



# 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 30, 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, 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: Camp, 5:03 pm

Early Departures: Dutra, 8:16 pm; Oliver and Welch, 8:58 pm.

Adoption of Agenda.

Motion **Motion to Approve the agenda as amended. (Oliver)**

Roll-call vote Carried 5-0//McLaughlin, Camp, Thornewill, Oliver, 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.	One Folger Road, LLC <b>11-5048</b>	1 Folger Road	Garden well in driveway	30/195.1	Rence Byers
2.	Steve & Jill Karp <b>11-5072</b>	16 North Road	Rebuild chimney	43/84	John Bergquist
3.	Julius Pasy <b>11-5055</b>	6 Bayberry Lane	New cabana	67/73	Thornewill Designs
4.	Randy Sharp <b>11-5080</b>	49 Meadowview Drive	Rev. 03-3236: Main House	56/390	Thornewill Designs
5.	Randy Sharp <b>11-5082</b>	49 Meadowview Drive	Rev. 05-3759: Cottage	56/390	Thornewill Designs
6.	Phil Pastan <b>11-5066</b>	16 Beachgrass Road	Window color change	68/384	KOH
7.	EPHRGH, LLC <b>11-5076</b>	119 Eel Point Road	Retaining wall	33/17.2	Meerbergen Designs
8.	Maureen Dunphy <b>11-5084</b>	7 I Street	Rev. 57166: Demo shed	59.4/74	Thornewill Design
9.	A & Mark Atkinson <b>11-5096</b>	82 Baxter Road	Rev. 06-4023: Drmr & shaft	49/39	Botticelli + Pohl
10.	Sun Changying <b>11-5105</b>	19a Waydale Road	Addition	67/866	DTA
11.	Daniel Mack <b>11-5121</b>	3 Sturgis Pine Lane	Roof replacement	67/541	Daniel Mack
12.	Daniel Mack <b>11-5122</b>	3a Sturgis Pine Lane	Roof replacement	67/541	Daniel Mack
13.	Kelsea Gray <b>11-5143</b>	11a Whisperspoon Drive	New shed	68/478	Kelsea Gray
14.	80 Millbrook Trust <b>11-5106</b>	80 Millbrook Road	Generator	40/79.1	Carolyn Hills
15.	Holly Coburn <b>11-5120</b>	5 High Brush Path	Main house renovations	56/388	Normand Residential
16.	Holly Coburn <b>11-5119</b>	5 High Brush Path	Garage renovations	56/388	Normand Residential
17.	Dexter Group, LLC <b>11-5173</b>	8 Winn Street	New shed	41/51.2	McMorrow Designs
18.	Dexter Group, LLC <b>11-5174</b>	8 Winn Street	Rev. 10-4835	41/51.2	McMorrow Designs
19.	Ack Livin II, LLC <b>11-5175</b>	3 Winn Street	New shed	41/593	McMorrow Designs
20.	Jeffrey Akseizer <b>11-5172</b>	14 Moors End Lane	Addition	43/216	McMorrow Designs
21.	Jeffrey Akseizer <b>11-5171</b>	14 Moors End Lane	New shed	43/216	McMorrow Designs
22.	Julie Killian <b>11-5136</b>	10 Mayhew Lane	New shed	41/443	Julie Jordin

Voting Camp (acting chair), McLaughlin, Oliver, Dutra

Alternates None

Recused Pohl, Welch, Thornewill

Documentation None

Representing None

Sign Advisory None

Concerns No concerns.

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

Roll-call Vote Carried 4-0//Dutra, McLaughlin, Oliver, and Camp-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. Julius Pasy 11-5056 • Not to be visible at time of inspection and thereafter.	6 Bayberry Lane	Pool and hardscape	67/73	Thornewill Design
2. Adam Sabin 11-5094 • Not to be visible at time of inspection and thereafter.	21B Evergreen Way	Pool and hardscape	68/759.2	Ahern
3. Slacktiden 11-5135 • Not to be visible at time of inspection and thereafter.	3 Skyline Drive	Pool and hardscape	79/137.1	KM Designs
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra			
Recused	Thornewill			
Documentation	None			
Representing	None			
Sign Advisory	None			
Concerns	No concerns.			
Motion	<b>Motion to Approve through staff per noted conditions. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye		Certificate #	<b>HDC2021-11-(as noted)</b>

