



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, November 23, 2021

This meeting was held via remote participation using ZOOM and YouTube.

Called to order at 5:01 pm. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, Interim HDC Compliance Coordinator; Holly Backus, Preservation Planner; Esmeralda Martinez; PLUS Administrative Assistant; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Dutra, Thornewill
 Absent Members: None
 Late Arrivals: Welch, 5:05 pm (Could not respond due to technical issues but was listening)
 Early Departures: Camp, 8:06 pm; Oliver, 8:44 pm; lost (due to technical difficulties) McLaughlin between 8:06 and 8:44 pm; Dutra gone between 6:15 and 7:29 pm.

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

None

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Tim Reinemo 11-5093	65 Lovers Lane	Omit wall rev 09-4637	80/214.1	Tim Reinemo
2.	Joan Hull 11-5045	11 Appleton Street	Roof replacement	66/393	Joan Hull
3.	John Barrett 11-5046	18 Tashama Lane	Mini split heat pump	55/482	S. Shore Climate
4.	Beverly Sanchez 11-5047	9 Paupamo Way	Mini split heat pump	55/574	S. Shore Climate
5.	Brett Morneau 11-5053	7 Goldfinch Drive	New shed	68/507	Structures Unlimited
6.	Stephen Solomon 11-5071	21 Pine Street	Roof replacement	42.3.2/52	Vasil Marinov
7.	Marie LaCoursiere 11-5085	67 Fairgrounds Road	Move off shed to 53B Cato	67/177	Joseph Bedell
8.	Joseph Bedell 11-5087	53B Cato Lane	Move on shed	56/46	Joseph Bedell
9.	Charles Hughes 11-5114	11 Fairgrounds Road	Roof replacement	67/39	T & T Roofing
10.	Donick Cary Trust 11-5113	4 Dukes Road	Rotate House Rev 09-4728	41/188	Val Oliver
11.	Laura Lamb 11-5154	8 Gloucester Street	Roof replacement	76.4.1/356	Val Oliver
12.	Guy Wisinski 11-5116	13 Arkansas Street	Addition	59.4/158	NAG
13.	Guy Wisinski 11-5117	13 Arkansas Street	Garage studio revisions	59.4/158	NAG

Voting Pohl, Camp, McLaughlin, Coombs, Dutra

Alternates Welch, Thornewill

Recused Oliver

Documentation None

Representing None

Sign Advisory None

Concerns No concerns.

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

Roll-call Vote Carried 5-0//McLaughlin, Camp, Dutra, Coombs, and pohl-aye

Certificate #

HDC2021-11-(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. Guy Wisinski 11-5118	13 Arkansas Street	Pool & hardscape	59.4/158	NAG
	• Not to be visible at time of inspection or thereafter.			
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver,			
Alternates	Welch, Dutra, and Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Steve Theroux, Nantucket Architectural Group			
Sign Advisory	None			
Concerns	Camp – Wanted to see where the pool is relative to the street. Theroux – Explained the siting.			
Motion	Motion to Approve through staff per noted conditions. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye		Certificate #	HDC2021-11-5118

IV. 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. Nantucket Land Bank 10-4995	19 Wauwinet Road	Move off barn	20/35	Val Oliver Design
2. NISDA 10-4996	23, 25 Wauwinet Road	Move on barn	20/36&80	Val Oliver Design
Voting	Camp (acting chair), McLaughlin, Coombs, Thornewill			
Alternates	Welch, Dutra			
Recused	Pohl, Oliver			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (5:14)	Oliver – We are still waiting for Nantucket Preservation Trust's (NPT) input Pohl – Asked that this not go back onto the agenda until we have word from NPT.			
Motion	Motion to Hold for the information from NPT. (Coombs)			
Roll-call Vote	Carried 4-0//Thornewill, McLaughlin, Coombs, and Camp-aye		Certificate #	

V. 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. Seawing, LLC 07-4176	13 Low Beach Road	Garage move off	74/45	Smith/Hutton
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:17)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Pohl-aye		Certificate #	
2. Norris Building Co 09-4569	16 Lowell Place	Hardscaping	41/164	Atlantic Landscaping
Voting	Pohl, McLaughlin, Coombs, Oliver, Dutra			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:19)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Dutra, Coombs, and Pohl-aye		Certificate #	

