



# 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, November 9, 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: Kadeem McCarthy, Interim HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker

Attending Members: Pohl, Camp, McLaughlin, Oliver, Welch, Thornewill

Absent Members: Coombs, Dutra

Late Arrivals: None

Early Departures: McLaughlin, 6:56 pm (lost connection)

Adoption of Agenda.

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

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

### I. PUBLIC COMMENT

1. Backus – Currently Worcester Polytechnic Institute (WPI) students are working in deconstructions, sustainability, and move offs. If anyone wishes to have an interview with them, contact Ms. Backus.

Reminder that Town of Nantucket will be hosting first Certified Local Government meeting on November 12<sup>th</sup> at 1 pm.

2. Welch – Thursday is Veterans Day; asked everyone to thank veterans for their service.

### II. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Joe Tirone <b>11-5054</b>	25 Honeysuckle Drive	Alterations to hardscape	68/389	Self
2. Brian Libman <b>10-4949</b>	36 Washing Pond	New shed	31/13.3	Cheney Custom
3. Brian Libman <b>10-4950</b>	36 Washing Pond	Main House revs	31/13.3	Cheney Custom
4. Brian Libman <b>10-4952</b>	36 Washing Pond	Guest House revs	31/13.3	Cheney Custom
5. Cheryl Gilbert Et al <b>10-4881</b>	16 D Street	Revisions	60.2.1/2	EMDA
6. John Donoghue <b>10-4888</b>	10 Holly Street	New studio	80/23	Thornewill Design
7. Juan Hernandez <b>10-4879</b>	328 Madaket Road	Deck Addition	60/103	Self

Voting Pohl, Camp, McLaughlin, Welch

Alternates None

Recused Oliver and Thornewill

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Camp)**

Roll-call Vote Carried 4-0//McLaughlin, Welch, Camp, and Pohl-aye

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

### III. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Maria Mitchell Assoc.	59 Milk Street Ext.	Move existing sign	56/209	Jascin Finger

Voting Pohl, Camp, McLaughlin, Oliver, Thornewill

Alternates Welch

Recused None

Documentation Sign design plans, site plan, photos, and advisory comments.

Representing None

Sign Advisory None

Concerns **McCarthy** – Being held for revisions.

Motion **Motion to Hold for revisions. (Camp)**

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

Certificate #

**IV. 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>
<b>1. Okay Okay House 10-4821</b>	10 Union Street	Parking + patio	42.3.1/43	BPC
Voting	Pohl, Camp, McLaughlin, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:11)	<b>McCarthy</b> – Mr. Paul is not in the queue. Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Welch)</b>			
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Welch, and Pohl-aye		Certificate #	
<b>2. Mueller Nantucket Assoc. 10-4858</b>	11 North Mill Street	Rev COA	55.4.4/77	CWA
Voting	Pohl, Camp, McLaughlin, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	None			
Representing	Chip Webster, Chip Webster Associates			
Public	None			
Concerns (5:12)	<b>Webster</b> – Asked this be held for further changes. Not opened at this time.			
Motion	<b>Motion to Hold for revisions. (Camp)</b>			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Camp, and Pohl-aye		Certificate #	
<b>3. Deb Cote 11-5075</b>	23 Prospect Street	Hardscape: walls & materials	55.4.4/90	Linda Williams
Voting	Pohl, Camp, McLaughlin, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Linda Williams Deb Cote, co-owner			
Public	None			
Concerns (5:13)	<b>Williams</b> – Presented project. <b>Cote</b> – Pulled the fence down for excavation and now putting it back; similar with the retaining wall. <b>Backus</b> – This is a secondary dwelling; main dwelling is circa 1862 typical Nantucket. The apron and driveway should match the neighborhood; recommend the brick to be reconstruction brick to match the context; proposed natural-to-weather, Type II fence is appropriate. Asked for a better site plan. <b>Oliver</b> – Finds this straightforward in a good way. <b>Camp</b> – Likes 65 Center Street, which came out very well; asked if there could be more stone-work façade to mitigate the need for a pressure-treated wood retaining walls or screen them. The Belgium block apron should be deeper. <b>Welch</b> – The timber wall needs to be screened with something that's sticky and very durable, especially anywhere there is presentation to the street. The 65 Center Street treatment is much more appropriate and durable. <b>McLaughlin</b> – No comments at this time. <b>Pohl</b> – Likes Ms. Camp's suggestion to increase the depth of the apron; the idea is to match the rest of the street.			
Motion	<b>Motion to Approve through staff with the timber retaining wall to be screened with vegetation; the brick sidewalk to be S&amp;H bricks; and the right retaining wall to be stone. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Welch, Oliver, and Pohl-aye		Certificate #	<b>HDC2021-11-5075</b>
<b>4. Deb Cote 11-5077</b>	23 Prospect Street	Rev. 0427: foundation veneer	55.4.4/90	Linda Williams
Voting	Pohl, Camp, McLaughlin, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Linda Williams Deb & Joseph Cote, owners			
Public	None			
Concerns (5:31)	<b>Williams</b> – Presented project; asked if the brick could be painted. <b>Backus</b> – Concur about matching the historic structure. <b>Welch</b> – This is a nice improvement; it would be good to include a small water table. No further concerns.			
Motion	<b>Motion to Approve with the option to add a water table to affect installation of the brick veneer. (Welch)</b>			
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Welch, and Pohl-aye		Certificate #	<b>HDC2021-11-5077</b>