**IV. 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. Norris Building Co 09-4569	14R Lowell Place	Hardscaping	41/164	Atlantic Landscaping
Voting	Pohl, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	(McLaughlin not responding)			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Lindsay Congleton, Atlantic Landscaping Inc. Linda Williams			
Public	None			
Concerns (5:12)	<b>Williams</b> – Reviewed the project; the pool is behind the house, which is behind a house. <b>Congleton</b> – This was held because HDC wanted to see the previous approval. <b>Backus</b> – The Board requested additional information, which was provided; the brick apron is appropriate. <b>Oliver</b> – It is fine, we didn't have all the information last time. <b>Coombs</b> – If Ms. Backus says it's good, she's okay with it. <b>Welch</b> – He has no concerns.			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Roll-call Vote	Carried 4-0//Oliver, Coombs, Welch, and Pohl-aye		Certificate #	<b>HDC2021-09-4569</b>
2. Katheryn Ketelson 09-4681	9 Cabot Lane	Driveway	29/90	M.Sweeney/KM Dsgn
Voting	Camp (acting chair), Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Katy Mitchell, KM Design			
Public	None			
Concerns (5:19)	<b>Mitchell</b> – Reviewed changes made per previous concerns. <b>Backus</b> – Read HSAB comments: too much brick and too formal; a natural material is preferred. <b>Coombs</b> – She prefers the existing driveway; this is not a formal area and brick doesn't fit in. <b>Thornewill</b> – The combo of materials is strange; all Belgium Block would be better than combining two materials with weird shapes. <b>Welch</b> – This is odd; he'd prefer it to remain as is or be all Belgium Block, maybe with cobble to delineate the parking spaces. <b>Camp</b> – Agrees it should be one or the other.			
Motion	<b>Motion to Approve through staff with materials to be Belgium Block and shell. (Coombs)</b>			
Roll-call Vote	Carried 4-0//Thornewill, Welch, Coombs, and Camp-aye		Certificate #	<b>HDC2021-09-4681</b>

**V. 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.	Jumabogv Yozhan <b>10-4980</b>	7 Boynton Lane	Addition	67/14.2	A.Dimov/DTA
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Anton Dimov, DTA				
Public	None				
Concerns (5:28)	<p><b>Dimov</b> – Presented project; height is 26’ with the pitch at 14/12.</p> <p><b>Oliver</b> – Her main concern is the 14/12 pitch for a tiny loft with bathroom; that should be eliminated, and the pitch match the main house.</p> <p><b>Camp</b> – She is okay with this.</p> <p><b>Coombs</b> – The roof pitch is too steep and looks out of place. West elevation, there should be 2 1<sup>st</sup>-floor windows; the addition is too tall and narrow, and its height needs to come down; the gable window should be a 4-light.</p> <p><b>McLaughlin</b> – Agrees with Ms. Coombs.</p> <p><b>Pohl</b> – It looks like the main house roof pitch is 9/12 and 14/12 is way too different.</p>				
Motion	<b>Motion to Approve through staff with the 14/12 pitch changed to match the existing structure and the west elevation gable window to be a 4-light. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye			Certificate #	<b>HDC2021-10-4980</b>
2.	<b>NIR Retail, LLC 11-5041</b>	4 Harbor Square	Renovate building	42.2.4/1	Workshop APD
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	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (5:39)	<p><b>Kotchen</b> – Presented project; all equipment and outdoor, walk-in coolers are screened with vertical board.</p> <p><b>Backus</b> – Circa 1960s; the vertical board is odd in nature. Read HSAB comments 11/15: this presents a lot of tall vertical board in an awkward location, some of which will be very visible; would like to see other options that might consolidate the equipment near the ridges and conceal it behind a more typical looking roof walk structure; asked to see revisions.</p> <p><b>Oliver</b> – Vineyard Vines has a “roof walk”; that might be more in keeping with Nantucket architecture and blend into the background. The metal cooler with a vertical-board “hat” is odd; suggested a picket fence might feel more typical.</p> <p><b>Coombs</b> – Suggested shingling one wall of the cooler. The roof walk is probable the best way to handle roof elements. She’d like to view this; it seems like a lot in the drawings.</p> <p><b>Camp</b> – She likes the idea of screening as a roof walk. She’s okay with seeing vents; they are part of the wharf.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Pohl</b> – Sounds like most want to go with the roof walk idea. Lattice is used a lot down there. The boards are drawn in elevation as opposed to perspective; he thinks they won’t look as tall.</p>				
Motion	<b>Motion to Hold for revisions and to go back to HSAB for their review. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye			Certificate #	
3.	Cameron Marks <b>11-5038</b>	5 Cobble Court	New dwelling	55/261	Cameron Marks
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Cameron Marks, owner				
Public	None				
Concerns (5:53)	<p><b>Marks</b> – Presented project; cobblestone grey trim and sash, Folger blue door, and black asphalt roof.</p> <p><b>McLaughlin</b> – South elevation, the front door should be a 2-panel, 6-light door. No other concerns.</p> <p><b>Coombs</b> – North elevation, the mulled windows should be separated, and the mulled 1<sup>st</sup>-floor windows separated and aligned under the dormer windows; fenestration is chaotic.</p> <p><b>Camp</b> – No concerns.</p> <p><b>Thornewill</b> – This is a lovely building.</p> <p><b>Pohl</b> – There is historical precedent for the style of front door as proposed.</p>				
Motion	<b>Motion to Approve as submitted with the double windows shown on the 1<sup>st</sup>-floor, south elevation. (Camp)</b>				
Roll-call Vote	Carried 4-1//Coombs, Thornewill, Camp, and Pohl-aye; McLaughlin-nay			Certificate #	<b>HDC2021-11-5038</b>