VI. NEW BUSINESS 11/09/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Dieter Beauchle 10-4948	7 Enterprise Circle	Solar rooftop array	66/230	ACK Smart
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Tim Carruthers, ACK Smart				
Public	None				
Concerns (5:21)	Carruthers – Presented project; roof is grey asphalt; very heavy screening is existing; this is a guesthouse. Oliver – It’s on the front of the house; fundamentally it goes against our rules. Coombs – Agrees with Ms. Oliver. McLaughlin – He’d motion to approve. No concerns. Camp – She agrees with Ms. Oliver and Ms. Coombs. She has lost confidence in the caveat “not to be visible at time of inspection and thereafter.” Pohl – He’s okay with it given the existing vegetation. Dutra – Suggested it might be good to view this.				
Motion	Motion to View. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye			Certificate #	
2.	Justin Brooks 10-4946	15a Correia Lane	Solar ground array	80/56	ACK Smart
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill				
Alternates	Welch, Dutra				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Tim Carruthers, ACK Smart				
Public	None				
Concerns (5:29)	Carruthers – Presented both the garage roof array and ground array; this lot has been subdivided. Camp – There are a lot of pine trees; we’d have to do the caveat but she’s okay with both. McLaughlin – If it’s not in the old historic district (OHD) and not visible; it is approvable. Thornewill – No concerns on both. Coombs – She will support this; the garage isn’t right on the road.				
Motion	Motion to Approve with maintenance of the black pines in perpetuity. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Camp, and Pohl-aye			Certificate #	HDC2021-10-4946
3.	Justin Brooks 10-4947	15a Correia Lane	Solar rooftop array	80/56	ACK Smart
Voting	Pohl, Camp, McLaughlin, Coombs,				
Alternates	Welch, Dutra, Thornewill				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Tim Carruthers, ACK Smart				
Public	None				
Concerns (5:32)	Carruthers – The roof is black asphalt; there might be a small profile view. See comments for ground array.				
Motion	Motion to Approve because they are on the dormers at oblique angles from the road and maintenance of the black pines in perpetuity. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Camp, and Pohl-aye			Certificate #	HDC2021-10-4947
4.	Brett Fodiman 10-4969	27 Cato Lane	New dwelling main house	55/118	CWA
5.	Brett Fodiman 10-4968	27 Cato Lane	New dwelling guest house	55/118	CWA
6.	Brett Fodiman 10-4970	27 Cato Lane	New dwelling garage	55/118	CWA
7.	Theodorakos Vaios Trst 10-4971	79 Pocomo Road	New dwelling main house	15/5	CWA
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:39)	Not opened at this time.				
Motion	Motion to hold Items 4-7 for representation. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Coombs, McLaughlin, and Pohl-aye			Certificate #	

8. Jumabogv Yozhan 10-4980	7 Boynton Lane	Addition	67/14.2	A.Dimov/DTA
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:42)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye		Certificate #	
9. Cary Donick Trust 10-4987	6 Dukes Road	Rev. 09-4727: garage addtn	41/189	Val Oliver
Voting	Pohl, Camp, McLaughlin, Coombs,			
Alternates	Welch, Dutra, Thornewill			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (time)	Oliver – This has been withdrawn.			
Motion	Withdrawn			
Roll-call Vote	N/A		Certificate #	
10. Jeffrey Swett 10-4990	8 Myles Standish Lane	Deck addition	87/28	Ethan McMorrow
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ethan McMorrow, Ethan McMorrow Design Associates			
Public	None			
Concerns (5:44)	McMorrow – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye		Certificate #	HDC2021-10-4990
11. Annette Hurd 10-4992	10 Brant Point Road	Fenst chng/deck/balcony	29/148	Ethan McMorrow
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documentation, and advisory comments.			
Representing	Ethan McMorrow, Ethan McMorrow Design Associates			
Public	None			
Concerns (5:48)	McMorrow – Presented project; the balcony not visible. Backus – Circa 1984 per National Historic Landmarks (NHL). Read HSAB comments: okay but 2 nd -floor deck should be 5' deep. Oliver – She has no concerns; doesn't think anyone would discern 6' from 5'. McLaughlin – The two doors should be regular Nantucket front doors; they have too much glass. Approvable due to lack of visibility. Camp – She thinks the north elevation balcony sticks out. The balcony looks odd. Coombs – Agrees with Ms. Camp; the balcony should be no more than 5' deep.			
Motion	Motion to Approve through staff with the north elevation balcony reduced in depth to 5'. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye		Certificate #	HDC2021-10-4992

12. Jennifer Diamond 10-4994	3 Lincoln Avenue	Addition to garage	30/140	NAG
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documentation, and advisory comments.			
Representing	Steve Theroux, Nantucket Architectural Group			
Public	None			
Concerns (5:55)	<p>Theroux – Presented project; reviewed context photos; current garage height is 15’; proposed height is about 18’.</p> <p>Backus – The main house is circa 1892 with the garage 1992. Read HSAB comments 11/15: consider shifting new 2nd floor to be over the connector for more of a telescoping down of roof lines.</p> <p>McLaughlin – The addition is appropriate to the existing structure and neighborhood.</p> <p>Coombs – Asked the height. It would fit better closer to the house.</p> <p>Oliver – We don’t have the height on the drawings. If it’s only 18’, she has no concerns; we should know if it’s more than that.</p> <p>Camp – Likes the way the existing telescopes; the gables detract from it.</p> <p>Pohl – As buildings in this neighborhood go, it’s fairly low.</p>			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 3-2//Oliver, McLaughlin, and Pohl-aye; Coombs and Camp-nay	Certificate #	HDC2021-10-4994	
13. Anne Rose 10-4998	62 Boulevard	New dwelling	79/211	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (6:05)	<p>Botticelli – Presented project; trim is white, sash and shutters beige-green, natural to weather roof, and doors white.</p> <p>Coombs – This is overwhelming for the Boulevard. It needs additive massing, and they have enough land to bring it down. Too much glass along the front; the door doesn’t go with the 2-over-2 windows. The roof is 72’ long.</p> <p>McLaughlin – The “B” window over the front door should match the other windows. There is a lot of brush and it’s not very visible.</p> <p>Thornewill – This is a good-looking house. The shutters should be removed. Agrees about the “B” window over the front door. Suggested turning it some so it doesn’t go lot line to lot line.</p> <p>Oliver – Would like photos showing the context of the neighborhood regarding the height. Houses out there don’t follow traditional additive massing. She likes the 12-light windows on the front and rear.</p> <p>Camp – She’d like more additive massing. The ridge line is too long. The front gable and the shutters are odd; she likes the 12-light window.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 4-1//McLaughlin, Thornewill, Coombs, and Camp-aye; Oliver-nay	Certificate #		
14. Auburn Cottage, LLC 10-4997	46 Easton Street	Lift & new foundation	42.4.1/22	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historical documentation, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (6:18)	<p>Botticelli – Presented project; needs Massachusetts Department of Environmental Protection approval. Raising to elevation 11.2 rather than elevation 14 as required by the velocity zone; ridge is raising 2.8’ to 31’8”.</p> <p>Backus – Circa 1760; moved to this location circa 1897; this will also have a historic determination application submitted for her review. This must adapt to the flood guidelines adopted by the HDC. Asked if there is a proposed elevation certificate at this time. Asked that photos of the existing interior be provided if that is changing.</p> <p>Read HSAB comments 11/15: the picture framed panel is an unusual treatment; prefer to see panels without framing; either spaced vertical boards or open lattice; and not white, prefer natural to weather or painted grey.</p> <p>Coombs – Would prefer the foundation be lighter; the vertical board and piers look heavy.</p> <p>Thornewill – Saving this building is totally worth it.</p> <p>McLaughlin – He’s okay with it going over 30’.</p> <p>Oliver – She’s okay with the unpainted vertical panels.</p> <p>Camp – Supports saving this house. She likes trellis painted dark green with the brick.</p>			
Motion	Motion to Approve through staff with natural-to-weather vertical board not framed. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Camp-aye	Certificate #	HDC2021-10-4997	