**V. OLD BUSINESS 10/19/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Candice Macoul <b>08-4462</b>	72 Orange Street	Renovation	55.4.1/21	CWA
Voting	Pohl, Camp, McLaughlin, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, advisory comments, and window survey.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (5:37)	<p><b>Webster</b> – Submitted a window survey; reviewed changes made per previous comments; 100% original windows on the historic front; could reconsider removing the rear chimney. The rear addition windows will be wood and willing to go with Marvin or Green Martin; prefer simulated-divided light (SDL) on the rear ell.</p> <p><b>Backus</b> – Circa 1820 typical Nantucket; she has asked for the age of the rear ell. Revised plan shows Marvin windows; wants clarification on that. Recommend this go back to HSAB if held for further revisions.</p> <p>Read HSAB comments 1/11: asked the age of the building and the rear wing; Sanborn maps should be provided; the following are historic windows and should be restored: 1 thru 5, 7 thru 10, and 23 thru 27; the rest can be replaced as needed; the east facing dormer should be set back one foot off the eave and the roof pitch should be 4/12 minimum; some attempt should be made to locate the existing timber rafters and design the dimensions of the dormer to avoid cutting and removing the original timber frame; existing south elevation windows in the main mass should remain in place and not be removed or replaced by mullied windows; north elevation is fully visible from Dover Street; existing large windows in main mass should remain; new windows in rear wing should be larger and more in scale with the original windows; rear chimney should remain; window schedule states fiberglass SDL's which are not appropriate; would like to see existing floor plan; HSAB would like to review future revisions.</p> <p><b>Oliver</b> – The most prominent view is of the south and east elevations from York Street; her concern is the east elevation double French doors and balcony; there are no other balconies in the area.</p> <p><b>Camp</b> – East elevation, the dormer doesn't work for her; it accentuates the rear addition gable, which is currently very subdued. Agrees about the French doors and balcony. South elevation, the 2<sup>nd</sup>-floor ganged windows should be separated. She misses the profile of the old chimney.</p> <p><b>Welch</b> – Appreciates retaining the historic windows. Agrees about separating the south-elevation, ganged, 2<sup>nd</sup>-floor windows; the rear dormer is a common feature for additive massing and isn't directly visible. Asked for clarification on if SDLs will be on the rear only.</p> <p><b>McLaughlin</b> – No air-conditioning units (A/C) are shown on the plans. Three sides are visible; the windows should all be true-divided light (TDL).</p> <p><b>Pohl</b> – Agrees about separating the south elevation windows and that east elevation should have a single French door flanked by two windows. He's okay with the elimination of the rear chimney.</p>				
Motion	<b>Motion to Approve through staff with the south-elevation, 2<sup>nd</sup>-floor, ganged windows separated; east elevation to have a single French door flanked by windows; and wood Green Mountain windows on the rear. (Welch)</b>				
Roll-call Vote	Carried 4-1//Oliver, McLaughlin, Welch, and Pohl-aye; Camp-nay		Certificate #	<b>HDC2021-10-</b>	

**VI. NEW BUSINESS 10/26/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Barry Lyden <b>10-4877</b>	4 West Miacomet Road	New garage/cabana	81/160	Gryphon Arch
Voting	Pohl, Camp, McLaughlin, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ethan Griffin, Gryphon Architecture				
Public	None				
Concerns (5:55)	<p><b>Griffin</b> – Presented project; details to match the main house; height is 21'. No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Thornewill, Oliver, and Pohl-aye		Certificate #	<b>HDC2021-10-4877</b>	

<b>2. Susan Doughan 10-4878</b>	<b>63 Orange Street</b>	<b>Rev. 48565: clr chg/rf/sidel</b>	<b>55.4.1/16</b>	<b>Gryphon Arch</b>
Voting	Pohl, Camp, McLaughlin, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Ethan Griffin, Gryphon Architecture			
Public	None			
Concerns (5:58)	<p><b>Griffin</b> – Presented project; every roof walk going back toward Main Street is painted.</p> <p><b>Backus</b> – This is a typical Nantucket Tristram Folger House between 1820-1850s. Roof walk, though architecturally appropriate, is not historic and added in the 1990s. restoration of shutters is good; however, the 1895 historic photo shows shutters a dark color; white would not be appropriate. Clapboard should not be Main Street yellow. Brosco windows are okay in rear.</p> <p><b>Camp</b> – The bay windows on the right indicate this has been previously renovated; she has no concerns. West elevation, losing two of the 3 2<sup>nd</sup>-floor windows; would prefer removing only the left window.</p> <p><b>Oliver</b> – She thinks the yellow is nice. We could ask that the roof walk skirt board natural to weather and rest of roof walk elements be white. The shutters should not be white.</p> <p><b>Welch</b> – Okay with the color change on clapboard and white roof walk trim with skirtboard natural to weather. The historic photo indicates the west elevation originally had only 1 2<sup>nd</sup>-floor window and the gable window.</p> <p><b>McLaughlin</b> – North and west elevation dormer has no windows.</p> <p><b>Pohl</b> – He’s okay with the clapboard color change’ supports the roof walk being painted but with the skirt board remaining natural to weather.</p>			
Motion	<b>Motion to Approve through staff with the roof walk skirt to be natural to weather. (Welch)</b>			
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Welch, and Pohl-aye		Certificate #	<b>HDC2021-10-4878</b>
<b>3. Helene Patterson 09-4768</b>	<b>19 Brewster Road</b>	<b>New cottage with garage</b>	<b>54/175.1</b>	<b>Gryphon Arch</b>
Voting	Pohl, Camp, McLaughlin, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ethan Griffin, Gryphon Architecture			
Public	None			
Concerns (6:13)	<p><b>Griffin</b> – Presented project; height is 26’.</p> <p><b>Oliver</b> – The design is appropriate for the scale of the house and area.</p> <p><b>Thornewill</b> – East elevation is busy with 3 doors in the dormer; otherwise it’s fine.</p> <p><b>Camp</b> – The triple French doors on the east elevation should be modified; otherwise, it’s okay.</p> <p><b>McLaughlin</b> – North elevation, it’s not customary to have a box-bay cantilevered off the 2<sup>nd</sup>-floor; that is inappropriate. Agrees the 3 French doors on the east elevation; should be only 2 doors and remove the gable “B” window.</p> <p><b>Pohl</b> – He’s okay due to limited visibility.</p>			
Motion	<b>Motion to Approve through staff with the triple French doors on the east elevation reduced to 2; remove the “B” window; and drop the dormer plate height. (Camp)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #	<b>HDC2021-09-4768</b>
<b>4. Franze Residence 10-4873</b>	<b>71 Orange Street</b>	<b>Hardscape</b>	<b>55.4.1/167</b>	<b>Edgewater</b>
Voting	Pohl, Camp, McLaughlin, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Paul Cronin, Edgewater			
Public	None			
Concerns (6:22)	<p><b>Cronin</b> – Presented project.</p> <p><b>Backus</b> – Circa 1822 Typical Nantucket with a little Colonial Revival; this proposal is formal for this design with lots of impervious material; asked for clarification on the existing and proposed vegetation; a 2<sup>nd</sup> curb cut requires Planning Board approval.</p> <p><b>McLaughlin</b> – That Leland Cyprus along Silver Street extends out into the street (being removed). No concerns.</p>			
Motion	<b>Motion to Approve as submitted. (Camp)</b>			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Welch, Camp, and Pohl-aye		Certificate #	<b>HDC2021-10-4873</b>