4. Nice to Be back, LLC **11-5037**      43 Kendrick Street      New pool      76.4.3/31      CWA

Voting      Pohl, Camp, McLaughlin, Coombs, Dutra  
 Alternates      Welch, Thornewill  
 Recused      None  
 Documentation      Landscape design plans, site plan, and photos.  
 Representing      Lucas Velle, Chip Webster Associates  
 Public      None  
 Concerns (6:01)      **Velle** – Presented project; 60’X20’ with autocover; berm and other elements will screen it from the road; the berm is for personal privacy and will be made to look as natural as possible.  
    **Coombs** – She thought berms were restricted to be between 2’ and 3’ tall; the proposed berm is quite tall and not in keeping with the area. The berm was not brought to our attention; she proposes a revision to the berm.  
    **Camp** – She’s okay with the pool; it’s way out there with sufficient land around it for screening. Her concern is the tall berm with Leland Cyprus – two things we don’t do; it’s an example of changing the terrain in order to screen a pool.  
    **Dutra** – The pool is fine. Agrees the berm is out of place; wishes the applicant had come to the Board for the berm.  
    **McLaughlin** – If the screening remains, the pool won’t be visible.  
    **Pohl** – Tom Nevers is very flat, and the berm is long and tall. The Board probably would have been okay with the pool without the berm; it’s an industrial-scale berm and needs to be naturalized. As it is currently rendered, the berm is very artificial and very large; you will need to inform the client that approval of the pool is being withheld for work on the berm to make it look more natural to the area.

Motion      **Motion to Hold for revisions to the existing berm. (Coombs)**  
 Roll-call Vote      Carried 5-0//Dutra, Camp, McLaughlin, Coombs, and Pohl-aye      Certificate #

5. 11 India St, LLC <b>11-5034</b>	11 India Street	Porch & fenestration	42.3.1/122.1	Emeritus
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Voting      Pohl, Camp, McLaughlin, Coombs, Welch  
 Alternates      Thornewill  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, photos, historical documentation, and advisory comments.  
 Representing      Matt MacEachern, Emeritus Development  
 Public      None  
 Concerns (6:15)      **MacEachern** – Presented project; circa 1846.  
    **Backus** – Read HSAB comments 11/15: no concerns.  
    No concerns.

Motion      **Motion to Approve as submitted. (Coombs)**  
 Roll-call Vote      Carried 5-0//Camp, McLaughlin, Welch, Coombs, and Pohl-aye      Certificate #      **HDC2021-11-5034**

6. Habitat Nantucket, **11-5044**      9A Benjamin Drive      New dwelling duplex      67/515.1      Norman Reith

Voting      Pohl, Camp, McLaughlin, Coombs, Oliver, Thornewill  
 Alternates      Welch, Dutra  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, and photos.  
 Representing      Ethan Griffin, Gryphon Architects  
    Richard Hussey, Habitat for Humanity Nantucket  
 Public      Linda Williams, Housing Authority  
 Concerns (6:20)      **Griffin** – Presented project.  
    **Hussey** – The Indian burial grounds are on the far side of a fence east of a property abutting this property.  
    **Williams** – The Housing authority discussed this and supports it.  
    **Camp** – The front is great. The back doors could be combined under a pent roof and/or small porch.  
    **Coombs** – This is very close to the Indian field; asked if that is incorporated into the site plan. This is 28’6” tall, which is higher than other buildings in that area; wants to ensure this won’t be visible because of that.  
    **Thornewill** – Appreciates the use of dormers; it gives it character. The location on the property will mitigate its size.  
    **McLaughlin** – The front doors are nice.

Motion      **Motion to Approve as submitted. (Coombs)**  
 Roll-call Vote      Carried 5-0//McLaughlin, Thornewill, Camp, Coombs, and Pohl-aye      Certificate #      **HDC2021-11-5044**