15. Charles Lenhart 10-5001	25 Dukes Road	Hardscape: walls and patio	41/530.2	Charles Lenhart
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos.			
Representing	Chuck Lenhart			
Public	None			
Concerns (6:34)	Lenhart – Presented project; retainage at the highest is 32” and drops to 12”. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye	Certificate #	HDC2021-10-5001	
16. Theresa Woolverton	199 Cliff Road	Deck expansion	40/19	Brook Meerbergen
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:38)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-ate	Certificate #		
17. Drake & Steele 10-5012	3 Primrose Lane	Rev. 48145: fenestration	40/47.1	Gryphon Architects
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Ethan Griffin, Gryphon Architects			
Public	None			
Concerns (6:39)	Griffin – Presented project; the dormer window openings exist; those windows are being replaced. Oliver – The cupola on the belvedere is not typical. McLaughlin – The cupola is inappropriate. Front door needs more wood than glass. The south elevation triangle window should be eliminated (existing). North elevation has too much glass. Coombs – South elevation, the ganged dormer windows should be unganged at least 6” to 8”; okay with the Dutch door. Thornewill – The cupola on the cupola should be eliminated. North elevation, the doors should be 20-lights. Camp – Agrees about the cupola. Likes the Dutch door but the front elevation dormer windows should be separated and more interesting looking.			
Motion	Motion to Approve through staff without the little, extra cupola. (Oliver)			
Roll-call Vote	Carried 4-1// Coombs, Thornewill, Oliver, and Camp-aye; McLaughlin-nay	Certificate #	HDC2021-10-5012	
18. Patrick DePalma 10-5025	3 Westerwick Road	New dwelling MH	73/37	Concept Design
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	Welch (Oliver took a break)			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	TJ Watterson, Concept Design			
Public	None			
Concerns (6:51)	Watterson – Presented project. Backus – Read SAB comments 11/15: north elevation balcony is inappropriate; diamond windows also a concern; south elevation has too much fenestration on the 1 st floor. McLaughlin – Front door should be more wood than glass. Camp – Balustrade over the front door should be shingled and the diamond windows should be changed to square panes; the front door could use flanking windows. The top of the chimney should be corbelled. Coombs – North elevation, the gable 2 nd -floor windows should be separated; reduce the front deck fenestration to 3 windows. East elevation, the right gable needs a 2 nd window. South elevation, reduce the number of French doors; ungang the 2 nd -floor windows. No concerns with the west elevation. Thornewill – Agrees with Ms. Coombs about the windows. North elevation, the balcony and diamond windows aren’t appropriate; suggested running the hipped roof all the way across to ground the structure. Pohl – The entry door looks insignificant with the too-tall, too-wide porch; don’t like the porch roof being taken up by the balcony; agrees with Ms. Thornewill about carrying the hipped roof all the way across. Thinks the back would be visible from Reaper Court.			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Thornewill, Coombs, and Pohl-aye	Certificate #		

19. Patrick DePalma 10-5023	3 Westerwick Road	New dwell/garage/studio	73/37	Concept Design
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	Welch (Oliver took a break)			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	TJ Watterson, Concept Design			
Public	None			
Concerns (7:05)	<p>Watterson – Presented project.</p> <p>Backus – Read SAB comments: cupola is out of character, structure too tall and skinny; barn door should be centered; suggested a cross gable.</p> <p>McLaughlin – The cupola should be eliminated.</p> <p>Camp – The cupola is “pushing it.” It’s only 22’8” but looks so tall; should be wider.</p> <p>Thornewill – This is a very different style from the house; in this case feels it should reflect the architecture of the house.</p> <p>Coombs – Agrees it should be wider on the north and south; it’s narrow and the fenestration accentuates that. West and east elevations, the 2nd-floor windows should be separated. East elevation, it needs another 1st floor window. Eliminate the cupola.</p> <p>Pohl – If the building got 3’ wider, it wouldn’t feel so tall. Agrees that this doesn’t share the vocabulary of the house. East elevation, the 1st-floor plate looks tall.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Thornewill, Coombs, and Pohl-aye		Certificate #	
20. Calliope Nom. Trust 11-5022	20 Gladlands Avenue	Move/demo dwelling	80/222	Normand Residential
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch (Camp took a break)			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (time)	<p>Normand – Presented project; circa 1988.</p> <p>Coombs – She’d hate to see it go; would prefer it be moved.</p> <p>Oliver – She’d love to see parts reused or that people be allowed to scavenge out of it.</p> <p>McLaughlin – Agrees with Ms. Oliver.</p> <p>Thornewill – Nothing to add.</p>			
Motion	Motion to Approve as a move-off/demolition. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye		Certificate #	HDC2021-11-5022
21. Calliope Nom. Trust 11-5021	20 Gladlands Avenue	Move/demo garage	80/222	Normand Residential
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch (Camp took a break)			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (7:17)	<p>Normand – Presented project; also circa 1988.</p> <p>Same concerns.</p>			
Motion	Motion to Approve as a move-off/demolition. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye		Certificate #	HDC2021-11-5021
22. Calliope Nom. Trust 11-5020	20 Gladlands Avenue	New dwelling MH	80/222	Normand Residential
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch (Camp took a break)			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (7:18)	<p>Normand – Presented project; white trim, sash, and doors and natural to weather roof and walls.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver and Pohl-aye		Certificate #	HDC2021-11-5020