5.	Robert Rothbard	<b>10-4880</b>	3 Brooks Farm Road	Rev: fenst, clr & railing	41/222.7	CWA
Voting	Pohl, Camp, McLaughlin, Oliver, Thornewill					
Alternates	Welch					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Chip Webster, Chip Webster Associates					
Public	None					
Concerns (6:33)	<p><b>Webster</b> – Presented project.</p> <p><b>McCarthy</b> – This is an as-built and failed the inspection.</p> <p><b>Oliver</b> – The changes are appropriate.</p> <p><b>Camp</b> – She agrees, they are appropriate.</p> <p><b>Thornewill</b> – The windows look better; okay with the rest of it.</p> <p><b>McLaughlin</b> – No response</p>					
Motion	<b>Motion to Approve. (Oliver)</b>					
Roll-call Vote	Carried 4-0//Camp, Thornewill, Oliver, and Pohl-aye			Certificate #	<b>HDC2021-10-4880</b>	
6.	Town of Nantucket		48 Sparks Avenue	Demo athletic fields	55/242	J McMeeking
Voting	Camp (acting chair), McLaughlin, Welch, Thornewill					
Alternates	None					
Recused	None					
Documentation	Landscape design plans, site plan, and photos.					
Representing	Dick Webb, SMRT Engineering					
	John McMeeking, Landscape Architect SMRT Engineering					
	Diane O’Neil, NPS Facilities Manager					
Public	None					
Concerns (6:39)	<p><b>McCarthy</b> – The demolition of the buildings need to be under separate applications; also will need applications for the new buildings: press box, team room, booster club building.</p> <p>No concerns.</p>					
Motion	<b>Motion to Approve as submitted. (Welch)</b>					
Roll-call Vote	Carried 4-0//Thornewill, McLaughlin, Welch, and Camp-aye			Certificate #	<b>HDC2021-10-</b>	
7.	Town of Nantucket	<b>10-4915</b>	48 Sparks Avenue	New fields + amenities	55/242	J McMeeking
Voting	Camp (acting chair), McLaughlin, Welch, Thornewill					
Alternates	None					
Recused	None					
Documentation	Landscape design plans, site plan, photos, and topography cross-section.					
Representing	Dick Webb, SMRT Engineering					
	John McMeeking, SMRT Engineering					
	Diane O’Neil, NPS Facilities Manager					
Public	None					
Concerns (6:39)	<p><b>Webb</b> – Responded to questions from 11/4 hearing; Team Room Building is circa 1995; will be applying for removal of the buildings; Capizzo Field sign will be salvaged; lighting will be dark-sky compliant while meeting safety needs.</p> <p><b>Backus</b> – Recommends the plan be reviewed by the regional planning authority; the red track is “different” within the historic district; had asked for a landscaping plan for vegetation, especially along the road; has some concern about the retaining wall closest to Newtown Cemetery and run off from the wall and track should remain on site.</p> <p><b>Welch</b> – Appreciates the chance to have viewed this. Asked for sensitivity as the track and retainage approaches the historic cemetery; concerned about drainage toward the cemetery; historically there is a path at the northwest corner. The red is over wide horizontal areas. The metal surrounds don’t have to be shingled but understands the sensitivity; bleachers and dugouts are appropriate for use.</p> <p><b>Thornewill</b> – Appreciates the cross section. In this case, it’s a track and the red will read as a track. About lighting on the walkway, that will be visible from Sparks. It would be fun to have the Whale on the press box put back.</p> <p><b>McLaughlin</b> – It’s a nice project. The chain-link fence should be green, which will shade down a lot of problems.</p> <p><b>Camp</b> – She will go with Mr. Webb’s recommendations regarding the black fence and red track.</p>					
Motion	<b>Motion to Approve through staff with the press box to be shingled. (Welch)</b>					
Roll-call Vote	Carried 4-0//Thornewill, McLaughlin, Welch, and Camp-aye			Certificate #	<b>HDC2021-10-4915</b>	