7. Habitat Nantucket, **11-50** 9B Benjamin Drive New dwelling single-family 67/515.1 Norman Reith  
 Voting Pohl, Camp, McLaughlin, Coombs, Oliver, Thornewill  
 Alternates Welch  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Ethan Griffin, Gryphon Architects  
 Public None  
 Concerns (6:30) **Griffin** – Presented project.  
**Camp** – This has the pent roof she'd like on the rear of the duplex at 9A.  
 No concerns.  
 Motion **Motion to Approve as submitted. (Camp)**  
 Roll-call Vote Carried 5-0//Thornewill, Coombs, McLaughlin, Camp, and Pohl-aye Certificate # **HDC2021-12-5**
8. Derrick Maxwell **12-5281** 6 Dooley Court New dwelling 68/153.2 Linda Williams  
 Voting Pohl, Camp, McLaughlin, Coombs, Welch  
 Alternates Thornewill  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Linda Williams  
 Public None  
 Concerns (6:32) **Williams** – Presented project; Dreamline modular; not visible from Old South Road and Youngs Way; height is 29'10"; natural to weather decks with black sash, grey trim, and charcoal roof.  
**Camp** – The secondary door in the garage section looks very squeezed in; asked if it could go around to the east elevation and then center the garage doors on the south elevation.  
**Welch** – It's appropriate. We make decisions about these being symmetrical, which he feels is a minimal standard; we need to be sensitive to people's lives.  
**Coombs** – The height is not typical of Dooley Court; this is nearly 30'.  
**McLaughlin** – He has no concerns in this location.  
**Pohl** – Pointed out that moving the south elevation door to the east creates interior issues.  
 Motion **Motion to Approve as submitted. (Welch)**  
 Roll-call Vote Carried 5-0//McLaughlin, Coombs, Camp, Welch, and Pohl-aye Certificate # **HDC2021-12-5281**
9. Thomas Keegan 9 Cathcart Road Main house revisions 54/11 Linda Williams  
 10. Thomas Keegan 9 Cathcart Road New pool & hardscape 54/11 Linda Williams  
 Voting Pohl, Camp, McLaughlin, Coombs, Thornewill  
 Alternates Welch  
 Recused None  
 Documentation Landscape design plans, site plan, and photos.  
 Representing Linda Williams  
 Public None  
 Concerns (6:51) **Williams** – Asked these be held.  
 Not opened at this time.  
 Motion **Motion to Hold at applicant's request. (Coombs)**  
 Roll-call Vote Carried 5-0//McLaughlin, Camp, Thornewill, Coombs, and Pohl-aye Certificate #

**VI. 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.              | Tom Watkins <b>08-4409</b>   | 6 Huntington Road     | Rev. 08-4409: adtn Garage | 71.3.2/322        | Chris Grimes           |
| Voting          | Camp (acting chair), McLaughlin, Coombs, Welch, Thornewill   |                       |                           |                   |                        |
| Alternates      | None   |                       |                           |                   |                        |
| Recused         | Oliver   |                       |                           |                   |                        |
| Documentation   | Architectural elevation plans, site plan, and photos.  |                       |                           |                   |                        |
| Representing    | Chris Grimes   |                       |                           |                   |                        |
| Public          | None   |                       |                           |                   |                        |
| Concerns (6:51) | <b>Grimes</b> – Reviewed changes made per previous concerns; the left elevation 1 <sup>st</sup> -floor wall is where the heating system is located; it's not visible.<br><b>Welch</b> – It's fine with the exception of the roof walk; if that's going to be there, it should not have a skirt. Front elevation, asked for some separation between the garage roof and house.<br><b>Coombs</b> – Left elevation; the lower garage needs a window or two on the 1 <sup>st</sup> floor.<br><b>McLaughlin</b> – No comments.<br><b>Thornewill</b> – Front elevation, the railing between the sections should be shingled.<br><b>Camp</b> – Agrees with Ms. Thornewill. Suggested separating the ganged windows over the front door. |                       |                           |                   |                        |
| Motion          | <b>Motion to Approve through staff with front elevation gable windows separated, the connector to be shingled, and no skirting on the roof walk. (McLaughlin)</b>  |                       |                           |                   |                        |
| Roll-call Vote  | Carried 5-0//Coombs, Thornewill, Welch, McLaughlin, and Camp-aye   |                       |                           | Certificate #     | <b>HDC2021-08-4409</b> |