23. Calliope Nom. Trust 11-5019	20 Gladlands Avenue	New dwelling cottage	80/222	Normand Residential
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch (Camp took a break)			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (7:20)	Normand – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye			HDC2021-11-5019
24. Calliope Nom. Trust 11-5018	20 Gladlands Avenue	New shed	80/222	Normand Residential
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch (Camp took a break)			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (7:20)	Normand – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver and Pohl-aye		Certificate #	HDC2021-11-5018
25. Calliope Nom. Trust 11-5017	20 Gladlands Avenue	New cabana	80/222	Normand Residential
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch (Camp took a break)			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (7:22)	Normand – Presented project. McLaughlin – Northwest elevation, asked if that is a glass window (it's an opening) No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver and Pohl-aye		Certificate #	HDC2021-11-5017
26. Calliope Nom. Trust 11-5016	20 Gladlands Avenue	Pool & hardscape	80/222	Normand Residential
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch (Camp took a break)			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (7:23)	Normand – Presented project; it has an auto-cover. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye		Certificate #	HDC2021-11-5016
27. Suzanne Norris 11-5024	3 Fair Street	Deck/hardscape	42.3.1/152.2	David Troast
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch (Camp on break)			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historical documentation, and advisory comments.			
Representing	None			
Public	None			
Concerns (7:25)	Backus – Circa 1996 infill. Read HSAB comments: no concerns. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye		Certificate #	HDC2021-11-5024

28. NIR Retail, LLC 11-5041	4 Harbor Square	Renovate building	42.2.4/1	Workshop APD
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documentation, and advisory comments.			
Representing	Claria Guerrier, Workshop APD			
Public	None			
Concerns (7:28)	Guerrier – Asked if this could be held for Mr. Weissluft to join use.			
Motion	Motion to Hold for representation. ((Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye		Certificate #	
29. Cameron Marks 11-5038	5 Cobble Court	New dwelling	55/261	Cameron Marks
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:29)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye		Certificate #	
30. Nice to Be back, LLC 11-5037	43 Kendrick Street	New pool	76.4.3/31	CWA
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:31)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye		Certificate #	
31. 11 India St, LLC 11-5034	11 India Street	Porch & fenestration	42.3.1/122.1	Emeritus
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:32)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye		Certificate #	
32. Stephen Hunter 11-5030	19 Golfview Drive	Move off/demolition	66/173	Goldsmith
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Adam Davis, J.Graham Goldsmith			
Public	None			
Concerns (7:33)	Davis – Presented project. McLaughlin – This is a modern structure with no history. Oliver – Hopefully someone will take it or people will be allowed to scavenge parts No concerns.			
Motion	Motion to Approve as a move-off/demolition. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye		Certificate #	HDC2021-11-5030

33. Stephen Hunter 11-5029	19 Golfview Drive	New dwelling	66/173	Goldsmith
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Adam Davis, J.Graham Goldsmith			
Public	None			
Concerns (7:37)	<p>Davis – Presented project: modular construction with natural to weather siding and walls, white trim, green sash and doors; it’s 29’2” tall.</p> <p>Oliver – Doesn’t know that there are any full 2-story houses in this area and this has a 3rd-floor dormer; the shutters give it a very formal style in an informal area; the dormer makes it feel taller. She’d like to view this for context.</p> <p>Coombs – Agrees with Ms. Oliver; this is too formal for Golfview. Eliminate the 3rd-floor dormer and shutters; simplify the front door.</p> <p>McLaughlin – This is unique to the neighborhood; most houses on that street are 1.5 stories.</p> <p>Thornewill – Agrees with what’s been said. The hipped roof adds to the formality.</p> <p>Pohl – This is visible from the Bartlett Farm fields across from Cisco Brewery. Agrees it’s too formal for the area: lose the shutters, 3rd-floor dormers, and simplify the trim. The height is perceived by the eave, not the ridge; you need to drop the eave.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye		Certificate #	
34. Dukester, LLC	10 Westmoor Lane	Rev 07-4189: game courts	41/806	Goldsmith
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and correspondence.			
Representing	Adam Davis, J.Graham Goldsmith			
Public	None			
Concerns (7:46)	<p>Davis – Presented project; we have Planning Board approval for the location; thinks we’ve appeased all the neighbors.</p> <p>McLaughlin – There isn’t much you can do to change the existing courts. He has no concerns.</p> <p>Oliver – If the neighbors are happy, she has no comments.</p> <p>Coombs – If the lighting is kept at a low height and downward directed, that would be good.</p> <p>Thornewill – Nothing to add.</p>			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Thornewill, McLaughlin, and Pohl-aye		Certificate #	HDC2021-
35. Jared Mitchell 11-5032	50 Hummock Pond Road	New dwelling	56/286	JB Studio
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	Tera Lally, 48 Hummock Pond Road			
Concerns (7:53)	<p>Bencat – Presented project; the existing house is not visible from Meadow View Drive; east and west elevations are switched on the drawings; there is no further grade change proposed.</p> <p>Lally – The pool fence was put along the west. The grade increased about 2’; her concern is it getting higher with house and no retainage. The berm is new and extends down the west side.</p> <p>Oliver – The east elevation is the most visible across the driveway from Hummock Pond Road; the French doors and open area are a concern. She wants to hold this for a view.</p> <p>Pohl – We aren’t reviewing the fencing and pool. The photo indicated the lot is flat.</p>			
Motion	Motion to View. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye		Certificate #	

