <p>Not opened at this time.</p>				
Motion	Motion to Hold for Thursday, October 14th at 1 pm. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Welch, Thornewill, Coombs, and Pohl-aye		Certificate #		

12. NHA 09-4677	99 Main Street	Fence	42.3.3/110	Linda Williams
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns (6:28)	<p>Williams – Presented project; the 6’ fence will stop about 20’ back from the driveway gate, which is 4’6”, and drop down to 4’ tall.</p> <p>Backus – This is individually significant, circa 1770 attributed to Tom Macy; improved to Federal style in 1830. Recommend improve the cap features.</p> <p>Read HSAB comments 9/27: would like to see 6’ fence start at the back of 99 Main where there is a step; front gate to remain as is.</p> <p>Camp – It’s important not to see the wood fence over the white gate and it shouldn’t come all the way to the gate. The front fence balusters need to be replaced.</p> <p>Coombs – Agrees with Ms. Camp, the fence shouldn’t come all the way to the driveway gate.</p> <p>Thornewill – A larger-scale site plan would have been helpful showing section by section the proposed height of the fence. Agrees you don’t want to see the new fence from the street, or any angle.</p> <p>Welch – Got clarification on where the fence will change from 6’ to 4’. This meets our guidelines. The transition at the gate will be problematic if the taller fence has been brought all the way to it. Guidelines are that vegetation be planted along the fence at intervals.</p> <p>Pohl – This won’t be as offensive as it appears. We’ve approved arrangements like this on prominent, downtown streets.</p>			
Motion	Motion to Approve through staff with a better site plan clearly indicating what was discussed tonight and with vegetation added at intervals along the fence. (Welch)			
Roll-call Vote	Carried 5-0//Camp, Thornewill, Coombs, Welch, and Pohl-aye		Certificate #	HDC2021-09-4677
13. NHA 10-4816	12 Straight Wharf	Storm windows	42.3.1/138	Linda Williams
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence. historic documentation, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns (6:44)	<p>Williams – Presented project; Massachusetts Historical Commission (MHC) has signed off on this; using tempered glass.</p> <p>Backus – This is individually significant, Tom Macy Warehouse; the preservation restriction is held by MHC; read their email. Asked that any through staff changes get final MHC approval.</p> <p>Read HSAB comments 9/27: this would be much more appropriate to have interior storm windows; this is a historic museum quality building, and the polycarbonate storm windows would highly detract from its appearance.</p> <p>Camp – No concerns.</p> <p>Coombs – Thinks it would look more historically accurate if the storms were interior.</p> <p>Welch – The exterior storms are appropriate. Looking at the cross section, the storm panel is very thick making the face of the exterior jamb and storm window flush; the storm sash will not have a shadow line, needs to be inset 1/8” or 1/4” more for this.</p> <p>Thornewill – Okay with the storms being exterior and likes Mr. Welch’s suggestion.</p> <p>Pohl – Mr. Welch’s suggestion will create a shadow line; if that shadow line isn’t there, it will look massive.</p>			
Motion	Motion to Approve through staff with final concurrence from MHC of the sash being inset 1/8” from the outside jamb. (Welch)			
Roll-call Vote	Carried 5-0//Camp, Coombs, Thornewill, Welch, and Pohl-aye		Certificate #	HDC2021-10-4816
14. Michael Altman 09-4674	37 Sankaty Road	Rev. 07-4120: pool	48/2	BPC
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:58)	McCarthy – Not seeing Mr. Paul in the queue. Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Roll-call Vote	Carried 4-0//Camp, Coombs, Thornewill, Oliver, and Pohl-aye		Certificate #	