8.	4 Lowell NT <b>10-4903</b>	4 Lowell Place	Rev. fenest massing & chmny	41/168	Topham Design
Voting	Pohl, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Joe Topham, Topham Design				
Public	None				
Concerns (6:56)	<p><b>Topham</b> – Presented project.</p> <p><b>Backus</b> – The front vestibule is the main focus of the 1933 structure; proposed proportions are odd, off center, and not characteristic of original structure; 6-light window are not working.</p> <p><b>Thornewill</b> – The little building is no longer; suggested a hipped roof with the addition running all across the face to create a bungalow feel.</p> <p><b>Oliver</b> – Agrees with Ms. Thornewill; her suggestion harkens back to what this street used to be.</p> <p><b>Welch</b> – Agrees Ms. Thornewill’s suggestion is appropriate.</p> <p><b>Pohl</b> – Also agrees; the concept would be walking into sunroom. The asymmetry is killing this.</p>				
Motion	<b>Motion to Hold for revisions. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Thornewill, Welch, Oliver, and Pohl-aye			Certificate #	
9.	Robin Halik <b>10-4876</b>	46A Surfside Road	Fix as-built vent violation	67/120.3	Thornewill
Voting	Pohl, Camp, Oliver, Welch				
Alternates	None				
Recused	Thornewill				
Documentation	Architectural elevation and landscape design plans, site plan, and photos.				
Representing	Carrie Thornewill, Thornewill Design				
Public	None				
Concerns (7:05)	<p><b>McCarthy</b> – This is the result of a failed inspection; they’ve already done some work and it’s starting to look better.</p> <p><b>Thornewill</b> – Presented project; going to the Planning Board for the use change; part of this includes a 10’ deep Belgium block apron.</p> <p><b>Camp</b> – This is a good remedy; not sure they need the fence on the left; she’d be satisfied with evergreens.</p> <p><b>Oliver</b> – The screening as proposed would be good; you wouldn’t be dependent upon vegetation and it’ll grey in with time. Belgium block is appropriate.</p> <p><b>Welch</b> – The west-elevation louvre is a monster. It’s approvable. The metal pieces on the left will grey out. Thinks the plant material will fit.</p> <p><b>Pohl</b> – The proposed screening will be fine.</p>				
Motion	<b>Motion to Approve as submitted. (Camp)</b>				
Roll-call Vote	Carried 4-0//Welch, Oliver, Camp, and Pohl-aye			Certificate #	<b>HDC2021-10-4876</b>
10.	Robert Hockaday <b>10-4911</b>	3 New Street, Sias	Rev. 2401: window replace	73.1.3/37	Thornewill
Voting	Pohl, Camp, Oliver, Welch				
Alternates	None				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, and photos, historic documentation, advisory comments, and window survey.				
Representing	Luke Thornewill, Thornewill Design				
Public	None				
Concerns (7:15)	<p><b>Thornewill</b> – Presented project; windows are not historic.</p> <p><b>Backus</b> – Circa 1893 formally a barn; TDLs are appropriate; window survey and photos hard to discern but indicate windows are not historic to the home.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Roll-call Vote	Carried 4-0//Camp, Oliver, Welch, and Pohl-aye			Certificate #	<b>HDC2021-10-4911</b>

11.	11 India St, LLC 10-4897	29 Center Street	Move existing shed	42.3.1/122.2	Ahern
Voting	Pohl, Camp, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos, historic documentation, and advisory comments.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (7:20)	<p><b>Ahern</b> – Presented project; moving from 19R Federal Street; contends the shed won't be visible.</p> <p><b>Backus</b> – Photos of the interior would be helpful; it doesn't seem old so thinks there are no historic issues.</p> <p><b>Camp</b> – Asked to turn 90 degrees so the bulk will read as an old-fashioned shed as seen from Center Street.</p> <p><b>Oliver</b> – Assuming zoning is not an issue, she has no concerns.</p> <p><b>Thornewill</b> – If you can't get between the fence and this, there will be maintenance issues; agrees about turning it, and it should be moved away from the fence. Could also eliminate the transom windows and leave at the proposed orientation.</p>				
Motion	<b>Motion to Approve through staff moved 1' off the property line and if the transom windows are visible, they must be removed. (Welch)</b>				
Roll-call Vote	Carried 5-0//Camp, Oliver, Thornewill, Welch, and Pohl-aye			Certificate #	<b>HDC2021-10-4897</b>
12.	11 India St, LLC 10-4896	4 Chestnut Street	Hardscape revision	42.3.1/68	Ahern
Voting	Pohl, Camp, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos, and advisory comments.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (7:29)	<p><b>Ahern</b> – Presented project.</p> <p><b>Backus</b> – That's a lot of brick but brick is appropriate.</p> <p><b>Camp</b> – No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Camp)</b>				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Welch, Camp, and Pohl-aye			Certificate #	<b>HDC2021-10-4896</b>
13.	11 India St, LLC 10-4895	16.5 Federal St	Hardscape	42.3.1/70	Ahern
Voting	Pohl, Camp, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (7:32)	<p><b>Ahern</b> – Presented project.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Camp, Welch, and Pohl-aye			Certificate #	<b>HDC2021-10-4895</b>
14.	Craig Majernik 10-4893	63 Burnell Street	Pool and hardscape	49.3.2/1.1	Ahern
Voting	Pohl, Camp, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (7:33)	<p><b>Ahern</b> – Presented project; 16X36 pool with spa; okay with moving toward the house but not moving it south.</p> <p><b>Backus</b> – This is an in-fill not within the 'Sconset old historic core; this is all private property.</p> <p><b>Thornewill</b> – Asked about the dirt track behind the property. It reads oddly set, so far from the house; would prefer it be closer to the house to provide a buffer to the rear lot.</p> <p><b>Camp</b> – Agrees with Ms. Thornewill; the whole thing should move about 5' south and closer to the house.</p> <p><b>Oliver</b> – Agrees.</p> <p><b>Welch</b> – The "path" is part of a driveway on a pre-existing lot. It's fine where it is but okay with moving it.</p>				
Motion	<b>Motion to Approve through staff with the pool and amenities moved 5' west and the spa to be reduced 6X8 to bring it off the northern property line. (Welch)</b>				
Roll-call Vote	Carried 5-0//Camp, Oliver, Thornewill, Welch, and Pohl-aye			Certificate #	<b>HDC2021-10-4893</b>