36. Merlos Landscaping, LLC 11-5031	4 Forrest Avenue	New shed	68/11	JB Studio
Voting	Pohl, McLaughlin, Coombs, Oliver, Dutra			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans and site plan.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (8:06)	<p>Bencat – Presented project; this has Leland Cyprus almost all the way around. Oliver – This is thin and tall and French doors on a shed are very unusual. Coombs – This is not an appropriate shed; this is a 2-story building and too tall for a shed. This needs a redesign. Dutra – Doesn't see how it would be a useable landscape shed with French doors and it looks awkward. However, if it isn't visible, it might be approvable. The height should drop and have garage doors. Suggested a viewing. McLaughlin – His computer screen is blank, and he doesn't know what's going on. Pohl – Everyone else can see this. This is too tall; it isn't a shed.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 4-0//Oliver, Dutra, Coombs, and Pohl-aye; McLaughlin no vote.		Certificate #	
37. Habitat Nantucket, 11-5044	9a Benjamin Drive	New dwelling duplex	67/515.1	Norman Reith
Voting	Pohl, Coombs, Oliver, Dutra, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:14)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Dutra, Thornewill, Coombs, and Pohl-aye		Certificate #	
38. Richmond Development	11 Beachgrass Road	New dwelling duplex	68/855	Linda Williams
Voting	Pohl, Coombs, Oliver, Dutra, Thornewill			
Alternates	Welch			
Recused	McLaughlin technical issues.			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams			
Public	None			
Concerns (8:16)	<p>Williams – Presented project Oliver – No concerns; she's sure there will be fences so the sliding glass doors won't be visible. Coombs – She'd prefer the 2 sets of glass doors on the north elevation be eliminated. Dutra – No concerns. Thornewill – No real concerns; hopes these duplexes aren't all big boxes in a row. A porch over the door would help; the long elevation could have more windows.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Dutra, Thornewill, Oliver, and Pohl-aye		Certificate #	HDC2021-
39. Derrick Maxwell	6 Dooley Court	New dwelling	68/153.2	Linda Williams
Voting	Pohl, Coombs, Oliver, Dutra, Thornewill			
Alternates	Welch			
Recused	McLaughlin technical issues.			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams			
Public	None			
Concerns (8:25)	<p>Williams – Asked this be held; staff doesn't have corrected plans. Not opened at this time.</p>			
Motion	Motion to Hold for proper drawings. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver Dutra, Thornewill, Coombs, and Pohl-aye		Certificate #	

40. Ted Silvia 11-5098	14 Harborview Drive	Historic determination	42.4.1/26	Linda Williams
Voting	Pohl, Coombs, Oliver, Dutra			
Alternates	Welch			
Recused	Thornewill			
Documentation	Site plan, photos, historical documentation, advisory comments, and Coastal Resiliency Guidelines.			
Representing	Linda Williams			
Public	None			
Concerns (8:26)	Backus – Typically, she would have reviewed these and put the historic determinations on consent; she didn't have time to do that. This allows historic structures to be exempt under the building code. This is to be raised in keeping with the coastal resiliency guidelines.			
Motion	Motion to Approve the Historic Determination for 14 Harborview. (Oliver)			
Roll-call Vote	Carried 4-0//Coombs, Dutra, Oliver, and Pohl-aye	Certificate #	HDC2021-11-5098	
41. 3 Beaver St, LLC 11-5091	3 Beaver Street	Historic determination	55.1.4/11	Linda Williams
Voting	Pohl, Coombs, Oliver, Dutra			
Alternates	Welch			
Recused	McLaughlin technical issues.			
Documentation	Architectural elevation plans, site plan, photos, historical documentation, advisory comments, and Coastal Resiliency Guidelines.			
Representing	Linda Williams			
Public	None			
Concerns (8:32)	Backus – They will be meeting the guidelines and will also applying for a tax credit from the State.			
Motion	Motion to Approve the Historic Determination for 3 Beaver. (Oliver)			
Roll-call Vote	Carried 4-0//Coombs, Dutra, Oliver, and Pohl-aye	Certificate #	HDC2021-11-5091	
42. Auburn Cottage, LLC 11-5097	46 Easton Street	Historic determination	42.4.1/22	Linda Williams
Voting	Coombs (acting chair), Oliver, Dutra, Thornewill			
Alternates	Welch			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historical documentation, advisory comments, and Coastal Resiliency Guidelines.			
Representing	Linda Williams			
Public	None			
Concerns (8:32)	No concerns.			
Motion	Motion to Approve the Historic Determination for 46 Easton Street. (Oliver)			
Roll-call Vote	Carried 4-0//Thornewill, Dutra, Oliver, and Coombs -aye	Certificate #	HDC2021-11-5097	
43. 6 N.Beach St, LLC 11-5101	6 North Beach Street	Roof + fenestration GH	42.4.1/65	Linda Williams
44. 6 N.Beach St, LLC 11-5099	8 North Beach Street	Roof + fenestration GH	42.4.1/65.1	Linda Williams
Voting	Pohl, Coombs, Oliver, Dutra, Thornewill			
Alternates	Welch			
Recused	McLaughlin technical issues.			
Documentation	Architectural elevation plans, site plan, photos, historical documentation, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns (8:32)	Williams – Presented project, circa 1984-1985; can go to terretone or bronze. Asking for simulated-divided lights. Backus – This isn't within the OHD. Read HSAB comments: okay with Woodwright but not black sash. Oliver – Agrees with HSAB about no black.			
Motion	Motion to Approve Items 44 & 45 through staff with terretone sash. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Dutra, Thornewill, Coombs, and Pohl-aye	Certificate #	HDC2021-11-5101/5099	