15. Mark Williams	09-4710	86 Somerset Road	Solar panels	66/404	Sunwind, LLC
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Timothy Holmes, SunWind, LLC Linda Williams, for Mark Williams				
Public	None				
Concerns (7:00)	<p>Holmes – Presented project; on a metal roof and not visible. Williams – Mark Williams doesn’t have the money to run the panels all across the roof and it isn’t visible. Welch – Could run the panels all the way across. This is a commercial structure with panels proposed on a shallow plane. The panels will often appear silver on such a shallow roof; okay on a metal roof. He’d prefer a full section (left to right), but it isn’t visible; so, so be it; that could be part of the approval or not. Camp – Agrees with Mr. Welch. If it passes, it should be with the caveat that the vegetation is maintained. Suggested they be on the lower section of the roof (would be blocked by trees). Coombs – She’d like to have a better idea of the view from Somerset and Bartlett Road. Want’s a proper elevation drawing of what’s proposed. Oliver – Given the location and the building; she has no concerns due to there being minimal if any visibility. Pohl – If they go too low, the trees will block them.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 3-0//Welch, Oliver, and Pohl-aye; Coombs and Camp abstain	Certificate #	HDC2021-09-4710		
16. Clarjoh, LLC	09-4711	7 Teasdale Circle	Solar panels	69/73	Sunwind, LLC
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Timothy Holmes, SunWind, LLC				
Public	None				
Concerns (7:09)	<p>Holmes – Presented project; not visible from a publicly travelled way. Welch – It’s appropriate; except for the roof color, it meets the guidelines; mitigation is lack of visibility. No concerns.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye	Certificate #	HDC2021-09-4711		
17. Patrick Levesque	09-4712	3 Henderson Drive	Solar panels	66/195	Sunwind, LLC
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	None				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Timothy Holmes, SunWind, LLC Patrick Levesque, owner				
Public	None				
Concerns (7:14)	<p>Holmes – Presented project. Levesque – Might lose 2 panels with Ms. Oliver’s suggestion. Oliver – This will be visible; suggested pushing the southeast gable panels to the farthest-back gable. Coombs – It’s important to follow the guidelines; as proposed, the front panels are extremely visible. Agrees they should be moved to the rear gable. Welch – Appreciates Ms. Oliver’s suggestion; also, there’s plenty of roof surface facing the southwest; using those surfaces might allow for more panels. Camp – Wants to see other alternative locations with elevations. Pohl – Suggested holding for revision to allow a study to mitigate the view of the panels.</p>				
Motion	Motion to Hold for revisions and to come back on Tuesday October 19th. (Camp)				
Roll-call Vote	Carried 5-0//Welch, Oliver, Coombs, Camp, and Pohl-aye	Certificate #			
	Pohl left; Camp chairing from here on.				

18. Young Bracebridge Trust 7 Shawkemo Road Solar panels – ground array 43/5 Sunwind, LLC
 Voting Camp, Coombs, Oliver, Welch, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
 Representing Timothy Holmes, SunWind, LLC
 Public None
 Concerns (7:25) **Holmes** – Presented project; 6’ on the high side, and about 88’ long.
McCarthy – This would have benefited from photos.
Oliver – Her only concern is the length at 88’; however, they are only 6’ tall with a thick vegetative buffer.
Coombs – If the bulk of the vegetation remain, she has no concerns. Suggested a view with stakes.
Thornewill – This will not be visible.
Welch – Agrees with Ms. Thornewill and Ms. Oliver. This will not be visible.
 Motion **Motion to Approve as submitted. (Welch)**
 Roll-call Vote Carried 4-0//Oliver, Coombs, Thornewill, and Welch-aye; Camp abstain. Certificate # **HDC2021-**

19. Bradley Winer **09-4720** 34 Cliff Road Rev. 2320: fenestration 42.4.4/47 Botticelli + Pohl

Voting Camp, Coombs, Oliver, Welch, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
 Representing Lisa Botticelli, Botticelli & Pohl
 Public None
 Concerns (7:32) **Botticelli** – Presented project.
Backus – Circa 1875; it would be nice to bring back the Greek revival pediment over the door.
 Read HSAB comments 9/27: would prefer front door to be 4 panels with glass panes on top.
Oliver – Likes the idea of a 4-panel, 2-glass-pane front door.
Coombs – Agrees with HSAB about the door.
Welch – Agrees with HSAB. Suggested the door have 2 vertical panels to mimic the 4-light French doors, which will be visible.
Thornewill – Agrees with what’s been said.
 Motion **Motion to Approve through staff with the front door having 4 panels with 2 top glass panels and vegetation to remain to minimize visibility of the French doors. (Coombs)**
 Roll-call Vote Carried 5-0//Thornewill, Welch, Oliver, Coombs, and Camp-aye Certificate # **HDC2021-09-4720**