2.	Elizabeth Powell	<b>09-4798</b>	71 Cliff Road	Rev. 09-4798: new dwelling	80/160	Thornewill Design
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Welch					
Recused	Thornewill					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Luke Thornewill, Thornewill Design					
Public	None					
Concerns (7:03)	<p><b>Thornewill</b> – Reviewed changes made per previous concerns; the pool was approved in the shown location, but the retaining wall has not been approved and is not part of this application.</p> <p><b>Coombs</b> – Feels the pool and Friendship stairs are too close; the pool should move away from the stairs.</p> <p><b>Camp</b> – The clouding makes the windows look huge. Prefers the previous window sizes.</p> <p><b>Oliver</b> – She is okay with the house. She will have concern about the retainage, and we should state that isn't approved at this time.</p> <p><b>McLaughlin</b> – No concerns.</p> <p><b>Pohl</b> – He agrees the previous windows were better.</p>					
Motion	<b>Motion to Approve through staff with the window sizes to be as in the previous submission. (Camp)</b>					
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye			Certificate #	<b>HDC2021-09-4798</b>	
3.	4 Lowell Place	<b>N.T 10-4903</b>	4 Lowell Place	Rev. 10-4903: addition	41/168	Topham Design
Voting	Pohl, Oliver, Welch, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Joe Topham, Topham Design					
Public	None					
Concerns (7:14)	<p><b>Topham</b> – Presented project; the ZBA approval requires the addition be only 5'6" deep.</p> <p><b>Oliver</b> – This fits the rest of the street; is okay with the 5'6" depth.</p> <p><b>Thornewill</b> – She was talking about the entire front façade being under a hipped porch.</p>					
Motion	<b>Motion to Approve through staff with the addition depth reduced to 5'6". (Welch)</b>					
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Welch, and Pohl-aye			Certificate #	<b>HDC2021-10-4903</b>	
4.	Isaiah Truyma	<b>10-4826</b>	117 Orange Street	Hardscape	55/377	Atlantic Landscape
5.	Hedges LLC	<b>09-4570</b>	10 Bassett Road	Hardscape	26/39	Atlantic Landscape
Voting	Pohl, Coombs, Oliver, Welch					
Alternates	None					
Recused	None					
Documentation	None					
Representing	None					
Public	None					
Concerns (7:19)	Not opened at this time.					
Motion	<b>Motion to Hold for Thursday, December 2<sup>nd</sup>, at applicant's request. (Coombs)</b>					
Roll-call Vote	Carried 4-0//Oliver, Welch, Coombs, and Pohl-aye			Certificate #		
6.	22 Easton LLC	<b>05-3644</b>	22 Easton Street	Rev. 06-4026: pool/hrdscp	42.1.1/12	Ahern
Voting	Pohl, Camp, Coombs, Thornewill					
Alternates	None					
Recused	None					
Documentation	Landscape design plans, site plan, photos, and advisory comments.					
Representing	Miroslava Ahern, Ahern Design, LLC					
Public	Andrew Kotchen, Workshop APD					
Concerns (7:19)	<p><b>Ahern</b> – Reviewed changes made per previous concerns.</p> <p><b>Backus</b> – In August, the HSAB asked for brick or Belgium block apron; she supports that. The boardwalk is bringing a beach characteristic to a formal neighborhood.</p> <p><b>Camp</b> – She's okay with the pool; this is a formal design. She doesn't want the lounge patio area to be visible from Easton Street; move or reduce the patio so its visibility is mitigated. A spa might be better than a pool here.</p> <p><b>Coombs</b> – She can't approve a pool in this area. Trees and hedges don't appreciate saltwater and so are unacceptable for screening in this area.</p> <p><b>Thornewill</b> – The steps feel very hard-edged; okay with the wood boardwalk. There is no precedent for a private pool in the Brant Point area.</p> <p><b>Kotchen</b> – Thinks they will have to pull and resubmit for a 5-person board; we're at a stalemate now.</p>					
Roll-call Vote	<b>Motion to Hold for revisions. (Camp)</b>			Certificate #		
	Carried 4-0//Coombs, Thornewill, Camp, and Pohl-aye			Certificate #		

## 7. 22 Easton, LLC 06-4026 22 &amp; 24 Easton Street Rev. 05-3644: guest House 42.1.4/12 12.1 Roland Voyages

Voting	Pohl, Camp, Coombs, Thornewill		
Alternates	None		
Recused	None		
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.		
Representing	Andrew Kotchen, Workshop APD		
Public	None		
Concerns (7:22)	<p><b>Kotchen</b> – Reviewed changes made per previous concerns.</p> <p><b>Backus</b> – Appreciates reduction in size. There was a discussion about having simpler fenestration.</p> <p><b>Coombs</b> – She has no concerns with the guest house, but the height should come down to at least 25’.</p> <p><b>Thornewill</b> – The reductions are an improvement. She’s a little concerned about the 27’4” height facing the street. You don’t need 9’ ceilings in a cottage.</p> <p><b>Camp</b> – Agrees with Ms. Thornewill; 27’4” is too high when we cap cottages at 24’; it’s over fenestrated facing Easton Street and commands too much attention for a guest house.</p> <p><b>Pohl</b> – He’s okay with this but would like it better with it if it were lower; 2 other members want a reduction in height.</p>		
Motion	<b>Motion to Approve through staff with the height reduced 10”.</b> (Coombs)		
Roll-call Vote	Carried 3-1//Thornewill, Coombs, and Pohl-aye; Camp-nay	Certificate #	<b>HDC2021-06-4026</b>