45. 6 N.Beach St, LLC 11-5102	4 Dolphin Court	Roof/fenest/clap/chim MH	42.4.1/62.2	Linda Williams
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Voting	Pohl, Coombs, Oliver, Dutra, Thornewill			
Alternates	Welch			
Recused	McLaughlin technical issues.			
Documentation	Architectural elevation plans, site plan, photos, historical documentation, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns (8:32)	Williams – Presented project. Backus – Read HSAB comments: okay with Woodwrights; window casings to remain white on front façade. Coombs – Wants the chimney to remain; otherwise the dormer stick out. Dutra – Agrees about keeping the chimney. Thornewill – ditto			
Motion	Motion to Approve through staff with the chimney remaining. (Coombs)			
Roll-call Vote	Carried 4-1//Dutra, Thornewill, Coombs, and Pohl-aye; Oliver-nay	Certificate #	HDC2021-11-5102	

46. Thomas Keegan	9 Cathcart Road	Main house revisions	54/11	Linda Williams
47. Thomas Keegan	9 Cathcart Road	New pool & hardscape	54/11	Linda Williams
Voting	Pohl, Coombs, Oliver, Dutra, Thornewill			
Alternates	Welch			
Recused	McLaughlin technical issues.			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Linda Williams			
Public	None			
Concerns (8:43)	Williams – Asked these be held. Not opened at this time.			
Motion	Held for the next meeting at applicant's request.			
Roll-call Vote	N/A	Certificate #		

48. Skyline Dr Dvlop, LLC 11-5028	54 Skyline Drive	New dwelling	79/46	LINK
Voting	Pohl, McLaughlin, Coombs, Dutra, Thornewill			
Alternates	Welch			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Victoria Ewing, LINK			
Public	None			
Concerns (8:44)	(8:15) Motion to Hold for representation. (Coombs) Carried 4-0//Dutra, Thornewill, Coombs, and Pohl-aye Ewing – Presented project; doesn't know why the site plan got cut off. Thornewill – The house is fine. Dutra – No concerns. McLaughlin – He'll pass. Coombs – No concerns.			
Motion	Motion to Approve as submitted. (Dutra)			
Roll-call Vote	Carried 5-0// Thornewill, Coombs, McLaughlin Dutra, and Pohl-aye	Certificate #	HDC2021-11-5028	

Rest held for November 30th.**VII. OLD BUSINESS 11/16/2021**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 13 Commercial Wharf	13 Commercial Wharf	Rev. 09-4749: Adtn MH	42.2.4/10	NAG
2. Tom & Stephanie Watkins	6 Huntington Road	Rev. 08-4409: adtn Garage	71.3.2/322	Chris Grimes
3. Elizabeth Powell	71 Cliff Road	Rev. 09-4798: new dwelling	80/160	Thornewill Design
4. 4 Lowell Place Nom Trust	4 Lowell Place	Rev. 10-4903: addition	41/168	Topham Design
5. Caven Miller Inc.	117 Orange Street	Hardscape	55/377	Atlantic Landscape
6. Hedges LLC	10 Bassett Road	Hardscape	26/39	Atlantic Landscape
7. 22 Easton LLC	22 Easton Street	Rev. 06-4026: pool/hrdscp	42.1.1/12	Ahern
8. 22 Easton LLC	22 & 24 Easton Street	Rev. 05-3644: guest House	42.1.4/12 12.1	Roland Voyages
9. 23 Broad Owner LLC	23 Broad St.	Fenest. chngs & addition	42.4.2/77	Emeritus
10. John Barry	22 Eel Point Road	Rev. 05-3895: + drms & str	40/45	Emeritus
11. Mueller Nantucket Associates	11 North Mill Street	Rev. 10-4858: fenestration	55.4.4/77	CWA

VIII. NEW BUSINESS 11/23/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Tim Reinemo 11-5093	65 Lovers Lane	Rev. 09-4637: omit wall	80/214.1	Tim Reinemo
2. Joan Hull 11-5045	11 Appleton Street	Roof replacement	66/393	Joan Hull
3. One Folger Road, LLC 11-5048	1 Folger Road	Garden well in driveway	30/195.1	Renee Byers
4. Rich Gillis	38 Prospect St Lot 29	Spa and fence	None	Linda Williams