20. Charles Davidson **09-4709** 10 Quince Street Fence 42.3.4/103 NAG

Voting Camp, Coombs, Oliver, Welch, Thornewill
 Alternates None
 Recused None
 Documentation Landscape design plans, site plan, photos, and advisory comments.
 Representing Bill McGuire, Nantucket Architectural Group
 Public None
 Concerns (7:40) **McGuire** – Presented project.
Backus – This is circa 1780s typical Nantucket; requests a better site plan to clarify the application.
 Read HSAB comments 9/27: no concerns
Oliver – Now that it’s clarified, she has no concerns.
Thornewill – On the left, suggested stopping the fence at the back of the building to be even with the right side. She’d also appreciate a site plan showing exactly where the two fences are.
Welch – Agrees with Ms. Thornewill.
Coombs – Agrees with Ms. Thornewill about stopping the 6’ fence at the rear of the wing.
Camp – For her, it’s too much fence.
 Motion **Motion to Approve through staff with the 6’ fence on the left side of the site pan to be rebated to the 13’12” location. (Welch)**
 Roll-call Vote Carried 4-1//Coombs, Oliver, Thornewill, and Welch-aye; Camp-nay Certificate # **HDC2021-09-4709**

21. Charles Davidson 09-4708	10 Quince Street	Color change	42.3.4/103	NAG
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Bill McGuire, Nantucket Architectural Group			
Public	None			
Concerns (7:50)	<p>McGuire – Presented project.</p> <p>Backus – This is circa 1772-1781 typical Nantucket; she'd prefer grey trim and sash; white is more contemporary. Read HSAB comments 9/27: prefer grey, but white is acceptable.</p> <p>Coombs – She prefers grey, it goes with the age of the house; not-so-bright-blue door is good.</p> <p>Oliver – She viewed this; it's nice that it's subtle and grey, but we'd be hard press to say no to white since most of the houses on the street are white. A Hamilton blue door would be a welcomed change.</p> <p>Welch – Likes the door color change and okay with white.</p> <p>Thornewill – No concerns.</p> <p>Camp – She'd prefer it remain grey.</p>			
Motion	Motion to Approve as submitted since white is appropriate. (Oliver)			
Roll-call Vote	Carried 3-1//Thornewill, Welch, and Oliver-aye; Camp-nay; Coombs	Certificate #	HDC2021-09-4708	
	abstain			
22. 167 Hummock Pnd Rd, LLC 09-4707	167 Hummock Pond Road	Addition	65/36	NAG
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Bill McGuire, Nantucket Architectural Group			
Public	None			
Concerns (7:56)	<p>McGuire – Presented project.</p> <p>Oliver – Nothing was bubbled on the plan.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Welch, Coombs, and Camp-aye	Certificate #	HDC2021-09-4707	
23. Jeffrey Greenberg 09-4696	30 Orange Street	Rebld deck + fenest rev.	42.3.2/176	Emeritus
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:59)	<p>MacEachern – Presented project; want to change the chimneys to natural; will have to replace the skirting under the porch in kind. Thinks the chimneys were painted sometime after the 1930s.</p> <p>Backus – This is contributing circa 1827 built by John Beard Nicholson. Recommend chimneys remain whitewashed; rear fenestration is not appropriate; north elevation stairs work with the architecture and keep the door as is; concurs with the visibility as shown in the photo from Union Street.</p> <p>Read HSAB comments 9/27: would like to see existing bricks on chimneys reused; would prefer to keep French doors centered in east elevation and use TDL as would have been used on original building.</p> <p>Oliver – The proposal is okay; understands concerns about the 1st-floor doors on the east but they aren't visible. Given the fact the chimneys were probably not painted for many years, she's okay with that too.</p> <p>Thornewill – Agrees but the doors should have muntins for consistency's sake; without is too modern for this building. Okay with natural brick chimneys.</p> <p>Coombs – White with black-top chimneys indicated Tories which is consistent with the age of the building. Would prefer the 1st-floor French doors have muntins but probably aren't visible.</p> <p>Welch – Agrees with what's been said.</p> <p>Camp – She prefers leaving the chimneys white with black tops.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Welch, Thornewill, Oliver, and Camp-aye	Certificate #	HDC2021-09-4696	