15. 45 Shawkemo Rd, LLC <b>10-4894</b>	45 Shawkemo Road	Pool and hardscape	27/18	Ahern
Voting	Pohl, Oliver, Welch, Thornewill			
Alternates	(Camp stepped out)			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Miroslava Ahern, Ahern Design, LLC			
Public	None			
Concerns (7:42)	<b>Ahern</b> – Presented project. No concern due to lack of visibility.			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Welch, and Pohl-aye		Certificate #	<b>HDC2021-10-4894</b>
16. Joan Albaugh <b>10-4892</b>	73 Miacomet Road	Addition	66/62	B. Meerbergen
Voting	Pohl, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen			
Public	None			
Concerns (7:46)	<b>Meerbergen</b> – Presented project. No concerns.			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Thornewill, Welch, Oliver, and Pohl-aye		Certificate #	<b>HDC2021-10-4892</b>
17. Tom Etheridge <b>10-4905</b>	16 Lyons Lane	Hardscape	76/15	Atlantic Lndscp
18. ACK-Livin NT <b>10-4904</b>	2 Hedgebury Lane	Pool	41/593	Atlantic Lndscp
19. Tiffany Lawrence <b>10-4906</b>	5 Todd Circle	Pool	66/296	Atlantic Lndscp
20. Wesley Delcol <b>10-4931</b>	10R Golfview Drive	Revise COA – change porch	66/191	Atlantic Lndscp
Voting	Pohl, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:48)	<b>McCarthy</b> – Mr. Congleton isn’t in the queue. Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Welch)</b>			
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Welch, and Pohl-aye		Certificate #	
21. Wayne Berman <b>10-4902</b>	98 Tom Nevers Road	Renovate fenestration	91/40	NAG
Voting	Pohl, Camp, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Bill McGuire, NAG			
Public	None			
Concerns (7:49)	<b>McGuire</b> – Presented project. No concerns.			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Thornewill, Welch, Oliver, and Pohl-aye		Certificate #	<b>HDC2021-10-4902</b>
22. Nantucket Land Bank	19 Wauwinet Road	Move off barn	20/35	V Oliver Design
23. NISDA	23 25 Wauwinet Road	Move on barn	20/36+80	V Oliver Design
Voting	Pohl, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (7:52)	<b>Oliver</b> – Asked these to be held for Mary Bergman at Nantucket Preservation trust to approve the proposal. Not opened at this time.			
Motion	<b>Motion to Hold for Tuesday at applicant’s request. (Welch)</b>			
Roll-call Vote	Carried 3-0//Thornewill, Welch, and Pohl-aye		Certificate #	



<b>24. Paul Picarillo 10-4907</b>	6 Baltimore Street	Shed	60/106	V Oliver Design
Voting	Pohl, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (7:53)	<b>Oliver</b> – Presented project. <b>Welch</b> – The height should come down. Consensus agrees.			
Motion	<b>Motion to Approve through staff with dropping ridge height to 12'6". (Welch)</b>			
Roll-call Vote	Carried 3-0//Thornewill, Welch, and Pohl-aye		Certificate #	<b>HDC2021-10-4907</b>
<b>25. Scott Sampson 10-4908</b>	14 Aurora Way	Rev. 4375: ridge & windows	56/445	V Oliver Design
Voting	Pohl, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (7:55)	<b>Oliver</b> – Presented project. No concerns.			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Roll-call Vote	Carried 3-0//Thornewill, Welch, and Pohl-aye		Certificate #	<b>HDC2021-10-4908</b>
<b>26. MCB Revocable Trust 10-4909</b>	1 Falmouth Avenue	Rev. 3320	82/411	V Oliver Design
Voting	Pohl, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (7:57)	Oliver – Presented project. No concerns.			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Roll-call Vote	Carried 3-0//Thornewill, Welch, and Pohl-aye		Certificate #	<b>HDC2021-10-4909</b>
<b>27. Grey Lady Lane, LLC 10-4936</b>	10 Grey Lady Lane	Add hip to front porch	66/705	V Oliver Design
Voting	Pohl, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (7:58)	<b>Oliver</b> – Presented project. No concerns.			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Roll-call Vote	Carried 3-0//Thornewill, Welch, and Pohl-aye		Certificate #	<b>HDC2021-10-4936</b>
<b>28. Drake Real Estate 10-4941</b>	2 Horn Beam Road	Pool house		V Oliver Design
Voting	Pohl, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (7:58)	<b>Oliver</b> – Presented project. No concerns.			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Roll-call Vote	Carried 3-0//Thornewill, Welch, and Pohl-aye		Certificate #	<b>HDC2021-10-4941</b>

29. Robert King <b>10-4910</b>	16 Wood Hollow	Fence	72/10	Self
Voting	Pohl, Camp, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Robert King			
Public	None			
Concerns (8:00)	<b>McCarthy</b> – Doesn't have the electronic submission. Not opened at this time.			
Motion	<b>Motion to Hold for representation or consent. (Welch)</b>			
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Welch, and Pohl		Certificate #	
30. 5 Sherburne Way LLC <b>10-4912</b>	5 Sherburne Way	MH revs 08-4356	30/38	Botticelli + Pohl
31. 5 Sherburne Way LLC <b>10-4913</b>	5 Sherburne Way	GH revs 07-4263	30/38	Botticelli + Pohl
32. 5 Sherburne Way LLC <b>10-4914</b>	5 Sherburne Way	New pool and spa	30/38	Botticelli + Pohl
Voting	Welch (acting chair), Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:01)	Not opened at this time.			
Motion	<b>Motion to Hold Items 30-33 for representation. (Oliver)</b>			
Roll-call Vote	Carried 3-0//Oliver, Thornewill, and Welch-aye		Certificate #	
33. Colby Crenshaw <b>10-4924</b>	24 Almanac Pond Road	Pool, spa, hardscape	25/37	Jardins Intl.
Voting	Pohl, Camp, Oliver, Welch			
Alternates	None			
Recused	Thornewill			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Elisabeth O'Rourke, Jardins International			
Public	None			
Concerns (8:40)	<b>O'Rourke</b> – Presented project. No concerns.			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Roll-call Vote	Carried 4-0//Oliver, Camp, Welch, and Pohl-aye		Certificate #	<b>HDC2021-10-4924</b>
34. 265 Madaket, LLC <b>10-4919</b>	265 Madaket Road	Move/demo cottage	59.4/319	B. Meerbergen
Voting	Pohl, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:05)	<b>Meerbergen</b> – Presented project; has lead paint and black mold. <b>Backus</b> – There are 3 different surveys for 3 different structures: the MCRIS survey names this Seneca Cottage with no construction date indicated. <b>Oliver</b> – Wants more historic information on this; thinks this is circa 1933. <b>Thornewill</b> – It's sad to knock it down but it isn't viable for renovation. Hopes some of its character will be retained. <b>Welch</b> – His concern is the build out. Wants this used for a reference for its replacement.			
Motion	<b>Motion to Approve through staff with submission of supplemental information and these drawings referenced in any application for the new building. (Welch)</b>			
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Welch, and Pohl-aye		Certificate #	<b>HDC2021-10-4919</b>