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5. John Barrett 11-5046	18 Tashama Lane	Mini split heat pump	55/482	S. Shore Climate
6. Beverly Sanchez 11-5047	9 Paupamo Way	Mini split heat pump	55/574	S. Shore Climate
7. Steve & Jill Karp 11-5072	16 North Road	Rebuild chimney	43/84	John Bergquist
8. 33 North Mill LLC 11-5051	7 North Mill Street	New garage with studio	55.4.4/77	Sophie Metz
9. Julius Pasy 11-5055	6 Bayberry Lane	New cabana	67/73	Thornewill Designs
10. Julius Pasy 11-5056	6 Bayberry Lane	Hardscape & pool	67/73	Thornewill Designs
11. Brett Morneau 11-5053	7 Goldfinch Drive	New shed	68/507	Structures Unlimited
12. 04TST36 Washing Pd, LLC	36 Washing Pond Road	Rev. 11-2813: main house	31/13.3	Workshop/APD
13. 04TST36 Washing Pd, LLC	36 Washing Pond Road	New shed	31/13.3	Workshop/APD
14. 04TST36 Washing Pd, LLC	36 Washing Pond Road	Rev. 01-2808: guest house	31/13.3	Workshop/APD
15. Randy Sharp 11-5080	49 Meadowview Drive	Rev. 03-3236: Main House	56/390	Thornewill Designs
16. Randy Sharp 11-5082	49 Meadowview Drive	Rev. 05-3759: Cottage	56/390	Thornewill Designs
17. Stephen Solomon 11-5071	21 Pine Street	Roof replacement	42.3.2/52	Vasil Marinov
18. Dobromir Sultanov 11-5088	24 Hummock Pond Road	Roof top solar array	56/84.2	Ack Smart
19. Marie LaCoursiere 11-5085	67 Fairgrounds Road	Move off shed	67/177	Joseph Bedell
20. Joseph Bedell 11-5087	53B Cato Lane	New shed	56/46	Joseph Bedell
21. Phil Pastan 11-5066	16 Beachgrass Road	Window color change	68/384	KOH
22. Jeremy Trotter 11-5166	4 Windsor Road	New dwelling	79/193	Emeritus
23. 4170 + Down, LLC 11-5090	107 Tom Nevers Road	Adtn & house move onsite	91/26	CWA
24. Adam Sabin 11-5094	21b Evergreen Way	Pool & hardscape	68/759.2	Ahern
25. EPHRGH, LLC 11-5076	119 Eel Point Road	Retaining wall	33/17.2	Meerbergen Designs
26. Maureen Dunphy 11-5084	7 I Street	Rev. 57166: Demo shed	59.4/74	Thornewill Design
27. Christina McDonough 11-5005	6 White Whale Lane	New dwelling	66/536	Gregory Bernard
28. A & Mark Atkinson 11-5096	82 Baxter Road	Rev. 06-4023: Drmr & shaft	49/39	Botticelli + Pohl
29. Fern & Leslie Getto 11-5095	39 Wigwam Road	Addition, deck & solar array	77/7.2	Meerbergen Designs
30. Sun Changying & Xu Huizhen 11-5105	19a Waydale Road	Addition	67/866	DTA
31. Michael Hirst 11-5110	4 Halyard Lane	Roof & ground solar array	66/327	Sunwind LLC
32. Last Waltz, LLC 11-5111	83 Bartlett Road	Roof solar array	66/409	Sunwind LLC
33. Tack 3, LLC 11-5100	26 Washington Street	Move off/demo	42.3.2/23	CWA
34. Rose Realty Trust 11-5107	28 India Street	Inground spa	42.3.4/108	Jardins Intl.
35. 80 Millbrook Trust 11-5106	80 Millbrook Road	Generator	40/79.1	Carolyn Hills
36. LBC Sconset, LLC 11-5040	9 Hawk Circle	Rev. 08-4387: Fenest chngs	74/37.1	Adam Davis
37. Daniel Mack 11-5121	3 Sturgis Pine Lane	Roof replacement	67/541	Daniel Mack
38. Daniel Mack 11-5122	3a Sturgis Pine Lane	Roof replacement	67/541	Daniel Mack
39. Holly Coburn 11-5120	5 High Brush Path	Main house renovations	56/388	Normand Residential
40. Holly Coburn 11-5119	5 High Brush Path	Garage renovations	56/388	Normand Residential
41. Thomas Nelson 11-5112	129 Polpis Road	Demo shed	44/195	Norton
42. Guy Wisinski 11-5116	13 Arkansas Street	Addition	59.4/158	NAG
43. Guy Wisinski 11-5118	13 Arkansas Street	Pool & hardscape	59.4/158	NAG
44. Guy Wisinski 11-5117	13 Arkansas Street	Window rev studio	59.4/158	NAG
45. Charles Hughes 11-5114	11 Fairgrounds Road	Roof replacement	67/39	T & T Roofing
46. Donick Cary Trust 11-5113	4 Dukes Road	Rev. 09-4728: Rotate House	41/188	Val Oliver
47. Donick Cary Trust 11-5115	6 Dukes Road	Rotate & addition	41/189	Val Oliver
48. Jay Hammer 11-5142	10 King Street	New shed	43.4.2/12	B & C
49. 50 Brewster Rd, LLC 11-5124	50 Brewster Road	Pool & hardscape	43/96	Atlantic Landscaping
50. Family Ties Ack, LLC 11-5125	11 Alliance Lane	Pool & hardscape	39/24.1	Atlantic Landscaping
51. 33 North Mill, LLC 11-5126	7 North Mill Street	Hardscaping	55.4.4/77	Atlantic Landscaping
52. Family Ties Ack, LLC 11-5159	11 Alliance Lane	New dwelling	39/24.1	Studio Ppark
53. 36 Easton St, LLC 11-5138	36 Easton Street	Door & window change	42.1.4/19	McMorrow Designs
54. Dexter Group, LLC 11-5173	8 Winn Street	New shed	41/51.2	McMorrow Designs
55. Dexter Group, LLC 11-5174	8 Winn Street	Rev. 10-4835:	41/51.2	McMorrow Designs
56. Ack Livin II, LLC 11-5175	3 Winn Street	New shed	41/593	McMorrow Designs
57. Jeffrey Akseizer 11-5172	14 Moors End Lane	Addition	43/216	McMorrow Designs
58. Jeffrey Akseizer 11-5171	14 Moors End Lane	New shed	43/216	McMorrow Designs
59. 33 North Mill ST, LLC 11-5137	7 North Mill Street	New shed	55.4.4/77	Sophie Metz
60. Peterson	30 Main St Sconset	New garage/studio	73.3.1/46	Jeff Morash
61. Julie Killian 11-5136	10 Mayhew Lane	New shed	41/443	Julie Jordin
62. Genadi Prokopov 11-5187	80 Surfside Road	New dwelling	67/194	DTA
63. Slacktide 11-5135	3 Skyline Drive	Pool & hardscape	79/137.1	KM Designs
64. Matt O'Connor 11-5139	16 Tashama Lane	Rev: spa/rotate shed & wall	55/481	KM Designs
65. Kristy Kay Snyder 11-5140	7 Comeau Lane	Addition & alterations	49.3.2/13	Val Oliver
66. Cathy 11-5141	8 Deacon's Way	Basement access & window	40/84	Gryphon Architects
67. Thomas Sleeper 11-5146	8 Osprey Way	Demolition	82/40	Christopher Hall