24. Horchow Fam NT 09-4699	27 East Tristram Avenue	Rev. porch, trim, & fenest	31/2	Emeritus
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:16)	MacEachern – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Coombs, Welch, and Camp-aye		Certificate #	HDC2021-09-4699
25. Horchow Fam NT 09-4698	27 East Tristram Avenue	New garage	31/2	Emeritus
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (1:42)	MacEachern – Asked this be held for the next OB meeting. Not opened at this time.			
Motion	Motion to Hold at applicant’s request for Tues October 19th. (Coombs)			
Roll-call Vote	Carried 5-0//Welch, Thornewill, Oliver, Coombs, and Camp-aye		Certificate #	
26. Housing Nantucket 09-4702	31 Fairgrounds Road	New dwelling, bldg. 4	67/149	Emeritus
Voting	Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	Billy Cassidy, principal			
Concerns (8:21)	MacEachern – Presented project; we reviewed this with the Committee on Disability. Coombs – Confirmed there is a second means of egress. Welch – With both of these being ADA accessible, it’s too bad the front porches aren’t connected – bit of a challenge due to required stair and ramp configuration. Looking at the site plan, asked for clarification from the applicant’s agent to confirm the privacy fencing and vegetation shown along the north and northwest of the lot is to match what was previously approved along the west and south border of the 31 Fairgrounds locus. Thornewill – These are good looking.			
Motion	Motion to Approve as submitted with continuation of privacy fence and plantings. (Coombs)			
Roll-call Vote	Carried 4-0// Thornewill, Coombs, Welch, and Camp-aye		Certificate #	HDC2021-09-4702
27. Housing Nantucket 09-4703	31 Fairgrounds Road	New dwelling, bldg. 5	67/149	Emeritus
Voting	Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:31)	MacEachern – Presented project; we reviewed this with the Committee on Disability. Review Building 4 comments.			
Motion	Motion to Approve as submitted with continuation of privacy fence and plantings. (Welch)			
Roll-call Vote	Carried 4-0// Thornewill, Coombs, Welch, and Camp-aye		Certificate #	HDC2021-09-4703
28. 7 Masaquet, LLC 09-4697	7 Masaquet Avenue	New dwelling	80/144	Emeritus
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:36)	MacEachern – Presented project. Thornewill – Front elevation, the 3 ganged windows should be separated to fill the wall. Coombs – The eave lines either side of the main gable are long; wants the right addition reduced. Discussion about windows and eave lines.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 4-0//Thornewill, Welch, Oliver, and Camp-aye; Coombs abstain		Certificate #	HDC2021-09-4697

29. Joseph Saluti 09-4700	174 Cliff Road	Addition	41/63	Emeritus
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:45)	<p>MacEachern – Presented project.</p> <p>Welch – North elevation, the shed roof over the door and the door is cute. No concerns.</p> <p>Coombs – It’s simple and easy. No concerns.</p> <p>Thornewill – This is a cute little house. It comes across as small when in fact it is fairly large.</p> <p>Oliver – Agrees with what’s been said.</p>			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Oliver, Welch, and Pohl-aye		Certificate #	HDC2021-09-4700
30. Joseph Saluti 09-4701	174 Cliff Road	Studio	41/63	Emeritus
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:49)	<p>MacEachern – Presented project; feels this won’t be visible due to topo.</p> <p>Coombs – It’s a simple building. The skylights caught her attention, but they follow the guidelines.</p> <p>Welch – This is very nice; the door treatment is successful.</p> <p>Thornewill – No concerns.</p> <p>Oliver – Likes the simplicity but this is too large for a studio with a loft. Would like its stature reduced; it’s higher than the main house eave lines.</p> <p>Camp – She’s okay with it.</p>			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Welch, and Camp-aye; Oliver-nay		Certificate #	HDC2021-09-4701
31. Elizabeth O’Connor 09-4739	16 Tashama Lane	As-built retaining wall	55/481	Katy Mitchell
Voting	Camp, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:54)	<p>McCarthy – The agent isn’t here.</p> <p>Not opened at this time.</p>			
Motion	Motion to Hold for beginning of Thursday, October 14th. (Welch)			
Roll-call Vote	Carried 5-0//Welch, Oliver, Thornewill, Coombs, and Camp-aye		Certificate #	