8. John Barry 10-4844	22 Eel Point Road	Rev. 05-3895: + drms & str	40/45	Emeritus
Voting	Pohl, McLaughlin, Coombs, Welch, Dutra			
Alternates	Thornewill			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:46)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns; the roof pitch is approved as 12<sup>3/4</sup>/12.</p> <p><b>Welch</b> – Lower the main roof pitch; the height of the roof relative to the structure is overly evident. The ridge needs to come down 1’ at least.</p> <p><b>Dutra</b> – He’s okay with this.</p> <p><b>Coombs</b> – She’d like to see this with a 12/12 main pitch. Appreciates the other changes made.</p> <p><b>McLaughlin</b> – This is applicable to the neighborhood; okay with the pitch of the dormers at 4/12.</p> <p><b>Pohl</b> – Changing the pitch to 12/12 would bring the height down. At least 3 members want to see the pitch reduced.</p>			
Motion	<b>Motion to Approve through staff dropping the plate height 6” and increasing the dormer pitch to 5/12.</b> (McLaughlin)			
Roll-call Vote	Carried 4-1//Coombs, Dutra, McLaughlin, and Pohl-aye; Welch-nay	Certificate #	<b>HDC2021-10-4844</b>	

**VII. 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. Dobromir Sultanov 11-5088	24 Hummock Pond Road	Roof top solar array	56/84.2	Ack Smart	
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Tim Carruthers, ACK Smart				
Public	None				
Concerns (7:55)	<p><b>Carruthers</b> – Presented project.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as submitted.</b> (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye	Certificate #	<b>HDC2021-11-5088</b>		
2. 4170 + Down, LLC 11-5090	107 Tom Nevers Road	Adtn & house move onsite	91/26	CWA	
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch, Dutra				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:58)	Not opened at this time.				
Motion	<b>Motion to Hold for representation.</b> (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye	Certificate #			

3. Christina McDonough <b>11-5005</b>	6 White Whale Lane	New dwelling	66/536	Gregory Bernard
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:59)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye		Certificate #	
4. Fern & Leslie Getto <b>11-5095</b>	39 Wigwam Road	Addition, deck, & solar	77/7.2	Meerbergen Designs
Voting	Pohl, McLaughlin, Coombs, Oliver, Dutra			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:00)	<b>Meerbergen</b> – Presented project; solar is on the side facing the street on an existing dormer; roof to be dual black. <b>Coombs</b> – Solar shouldn't be on the front facing the street. Okay with the other changes. <b>Oliver</b> – The additions are appropriate given the area; there is an overabundance of French doors on the south elevation and would like to see the left transoms removed. Our guidelines ask that no solar be on the front; if it can't be on the structure, it should go on the ground. <b>McLaughlin</b> – He has no concerns. North elevation, the decks exceed the guidelines. <b>Dutra</b> – Agrees the south elevation transom should be eliminated; feels the drawing makes it look worse than it is, and the contrast won't be that much. <b>Pohl</b> – The established policy is to not have solar on the front, so he can't support this; agrees the transom should be eliminated. Loves the idea of a ground array.			
Motion	<b>Motion to Approve through staff without the solar panels and south elevation transom. (Oliver)</b>			
Roll-call Vote	Carried 4-1//Coombs, Dutra, Oliver, and Pohl-aye; McLaughlin-nay		Certificate #	<b>HDC2021-11-5095</b>
5. Michael Hirst <b>11-5110</b>	4 Halyard Lane	Roof & ground solar array	66/327	Sunwind, LLC
6. Last Waltz, LLC <b>11-5111</b>	83 Bartlett Road	Roof solar array	66/409	Sunwind, LLC
Voting	Pohl, McLaughlin, Coombs, Oliver, Dutra			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:15)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Dutra, Coombs, and Pohl-aye		Certificate #	
7. Thomas Nelson <b>11-5112</b>	129 Polpis Road	Demo shed	44/195	Norton Pres. Trust
Voting	Pohl, McLaughlin, Coombs, Oliver, Dutra			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historical documents			
Representing	Valerie Norton, Norton Preservation Trust			
Public	None			
Concerns (8:15)	<b>McCarthy</b> – We don't have this submission. Not opened at this time.			
Motion	<b>Motion to Hold for Tuesday, December 7<sup>th</sup>. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Dutra, Coombs, and Pohl-aye		Certificate #	