35. 265 Madaket, LLC 10-4920	265 Madaket Road	Move/demo studio	59.4/319	B. Meerbergen
Voting	Pohl, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:16)	<p><b>Meerbergen</b> – Presented project; windows are Andersens.</p> <p><b>Backus</b> – The HDC survey names this Seneca Studio and indicates it is circa 1935.</p> <p><b>Thornewill</b> – This has very few redeeming qualities.</p> <p><b>Oliver</b> – Windows obviously aren't original. Agrees with Ms. Thornewill.</p> <p><b>Camp</b> – It is important to keep the context in mind going forward; it's a Madaket house.</p>			
Motion	<b>Motion to Approve with these drawings referenced in an application for the new building. (Welch)</b>			
Roll-call Vote	Carried 5-0//Camp, Oliver, Thornewill, Welch, and Pohl-aye	Certificate #	<b>HDC2021-10-4920</b>	
36. 265 Madaket, LLC 10-4921	265 Madaket Road	Move/demo workshop	59.4/319	B. Meerbergen
Voting	Pohl, Camp, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:22)	<p><b>Meerbergen</b> – Presented project.</p> <p><b>Backus</b> – Circa 1938.</p> <p><b>Welch</b> – Thinks it would be a good idea for any applicant for a demo/move to host the WPI students on site.</p> <p>No concerns with the move-off/demolition.</p>			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Camp, Welch, and Pohl-aye	Certificate #	<b>HDC2021-10-4921</b>	
37. 265 Madaket, LLC 10-4922	265 Madaket Road	Move/demo greenhouse	59.4/319	B. Meerbergen
Voting	Pohl, Camp, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:26)	<p><b>Meerbergen</b> – Presented project.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Camp, Welch, and Pohl-aye	Certificate #	<b>HDC2021-10-4922</b>	
38. 265 Madaket, LLC 10-4923	265 Madaket Road	Move/demo shed	59.4/319	B. Meerbergen
Voting	Pohl, Camp, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:27)	<p><b>Meerbergen</b> – Presented project.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Camp, Welch, and Pohl-aye	Certificate #	<b>HDC2021-10-4923</b>	

39.	265 Madaket, LLC	10-4918	265 Madaket Road	Deck/fenestration/color	59.4/319	B. Meerbergen
Voting	Pohl, Camp, Oliver, Welch, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Brook Meerbergen					
Public	None					
Concerns (8:28)	<p><b>Meerbergen</b> – Presented project; doesn't have a landscape plan but it will probably open up a bit.</p> <p><b>Backus</b> – This is circa 2006.</p> <p><b>Welch</b> – This is an improvement; the deck as it exists looks deeper than 10'.</p> <p><b>Thornewill</b> – Suggested crossbucks on the front porch to recall the cottage. Suggested French doors be 6-lights.</p> <p><b>Oliver</b> – Loves the idea of cross bucks. No black sashes.</p> <p><b>Camp</b> – West elevation, would like one of the "A" windows to be over the 1<sup>st</sup>-floor window with the other 2 over the French door; the deck should come back to 8'.</p> <p><b>Pohl</b> – No concerns.</p>					
Motion	<b>Motion to Approve through staff the plans presented at the meeting with the French doors to be 6-lights and cross bucks on the front porch. (Oliver)</b>					
Roll-call Vote	Carried 4-1//Thornewill, Welch, Oliver, and Poh-aye; Camp-nay			Certificate #	<b>HDC2021-10-4918</b>	
40.	Ed Mahoney	10-4926	1 Lilac Court	New dwelling	68/359	KOH
Voting	Pohl, Camp, Oliver, Welch, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Dinah Klamert, KOH Architecture PLLC					
Public	None					
Concerns (8:43)	<p><b>Klamert</b> – Presented project; height is 28'8".</p> <p><b>Oliver</b> – In general this is fine; north elevation, the vent on the small forward gable should be eliminated. West elevation, add a window in the center. The glass French doors are unusual.</p> <p><b>Camp</b> – West elevation, the 1<sup>st</sup>-floor window and door should align under the 2<sup>nd</sup>-floor windows.</p> <p><b>Thornewill</b> – The glass doors should all be 15-light French doors; the side door on the west should be a 9-light with wood panels.</p> <p><b>Welch</b> – Agrees with Ms. Thornewill about the doors. West elevation, the open wall space is fine; the center of the door should align with the left casing of the window above, so it doesn't accentuate the 1<sup>st</sup>-floor open space.</p> <p><b>Pohl</b> – Agrees the west elevation door should be a nine light and all the other glass doors being 15-light French doors.</p>					
Motion	<b>Motion to Approve through staff with the French doors to be traditional 15-lights; the west elevation to have a 9-light side door; and removal of the vent in the north &amp; south elevation 1-story gables. (Welch)</b>					
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Camp, Welch, and Pohl-aye			Certificate #	<b>HDC2021-10-4926</b>	
41.	Ed Mahoney	10-4925	4 Lilac Court	New dwelling	68/365	KOH
Voting	Pohl, Camp, Oliver, Welch, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Dinah Klamert, KOH Architecture PLLC					
Public	None					
Concerns (8:55)	<p><b>Klamert</b> – Presented project; height is 28'9".</p> <p><b>Welch</b> – North elevation is stark with respect to overall size and fenestration, but it's appropriate.</p> <p><b>Thornewill</b> – The French doors on this structure should be 6-light to go with the 2-over-2 windows. South elevation should have only 3 windows; the 4 make it look wide.</p> <p><b>Oliver</b> – It's appropriate; okay with what's been said.</p> <p><b>Camp</b> – Okay with what's proposed.</p> <p><b>Pohl</b> – South elevation, agrees the 2<sup>nd</sup> floor should have only 3 windows. Likes going to 6-light French doors.</p>					
Motion	<b>Motion to Approve through staff with the French doors to be 6 lights. (Welch)</b>					
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Camp, Welch, and Pohl-aye			Certificate #	<b>HDC2021-10-4925</b>	

Rest held for Tuesday November 16.