Rest held for Thursday October 14th.

VI. OLD BUSINESS 10/05/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Kathleen Waldorf 09-4584	54 Madequecham Valley	Addition	88/20	Botticelli & Pohl
2. 8 Walbang NT 09-4580	8 Walbang Avenue	New dwelling	82/46	Botticelli & Pohl
3. Nant 24 Mill St, LLC 07-4269	24 Mill Street	Demo shed	55.4.4/97	Self
4. Nant 24 Mill St, LLC 07-4270	24 Mill Street	120sf shed	55.4.4/97	Self
5. Dean Lampe 08-4495	15 Aurora Way	New dwelling	56/447	Self
6. Dean Lampe 08-4499	15 Aurora Way	Garage	56/447	Self
7. Dean Lampe 08-4500	15 Aurora Way	Hot tub	56/447	Self
8. Lauren Stein 09-4574	11 Woodbury Lane	New dwelling	41/550	Normand Residential
9. Nant. Development 08-4370	9 Hydrangea Lane	New dwelling	73/94	Val Oliver Design
10. 22 Easton St., LLC 05-3644	22,24 Easton Street	Guesthouse	42.1.4/12	Workshop APD
11. 22 Easton St., LLC 06-4026	22,24 Easton Street	Pool & hardscape	42.1.4/12	Workshop APD
12. North Mill, LLC, 08-4338	Lot A – Birdsong Lane	New dwelling	55.4.4/80/1	Thornewill Design
13. Mark Norris 07-4268	14A Lowell Place	Shed	41/164	Linda Williams
14. Paul Benk 09-4592	8 North Gully Road	Add dormer	73.1.3/48	Emeritus

VII. NEW BUSINESS 10/12/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Christopher Freeman	14 Seikinnow Place	Roof, siding, windows	67/532	Self
2. 44 Monomoy, LLC	44 Monomoy Road	Move/demo main house	54/72	Workshop APD