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68. 4SC LLC 11-5145	4 Sheep Commons Lane	Addition	54/274	Liz Konetchy
69. Nantucket Land Bank 11-5161	113 Madaket Road	Demo shed	40/25.4	Greg Keltz
70. Kelsea Gray 11-5143	11a Whisperspoon Drive	New shed	68/478	Kelsea Gray
71. Rene & Taumi Daniels 11-5162	1 Bailey Road	Windows & door	56/425	Isaiah Stover
72. Gregory Raith 11-5148	5 Sheep Common Lane	New dwelling	54/278	Greg Raith
73. Dan Wight 11-5183	15 Milestone Crossing	Rev. 04-3571:	68/457	Sanne Payne
74. Dan Wight 11-5185	15 Milestone Crossing	Pool cabana	68/457	Sanne Payne
75. Reunion LLC 11-5184	6 Union Street	Roof replacement	42.3.1/185	Sanne Payne
76. 202 EPR Realty Trust 11-5181	202 Eel Point Road	Rev. 04-3326:	38/2.3	Sanne Payne
77. 202 EPR Realty Trust 11-5182	202 Eel Point Road	Cottage change trim color	38/2.3	Sanne Payne
78. Michael Jemison 11-5180	195C Hummock Pn Rd	Rev. 08-4378: reduce size	65/23.2	Botticelli + Pohl
79. 8 Walbang Nom Trust 11-5179	8 Walbang Avenue	Demo/ move off garage	82/146	Botticelli + Pohl
80. 90 N Liberty Prsv. Tst 11-5178	90 North Liberty Street	Roof & windows replace	41/22	Botticelli + Pohl
81. Laura Lamb 11-5154	8 Gloucester St	Roof replacement	76.4.1/356	Val Oliver
82. Prickly Pear Tr. 11-5155	17 Broadway (Sias)	Storage containers	73.1.3/112	Val Oliver
83. Kingfisher Realty Tst 11-5186	278 Polpis Road	Rev. 05-3719: fenestration	25/2	Gryphon Architects
84. Dakota 5W LLC	5 Westerwick Drive	New main house	73/36	WAPD
85. Cannonbury Holdings	20 Cannonbury Lane	New main house	74/14	WAPD
86. Cannonbury Holdings	20 Cannonbury Lane	New guest house	74/14	WAPD
87. Okay Okay Café, LLC	15 Washington Street	Door	42.3.1/99	BPC
88. Andrew Feldman	35 Flintlock Road	New shed	75/82	Structures Unlimited
89. 7 Masaquet, LLC	7 Masaquet Avenue	Rev.: Resite on site	80/144	Emeritus
90. Jeremy & Sarah Trottier	4 Winsor Road	New dwelling	49/193	Emeritus
91. Dobromir Sultanov	24 Hummock Pond Road	Rev. 10-4850: Spa	56/84.2	JB Studio
92. Merlos Landscaping	8B Greglen Avenue	New Storage/Warehouse	68/179.1	JB Studio
93. Island Living, LLC	4a Wamasquid Place	New Dwelling	56/113.9	JB Studio
94. Island Living, LLC	4a Wamasquid Place	New pool	56/113.9	JB Studio
95. Pochick Partners, LLC	30 Pochick Avenue	Adtn to exist dwelling	80/241	JB Studio
96. Pochick Partners, LLC	30 Pochick Avenue	New pool	80/241	JB Studio
97. Richard Oneslager	8 Cliff Road	Windows like-kind	42.4.4/23	Rich Johnston
98. Orange Suce, LLC	147R Orange Street	Egress windows	55/157	LINK
99. Julianne Mara	1 Broadway (Sias)	Outdoor shower	73.2.4/37	LINK

IX. OTHER BUSINESS

Approved Minutes	November 2 & 9, 2021
Motion	Motion to Approve. (Dutra)
Roll-call vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Dutra, and Pohl-aye
Review Minutes	November 16 & 18, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Tuesday, November 30, 2021 at 5:00 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 • Discussion of options for house moves
Commission Comments	<p>Coombs – Asked about the Fair Street demo by neglect.</p> <p>Pohl – We can't discuss this because it wasn't noticed. There has been a lot of talk; speak with Mr. McCarthy.</p>

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:53 pm. (Coombs)**

Roll-call vote Carried 5-0//McLaughlin, Dutra, Thornewill, Coombs, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board