42.	Richmond Great Pt. 10-4942	2 Honey Suckle Drive	New dwelling	68/668	KOH
43.	Richmond Great Pt. 10-4943	1 Aster Court	New dwelling	68/668	KOH
44.	Barry Ang 10-4929	11 Jonathan Way	Revise COA – add cupola	75/42	McMullen Assoc
45.	Mark Crosby 10-4930	73 Goldfinch Drive	Revisions	65/570	BPC
46.	George Wing 10-5042	6 Swain Street	Add gabled drmr over porch	42.4.1/82.2	Self
47.	Westmoor Club	105 West Chester Street	Replace sprts crt/chg material	41/805	Adam Davis
48.	Jeffery Greenberg 10-4940	30A Orange Street	Garage reno/addition	42.3.2/200	Emeritus
49.	Horchow Family NT 10-4934	27 East Tristram Avenue	Porch revisions 09-4699	31/2	Emeritus
50.	Carol Surface 10-4824	47 Warren's Landing	Rev COA – MH	38/54	BPC
51.	Alexa Watts 10-4987	33 Vesper Lane	Addition	55/126	Topham Design
52.	Padir Halil 10-4901	69 ½ Cliff Road	Revise roofwalk and railing	30/204	Topham Design

**VII. OLD BUSINESS 11/02/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	61 Fairgrounds, LLC	61 Fairgrounds Road B	Main house	67/176	Linda Williams
2.	Paul Benk 09-4592	8 N Gully	Add dormer	73.1.3/48	Emeritus
3.	Seawing, LLC 07-4176	13 Low Beach Road	Garage move off	74/45	Smith/Hutton
4.	Seawing, LLC 07-4178	13 Low Beach Road	Main house addition	74/45	Smith/Hutton
5.	Seawing, LLC 07-4177	13 Low Beach Road	Shed	74/45	Smith/Hutton
6.	Hannah Craven 09-4787	17 Pine Street	Hardscaping	42.3.3/26	Normand Resid
7.	Ezia Athletic Club 09-4645	117 Orange Street	Fenest and color change	55/377	EMDA
8.	Terri Keogh 09-4767	7 Bunker Hill	Revise dwelling	73.4.2/39	Topham Design
9.	Norris Building Co 09-4569	16 Lowell Place	Hardscaping	41/164	Atlantic Lndscp
10.	Tim Reinemo 09-4618	65 Lovers Lane	New dwelling	80/214.1	Self

**VIII. NEW BUSINESS 11/02/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nancy Kubilus,	12 Sandpiper Way	Ext stairs rev 06-1113	76/86	LINK
2.	Dane Downing	29 Bank Street Sias	Balcony	73.1.3/49	Self
3.	Marie Goldman	11 North Star	Hardscape	30/207	KM Designs
4.	MHY Enterprises LLC	9 Union Street	Covered Storage & Fence	42.3.1/101	JN Designs
5.	Family Ties Ack	11 Alliance Lane	Move/Demo	39/24.1	StudioPpark
6.	Tom Wynn,	10 Moors End	New dormers rev 06-3966	43/214	StudioPpark
7.	Tom Wynn,	10 Moors End	Roof change	43/214	StudioPpark
8.	Dieter Beauchle	7 Enterprise Circle	Solar rooftop array	66/230	ACK Smart
9.	Justin Brooks	15a Correia Lane	Solar ground array	80/56	ACK Smart
10.	Justin Brooks	15a Correia Lane	Solar rooftop array	80/56	ACK Smart
11.	Nan Historical Assoc.	15 Broad Street	Historic Addition	42.4.2/61	Linda Williams
12.	Land Bank/NRSA	7 Nobadeer Farm Rd	Game courts, Hardscape	69/1	Thornewill
13.	Brett Fodiman	27 Cato Lane	New dwelling main house	55/118	CWA
14.	Brett Fodiman	27 Cato Lane	New dwelling guest house	55/118	CWA
15.	Brett Fodiman	27 Cato Lane	New dwelling garage	55/118	CWA
16.	Theodorakos Vaios Trust	79 Pocomo Road	New dwelling main house	15/5	CWA
17.	Lopez	12 Barnabas Lane	Roof, omit roofwalk	41/566	C. Perry
18.	Andrew Bennett	49 Millbrook Road	Addition	56/241	Self
19.	Yozhan, Jumabogv	7 Boynton Lane	Addition	67/14.2	A.Dimov/DTA
20.	Larkin, Brian	4 Gladlands Road	New dwelling	80/122.1	Lucas Velle
21.	Elizabeth & Steven Bush,	8 Grand Avenue	MH Roof replacement	73.3.1/118	Zoran Milovski
22.	Elizabeth & Steven Bush,	8 Grand Avenue	Shed roof replacement	73.3.1/118	Zoran Milovski
23.	Donick Cary Trust	6 Dukes Road	Garage addition rev 09-4727	41/189	Val Oliver
24.	Jordan, Lucille	8 Federal Street	Window replacement	42.3.1/169	Lewis Kelsey
25.	Boucher, Tom & Dane	9 Tashama Lane	Hardscape	55/471	Garden Group
26.	Swett, Jeffrey	8 Myles Standish Lane	Addition	87/28	EMDA
27.	Hurd, Annette	10 Brant Point Road	Door & window change	29/148	EMDA
28.	Diamond, Jennifer	3 Lincoln Avenue	Addition to garage	30/140	NAG
29.	Rose, Anne	62 Boulevard	New dwelling	79/211	Botticelli + Pohl
30.	Auburn Cottage LLC	46 Easton Street	Lift & new foundation	42.4.1/22	Botticelli + Pohl
31.	Cunningham, Laura	13 Equator Drive	Pergola, patio, fence	66/261	Garden Group
32.	Lenhart, Charles & Cynthia	25 Dukes Road	Hardscape	41/530.2	Charles Lenhart
33.	McDonald, John & Catherine	14 Nanahumacke Lane	New pool	65/80	Dani Petkova
34.	Blithan Nantucket Trust	54 Squam Road	2 <sup>nd</sup> floor Alteration	13/32	Seth Gothlieb
35.	Woolverton, Theresa	199 Cliff Road	Deck expansion	40/19	B. Meerbergen
36.	Ecklund	26 West Chester Road	Stairs/railings	42.4.3/56	Ahern
37.	Acked LLC	18B Bartlett Road	Demo Shed	67/113.1	self