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3.	44 Monomoy, LLC	44 Monomoy Road	Move/demo guest house	54/72	Workshop APD
4.	44 Monomoy, LLC	44 Monomoy Road	Move/demo garage	54/72	Workshop APD
5.	Gordon Brett Trust	10 Bishops Rise	Addition	40/42	MCA+
6.	Douglas Delaney	16 Plover Lane	Alterations	12/52	Permits Plus
7.	Donick Cary M Trst	4 Dukes Road	Move dwell on fm 188 Cliff	41/188	Val Oliver Design
8.	Rich Peterson	30 Main Street 'Sconset	Relocate garage & addition	73.3.1/46	Jeff Morash
9.	Alyssa Corry	48 Hooper Farm Road	Rooftop solar – main house	67/315	Cotuit Solar
10.	Alyssa Corry	48 Hooper Farm Road	Rooftop solar – garage	67/315	Cotuit Solar
11.	12 Derrymore RT	12 Derrymore Lane	Garage	41/241	EMDA
12.	13 Commercial Wharf, LLC	13 Commercial Wharf	Addition & handicap ramp	42.2.4/10	NAG
13.	Bob Collamore	32 Woodbury Lane	2 new windows	41/279.1	Self
14.	50 Brewster Road	50 Brewster Road	New garage	43/96	EMDA
15.	Terri Keogh	7 Bunker Hill Road	Revs to dwelling	73.4.2/39	Topham Design
16.	Terri Keogh	7 Bunker Hill Road	Revs to pool	73.4.2/39	Topham Design
17.	Mike Conway	98 Somerset Road	Cedar fence	66/222	Self
18.	Nan. Whale's End II	43 Squam Road	Addition/fenestration	13/24	MCA+
19.	Chris Oberg	35 Gloucester Street	Move on fm 13 Low Beach	76.4.2/97	Will Stephen
20.	29 Jefferson, LLC	29 Jefferson Avenue	Color change/add window	30/125	MCA+
21.	29 Jefferson, LLC	29 Jefferson Avenue	Color change/railing detail	30/125	MCA+
22.	Goldsmith	1 White Street	New dwelling	79/29	Val Oliver Design
23.	Carl Lierberman	79 Union Street	Roof change	55.1.4/41	Self
24.	Tyler Dewing	74 Milk Street	Pool and hardscape	56/6.1	Linda Williams
25.	Emily Mullins	11 Plum Street	Revisions	80/28	Thornewill Design
26.	Stewardson Fam. Part.	36 Quidnet Road	36 Quidnet Road	21/52	Thornewill Design
27.	Nan. Land Bank	48 South Cambridge Str.	Deck + paths	59.3/42	Normand Residential
28.	Hannah Craven	17 Pine Street	Hardscaping	42.3.3/26	Normand Residential
29.	Powell	71 Cliff Road	Move off/demo dwelling	80/160	Thornewill Design
30.	Powell	71 Cliff Road	New dwelling	80/160	Thornewill Design
31.	Shelley Kelly	8 Starbuck Road	Solar roof array	59.3/63	ACK Smart
32.	Kyle Jenner Trust	6 Saccacha Avenue	Pool/spa/hardscape	82/336	Jardins International
33.	One Chester Smiley, LLC	1 Chester Street	Rev. COA – roof walk	42.4.3/18	Normand Residential
34.	Harry Pinson	3 Elbow Lane	Rev. COA – fenestration	73.2.4/44.1	McMullen + Assoc.
35.	Soren Sorenson	21 Woodbine Street	Asbuilt solar ground array	80/321	ACK Smart
36.	Richmond Great Point	37 Beachgrass Road	New dwelling	68/369	KOH Architecture
37.	Richmond Great Point	30A Evergreen Way	New dwelling	68/374	KOH Architecture
38.	Fisher's Landing Assn	8 Warrens Landing	Move on shed	38/92	Seth Gottlieb
39.	Lyden	4 West Miacomet Avenue	Move off/demo garage	81/160	Gryphon Architect
40.	Lyden	4 West Miacomet Avenue	Pool and hardscape	81/160	Gryphon Architect
41.	Asher Trust	19 Cannonbury Lane	Replace pergola w/ deck	73+74/49	Gryphon Architect
42.	Alan Shuch	45 Quidnet Road	Pergola	21/21	Smith + Hutton
43.	Harbor Fuel Carwash	43 Sparks Road	Addition	55/267.3	Val Oliver Design
44.	Dexter Group, LLC	8 Winn Street	New dwelling	41/51.2	EMDA
45.	Tom McCann	78 Milk Street	Addition	56/6.2	Linda Williams
46.	Richard Glidden Trust	4 Ginky Lane	Move off/demo garage	41/841	Linda Williams
47.	Judith Greenberg	2 Gorhams Court	Generator	42.3.2/204	Linda Williams
48.	Rice Heard	4 Lucretia Mott Lane	Hardscape – driveway	42.3.2/125.1	Linda Williams
49.	Norris Bldg Co.	14R Lowell Place	Shed	41/164.1	Linda Williams
50.	Deb Cote	23 Prospect Street	Hardscape – driveway/wall	55.4.4/90	Linda Williams
51.	Deb Cote	23 Prospect Street	Rev. COA – found coat	55.4.4/90	Linda Williams
52.	36 Lily Street, LLC	36 Lily Street	Hardscape	42.4.3/94	Ahern
53.	Peter Colarulli	1 East Lincoln Street	Porch addition/fenestration	42.4.1/12	S. Hollister
54.	James Bessey	12 Correia Lane (lot 2)	New dwelling	80/59 (prtn)	Brook Meerbergen
55.	James Bessey	12 Correia Lane (lot 2)	New studio	80/59 (prtn)	Brook Meerbergen
56.	James Bessey	12 Correia Lane (lot 2)	New garage	80/59 (prtn)	Brook Meerbergen
57.	James Bessey	12 Correia Lane (lot 2)	New pool and spa	80/59 (prtn)	Brook Meerbergen
58.	James Bessey	12 Correia Lane (lot 2)	New pavilion	80/59 (prtn)	Brook Meerbergen
59.	James Bessey	12 Correia Lane (lot 2)	New sports court	80/59 (prtn)	Brook Meerbergen
60.	Carol Surface	47 Warren' Landing	Rev. COA – MH	38/54	BPC
61.	Charles Ernst	166 Cliff Road	Garage reshingle	41/69	Peter Fernandes
62.	US Reif Marine	134 Orange Street	New 2 nd floor addition	55/49	Anton Dimov
63.	50 Brewster Road, LLC	50 Brewster Road	Revisions	43/96	EMDA
64.	Tom Etheridge	16 Lyons Lane	Cabana	76/15	Atlantic Landscaping
65.	Isaiah Truyma	117 Orange Street	Hardscape	55/377	Atlantic Landscaping
66.	Dworetzky-Banse Fam	8 Shawkemo Road	MH revs	43/90	Botticelli + Pohl