8. Donick Cary Trust <b>11-5115</b>	6 Dukes Road	Rotate & addition	41/189	Val Oliver
Voting	Camp (acting chair), McLaughlin, Coombs, Welch, Thornewill			
Alternates	Dutra			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (8:16)	<p><b>Oliver</b> – Presented project; 3 skylights on the north elevation are existing with the fourth to help it blend in.</p> <p><b>Cary</b> – They want to save the house his dad built.</p> <p><b>McLaughlin</b> – The policy is 1 skylight per roof plane; he has too many already.</p> <p><b>Coombs</b> – She thinks this is cute. Asked if the addition roof could drop 1’ without too much disturbance.</p> <p><b>Thornewill</b> – She’d appreciate dropping the addition a foot to provide delineation between original and new.</p> <p><b>Welch</b> – This is at the rear of the lot; given the location, this is appropriate.</p> <p><b>Camp</b> – Agrees with Ms. Thornewill about dropping the addition to create additive massing.</p>			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Roll-call Vote	Carried 4-0//Welch, Thornewill, Coombs, and Camp-aye;		Certificate #	<b>HDC2021-11-5115</b>
	McLaughlin no response			
9. Genadi Prokopov <b>11-5187</b>	80 Surfside Road	New dwelling	67/194	DTA
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site and plan.			
Representing	Anton Dimov, DTA			
Public	None			
Concerns (8:29)	<p><b>Dimov</b> – Presented project; height is 27’.</p> <p><b>McLaughlin</b> – The meeting rails don’t align; the roof eave should be raised.</p> <p><b>Coombs</b> – She’d like to see the 2 existing structures on this lot. Doesn’t feel a full 2-story structure belongs here.</p> <p><b>Oliver</b> – The height is a concern, it’s the large mass on the street. Suggested turning it. Barnboard is inappropriate; there is nothing on the street with barnboard.</p> <p><b>McLaughlin</b> – This will stand out in this neighborhood.</p> <p><b>Camp</b> – This is out of scale for the lot; agrees with what’s been said.</p> <p><b>Pohl</b> – The proportions of the gambrel are very flat. He agrees about the vertical board.</p>			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	
10. Matt O’Connor <b>11-5139</b>	16 Tashama Lane	Rev: spa/rotate shed & wall	55/481	KM Designs
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	Oliver, Dutra			
Documentation	Landscape design plans, site plan, and photo.			
Representing	Katy Mitchell, KM Design			
Public	Linda Williams			
Concerns (8:42)	<p><b>Mitchell</b> – Presented project; administratively, we will separate the shed from the spa and wall; currently the wall is 29” but reducing it by one course brings it to 22” with a 4’ wall on top.</p> <p><b>Williams</b> – This lot is level with the property to the east. The back slopes precipitously toward McLean.</p> <p><b>Welch</b> – He had been looking for topographical information regarding the retaining wall down; we don’t have that.</p> <p><b>Coombs</b> – Asked why retainage is necessary along Tashama; she didn’t think the land changed that much. Agrees we need topographical information. Sometimes a pool isn’t good for an area. The wall won’t prevent run off into the neighbor’s property. Where the wall and fence go is important and we need to know the plantings are appropriate to the area.</p> <p><b>Camp</b> – Agrees we need more information; asked how the 4’ pressure-treated wall was resolved. She wants to see a cross section going down to the neighbor.</p> <p><b>Thornewill</b> – Looking at the existing wall, which is being reduced to 22”, the 4’ fence needs to go along the dashed line with plantings to mitigate the wall.</p> <p><b>Pohl</b> – There is nothing that says the yard must be completely flat; there could be a series of terraces using small walls.</p>			
Motion	<b>Motion to Hold for revisions and more information with the topography to include the neighbor’s property. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Camp, Thornewill, Welch, Coombs, and Pohl-aye		Certificate #	