38. Krauetler, Eric & Jacqueline	35 New Street	Rev 10-4806	73.4.2/42	Botticelli + Pohl
39. Faro Strada LLC	20 Sankaty Head Road	Rev 09-4561	48/31	Botticelli + Pohl
40. Pfox Nantucket LLC	20 Orange Street	Rev 05-3792	42.3.2/70	Botticelli + Pohl
41. Drake & Steele	3 Primrose	Fenestration rev 48145	40/47.1	Gryphon Arch
42. DePalma, Patrick	3 Westerwick Road	New dwelling MH	73/37	Concept Design
43. DePalma, Patrick	3 Westerwick Road	New dwelling Garage/studio	73/37	Concept Design
44. HighTide Partners	8 Ackermuck Way	Add window rev07-4115	41/618	Joseph Olson
45. Calliope Nom. Trust	20 Gladlands Avenue	Move/demo dwelling	80/222	Normand
46. Calliope Nom. Trust	20 Gladlands Avenue	Move/demo garage	80/222	Normand
47. Calliope Nom. Trust	20 Gladlands Avenue	New dwelling MH	80/222	Normand
48. Calliope Nom. Trust	20 Gladlands Avenue	New dwelling cottage	80/222	Normand
49. Calliope Nom. Trust	20 Gladlands Avenue	New shed	80/222	Normand
50. Calliope Nom. Trust	20 Gladlands Avenue	New cabana	80/222	Normand
51. Calliope Nom. Trust	20 Gladlands Avenue	Pool & hardscape	80/222	Normand
52. Nantucket Sandcastle	20 Hinckley Lane	Deck	30/235.6	PlamenDovchev
53. Norris	3 Fair Street	Deck/hardscape	42.3.1/152.2	David Troast
54. NIR Retail LLC	4 Harbor Square	Renovate building	42.2.4/1	Workshop
55. Lang	7 Masaquet Avenue	Pool & hardscape	80/144	Atlantic Lndscp
56. Marks, Cameron	5 Cobble Court	New dwelling	55/261	Cameron Marks
57. Olbres, Jason	200 Hummock Pond Rd	New shed	65/18.2	Cameron Marks
58. Nice to Be back LLC	43 Kendrick Street	New pool	76.4.3/31	CWA
59. 11 India St LLC	11 India Street	Porch & fenestration	42.3.1/122.1	Emeritus
60. Holt, John	14 Clifton Street	New shed	73.4.1/39.1	Emeritus
61. Hunter, Stephen	19 Golfview Drive	New dwelling	66/173	Goldsmith
62. Hunter, Stephen	19 Golfview Drive	New dwelling	66/173	Goldsmith
63. Dukester LLC	10 Westmoor Lane	Rev 07-4189	41/806	Goldsmith
64. Mitchell, Jared	50 Hummock Pnd Road	New dwelling	56/286	JB Studio
65. Merlos Landscaping LLC	4 Forrest Avenue	New shed	68/11	JB Studio
66. Habitat Nantucket	9a Benjamin Drive	New dwelling duplex	67/515.1	Norman Reith
67. Skyline Dr Devlop LLC	54 Skyline Drive	New dwelling	79/46	LINK
68. 41B Cliff RD LLC	41b Cliff Road	Front step stoop revs	29/40	Linda Williams
69. 41B Cliff RD LLC	41b Cliff Road	Revise cabana	29/40	Linda Williams
70. Keegan, Thomas	9 Cathcart Road	Main house revisions	54/11	Linda Williams
71. Keegan, Thomas	9 Cathcart Road	New pool & hardscape	54/11	Linda Williams
72. Richmond	11 Beachgrass Road	New dwelling duplex	68/855	Linda Williams
73. Maxwell, Derrick	6 Dooley Court	New dwelling	68/153.2	Linda Williams
74. Ted Silvia	14 Harborview Drive	Historic determination	42.4.1/26	Linda Williams
75. 3 Beaver St, LLC	3 Beaver Street	Historic determination	55.1.4/11	Linda Williams
76. Auburn Cottage, LLC	46 Easton Street	Historic determination	42.4.1/22	Linda Williams
77. 6 N.Beach St, LLC	6 North Beach Street	Roof + fenestration	42.4.1/65	Linda Williams
78. 6 N.Beach St, LLC	8 North Beach Street	Roof + fenestration	42.4.1/65.1	Linda Williams
79. 6 N.Beach St, LLC	4 Dolphin Court	Roof + fenestration	42.4.1/62.2	Linda Williams

**IX. OTHER BUSINESS**

Approved Minutes	October 26 & 28; 2021
Motion	<b>Motion to Approve. (Welch)</b>
Roll-call vote	Carried 5-0//Camp, Oliver, Thornewill, Welch, and Pohl-aye
Review Minutes	November 2, 2021
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting <b>Tuesday, November 16, 2021 at 5:00 pm. ZOOM</b></li> <li>• <b>Set date and time (and location?) for Organizational Meeting</b></li> <li>• Held for research a possible Friday meeting.</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> <li>• Discussion of options for house moves</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. (Welch)**

Roll-call vote Carried 3-0//Thornewill, Welch, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

<sup>7</sup>  
Sconset Advisory Board

Madaket Advisory Board