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67. Dworetzky-Banse Fam	8 Shawkemo Road	Rec barn revs – add window	43/90	Botticelli + Pohl
68. David Prill	82 Pocomo Road	Add kneewall to rear porch	15/35	Botticelli + Pohl
69. Okay Okay House	10 Union Street	Parking + patio	42.3.1/43	BPC
70. Patrick Bailey	3 Doc Ryder Drive	Addition + fenestration	66/210	JB Studio
71. 23 Broad Owner, LLC	23 Broad Street	Addition + fenestration	42.4.2/77	Emeritus
72. John Barry	22 Eel Point Road	Add dormer + stairs	40/45	Emeritus
73. Nan. Invest. Holdings	22 Pocomo Road	New guest house	14/73.1	Emeritus
74. Nan. Invest. Holdings	22 Pocomo Road	New garage	14/73.1	Emeritus
75. Dex Dog, LLC	6B Arrowhead Drive	Addition	69/58.1	Emeritus
76. Karen Urban	33 Main Street ‘Sconset	Pool house	73.4.2/34	Emeritus
77. Hoehn-Saric	34 Easton Street	New house	41.1.4/18	CWA
78. Tack3, LLC	26 Washington Street	Rev. COA	42.3.2/23	CWA
79. Robert Meyer	307 Polpis Road	New dwelling	25/39	CWA
80. Mueller Nantucket Assoc.	11 North Mill Street	Rev. COA	55.4.4/77	CWA
81. 45 Shawkemo Rd, LLC	45 Shawkemo Road	Rev.4484:fenes/hght/dmr/shtrrs	27/18	Workshop APD
82. 89 Vestal St, LLC	89 Vestal Street	Pool and hardscape	56/251	Linda Williams
83. 12 Somerset Lane, LLC	12 Somerset Lane	Rev. COA	56/55	Linda Williams
84. ACK 11 Pleasant, LLC	11 Pleasant Street	Rev. COA	42.3.3/121	Linda Williams

VIII. OTHER BUSINESS

Approved Minutes	September 9, 28, & 30, 2021
Motion	Motion to Approve. (Coombs)
Roll-call vote	Carried 5-0//Thornewill, Oliver, Coombs, Welch, and Camp-aye
Review Minutes	October 5 & 7; 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Thursday, October 14, 2021 at 1:00 pm. ZOOM • Discussion of Advisory Board Review • Section 106 – Sunrise Wind Farm Project, Intro • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions
Commission Comments	McCarthy – The Select Board will be hearing the Pleasant Street appeal at their meeting on Wednesday; he and Mr. Pohl will be attending.

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:57 pm. (Welch)**

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

‘Sconset Advisory Board

Madaket Advisory Board