Rest held for Thursday, December 2<sup>nd</sup>

11. Cathy <b>11-5141</b>	8 Deacon's Way	Basement access & window	40/84	Gryphon Architects
12. Thomas Sleeper <b>11-5146</b>	8 Osprey Way	Demolition	82/40	Christopher Hall
13. 4SC, LLC <b>11-5145</b>	4 Sheep Commons Lane	Addition	54/274	Liz Konetchy
14. Family Ties Ack, LLC <b>11-5159</b>	11 Alliance Lane	New dwelling	39/24.1	Studio Ppark
15. Family Ties Ack, LLC <b>11-5125</b>	11 Alliance Lane	Pool & hardscape	39/24.1	Atlantic Landscaping
16. 50 Brewster Rd, LLC <b>11-5124</b>	50 Brewster Road	Pool & hardscape	43/96	Atlantic Landscaping
17. Nantucket Land Bank <b>11-5161</b>	113 Madaket Road	Demo shed	40/25.4	Greg Keltz
18. Rene & Taumi Daniels <b>11-5162</b>	1 Bailey Road	Windows & door	56/425	Isaiah Stover
19. Gregory Raith <b>11-5148</b>	5 Sheep Common Lane	New dwelling	54/278	Greg Raith
20. Dan Wight <b>11-5183</b>	15 Milestone Crossing	Rev. 04-3571:	68/457	Sanne Payne
21. Dan Wight <b>11-5185</b>	15 Milestone Crossing	Pool cabana	68/457	Sanne Payne
22. 202 EPR Realty Trust <b>11-5181</b>	202 Eel Point Road	Rev. 04-3326:	38/2.3	Sanne Payne
23. 202 EPR Realty Trust <b>11-5182</b>	202 Eel Point Road	Cottage change trim color	38/2.3	Sanne Payne
24. Michael Jemison <b>11-5180</b>	195C Hummock Pn Rd	Rev. 08-4378: reduce size	65/23.2	Botticelli + Pohl
25. 8 Walbang Nom Trust <b>11-5179</b>	8 Walbang Avenue	Demo/ move off garage	82/146	Botticelli + Pohl
26. Kingfisher Realty Tst <b>11-5186</b>	278 Polpis Road	Rev. 05-3719: fenestration	25/2	Gryphon Architects
27. Dakota 5W, LLC	5 Westerwick Drive	New main house	73/36	WAPD
28. Cannonbury Holdings	20 Cannonbury Lane	New main house	74/14	WAPD
29. Cannonbury Holdings	20 Cannonbury Lane	New guest house	74/14	WAPD
30. Okay Okay Café, LLC	15 Washington Street	Door	42.3.1/99	BPC
31. Andrew Feldman	35 Flintlock Road	New shed	75/82	Structures Unlimited
32. 7 Masaquet, LLC	7 Masaquet Avenue	Rev.: Resite on site	80/144	Emeritus
33. Dobromir Sultanov	24 Hummock Pond Road	Rev. 10-4850: Spa	56/84.2	JB Studio
34. Merlos Landscaping	8B Greglen Avenue	New Storage/Warehouse	68/179.1	JB Studio
35. Island Living, LLC	4a Wamasquid Place	New Dwelling	56/113.9	JB Studio
36. Island Living, LLC	4a Wamasquid Place	New pool	56/113.9	JB Studio
37. Pochick Partners, LLC	30 Pochick Avenue	Adtn to exist dwelling	80/241	JB Studio
38. Pochick Partners, LLC	30 Pochick Avenue	New pool	80/241	JB Studio
39. Orange Suce, LLC	147R Orange Street	Egress windows	55/157	LINK
40. Rich Gillis	38 Prospect St. Lot 29	Spa and fence	None	Linda Williams
41. 33 North Mill LLC <b>11-5051</b>	7 North Mill Street	New garage with studio	55.4.4/77	Sophie Metz
42. Jeremy Trottier <b>11-5166</b>	4 Windsor Road	New dwelling	79/193	Emeritus
43. Tack 3, LLC <b>11-5100</b>	26 Washington Street	Move off/demo	42.3.2/23	CWA
44. Rose Realty Trust <b>11-5107</b>	28 India Street	Inground spa	42.3.4/108	Jardins Intl.
45. LBC Sconset, LLC <b>11-5040</b>	9 Hawk Circle	Rev. 08-4387: Fenest chngs	74/37.1	Adam Davis
46. Jay Hammer <b>11-5142</b>	10 King Street	New shed	43.4.2/12	B & C
47. 33 North Mill, LLC <b>11-5126</b>	7 North Mill Street	Hardscaping	55.4.4/77	Atlantic Landscaping
48. Peterson	30 Main St Sconset	New garage/studio	73.3.1/46	Jeff Morash
49. 33 North Mill ST, LLC <b>11-5137</b>	7 North Mill Street	New shed	55.4.4/77	Sophie Metz
50. 36 Easton St, LLC <b>11-5138</b>	36 Easton Street	Door & window change	42.1.4/19	McMorrow Designs
51. Kristy Kay Snyder <b>11-5140</b>	7 Comeau Lane	Addition & alterations	49.3.2/13	Val Oliver
52. Reunion LLC <b>11-5184</b>	6 Union Street	Roof replacement	42.3.1/185	Sanne Payne
53. 90 N Liberty Prsv. Tst <b>11-5178</b>	90 North Liberty Street	Roof & windows replace	41/22	Botticelli + Pohl
54. Prickly Pear Tr. <b>11-5155</b>	17 Broadway (Sias)	Storage containers	73.1.3/112	Val Oliver
55. Richard Oneslager	8 Cliff Road	Windows like-kind	42.4.4/23	Rich Johnston
56. Julianne Mara	1 Broadway (Sias)	Outdoor shower	73.2.4/37	LINK

**VIII. OTHER BUSINESS**

Approved Minutes	November 16 & 18, 2021
Motion	<b>Motion to Approve. (Coombs)</b>
Roll-call vote	Carried //Camp, McLaughlin, Thornewill, Coombs, and Pohl-aye
Review Minutes	November 23, 2021

Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Thursday, December 2, 2021 at 1:00 pm. ZOOM</b></li> <li>• Discussion of Advisory Board Review</li> <li>• Section 106 – Sunrise Wind Farm Project, Intro  <b>Welch</b> – He’s represented HDC for 3 terms; he would like someone else step up to the plate. Ms. Oliver is involved in a contrarian matter. Suggested discussing this on Thursday.</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	

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion

**Motion to Adjourn at 9:02 pm. (Coombs)**

Roll-call vote

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board