



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Raymond Pohl (Chair), Diane Coombs (Vice-chair), John McLaughlin, Abigail Camp, Vallorie Oliver,  
**Associate Commissioners:** Stephen Welch, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Thursday, May 20, 2021

*This meeting was held via remote participation using ZOOM and YouTube,  
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 1:00 p.m. and announcements by Ms. Coombs

Staff in attendance: Cathy Flynn, HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker  
Attending Members: Coombs, McLaughlin, Camp, Oliver, Thornewill  
Absent Members: Pohl, Welch, Dutra  
Late Arrivals: None  
Early Departures: None

Adoption of Agenda.

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

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

## I. PUBLIC COMMENT

None

## II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	ACK 2 I Do, LLC <b>05-3803</b>	5 Old Mill Court	Rev. 3034 + 3407: pool alts	55/926	B. Meerbergen
2.	ACK 2 I Do, LLC <b>05-3800</b>	5 Old Mill Court	Rev. 3035 + 3322: studio alts	55/926	B. Meerbergen
3.	ACK 2 I Do, LLC <b>05-3802</b>	5 Old Mill Court	Rev. 3036 + 3049: house alts	55/926	B. Meerbergen
4.	Dawn Holdgate <b>05-3806</b>	26 Monomoy Road	Like kind + change roof	54/146	L. Williams
Voting	Coombs, McLaughlin, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No concerns.				
Motion	<b>Motion to Approve. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, Thornewill, Oliver, McLaughlin, and Coombs-aye			Certificate #	<b>HDC2021-05-(as noted)</b>

**V. NEW BUSINESS 4/27/21**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Carol Anne Surface <b>04-3605</b>	47 Warren's Landing	New dwelling	38/34	BPC
Voting	Coombs, McLaughlin, Camp, Oliver Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and 3D rendering.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (1:06)	<p><b>Paul</b> – This is not within the jurisdiction of the Madaket Area Plan; highest ridge is 28’.</p> <p><b>Camp</b> – The old cottage was more in keeping with old Madaket. This has a long ridge and heavy mass in a delicate area; would like it scaled down. The cupola windows are too horizontal.</p> <p><b>Thornewill</b> – Agrees that the middle roof is very long as seen from the southwest, which will be visible from Warren’s Landing Road. The style is in keeping with the area. Southwest elevation should be simpler; the windows and doors with transoms and sidelights is too much.</p> <p><b>Oliver</b> – Agrees with what’s been said. The pane configuration on the southwest is chaotic; eliminate the transoms. Southeast is most successful because it’s simple. The cupola doesn’t work and makes it lopsided and the panes are too horizontal. The short sides are simple.</p> <p><b>McLaughlin</b> – Cupola is out of character and should be remove. Northeast, change the 4-light to a regular front door.</p> <p><b>Coombs</b> – Too many mulled windows. Agrees about the southwest elevation. Warren’s Landing is a simple place. There’s enough land to bring this down with more 1-story elements; it is currently very long and straight. The cupola is too large, and the panes are wrong.</p>				
Motion	<b>Motion to Hold for revisions. (McLaughlin)</b>				
Roll-call Vote	Carried 5-0//Camp, Thornewill, Oliver, McLaughlin, and Coombs-aye			Certificate #	
2.	Carol Anne Surface <b>04-3606</b>	47 Warren's Landing	Studio	38/34	BPC
Voting	Coombs, McLaughlin, Camp, Oliver Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (1:20)	<p><b>Paul</b> – Presented the project; would be best if this and the pool track the main house; height is 18’9”; natural to weather trim with black windows and doors; north elevation faces the neighbor to the north.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Oliver</b> – This is simple and low. Likes the west and east a lot; not so sure about the north and south with the wings.</p> <p><b>Thornewill</b> – The proportions of gable to the shed wings is off but makes it quirky. North elevation, the lack of windows makes it look like a beach hat (not visible).</p>				
Motion	<b>Motion to Hold to track with the main house. (Oliver)</b>				
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Thornewill, Oliver, and Coombs-aye			Certificate #	
3.	Carol Anne Surface <b>04-3607</b>	47 Warren's Landing	Pool	38/34	BPC
Voting	Coombs, McLaughlin, Camp, Oliver Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (1:30)	<p><b>Paul</b> – 18X38.</p> <p>Not opened at this time.</p>				
Motion	<b>Motion to Hold to track with the main house. (Oliver)</b>				
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Thornewill, Oliver, and Coombs-aye			Certificate #	

4.	Sharon Lefevre <b>05-3626</b>	30 Pine Street	Rev. 2302: ODS/AC/skylight	42.3.2/46	Angus MacLeod
Voting	Coombs, McLaughlin, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Angus MacLeod				
Public	None				
Concerns (1:31)	<p><b>MacLeod</b> – Presented project; skylight is on the rear and not visible.</p> <p><b>Backus</b> – Circa 1865. Read HSAB comments: A/C screening fence should be higher.</p> <p><b>Camp</b> – Agrees with HSAB about the fence.</p> <p><b>Thornewill</b> – Agrees; skylight is visible only from the rear yard.</p> <p><b>Oliver</b> – Also agrees.</p> <p><b>McLaughlin</b> – He’s concerned about the skylight in the old historic area (OHD).</p> <p><b>Coombs</b> – The skylight is on the rear and not visible so is allowable.</p>				
Motion	<b>Motion to Approve. (Camp)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Oliver, McLaughlin, Camp, and Coombs-aye		Certificate #	<b>HDC2021-05-3626</b>	
5.	72 Pocomo Road, LLC <b>05-3628</b>	72 Pocomo Road	Move off/demo MH	15/37	Botticelli + Pohl
Voting	Coombs, McLaughlin, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (1:39)	<p><b>Botticelli</b> – Presented project; circa 1990.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve a move off/demo. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Oliver, and Coombs-aye		Certificate #	<b>HDC2021-05-3628</b>	
6.	72 Pocomo Road, LLC <b>05-3629</b>	72 Pocomo Road	Move off/demo pool house	15/37	Botticelli + Pohl
Voting	Coombs, McLaughlin, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (1:40)	<p><b>Botticelli</b> – Presented project; circa 1990.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve a move off/demo. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Oliver, and Coombs-aye		Certificate #	<b>HDC2021-05-3629</b>	
7.	72 Pocomo Road, LLC <b>05-3630</b>	72 Pocomo Road	New dwelling	15/37	Botticelli + Pohl
Voting	Coombs, McLaughlin, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (1:45)	<p><b>Botticelli</b> – Presented project; the elevation is correct regarding the porch; height is 28’2”, and it’s 126’ long; color of shutters isn’t noted but Essex green is good; this is a big lot that can hold a big house.</p> <p><b>Oliver</b> – The site plan and floor plan show a smaller 1<sup>st</sup>-floor porch than indicated on the elevation. This is handsome. It’s 607 feet off the road.</p> <p><b>Thornewill</b> – On the side facing the water, the 2<sup>nd</sup>-floor doors don’t align with the 1<sup>st</sup> floor.</p> <p><b>Camp</b> – This looks super large to her; wishes it had more additive massing because it looks bulky.</p> <p><b>McLaughlin</b> – The front door should be a typical style. It’s compatible to the neighborhood.</p> <p><b>Coombs</b> – Essex green shutters would be good. Asked that the mulled windows be broken up; there are 5 sets on the west elevation and 6 sets on the east. Agrees with Ms. Camp about more additive massing to bring it down.</p>				
Motion	<b>Motion to Approve as drafted. (Oliver)</b>				
Roll-call Vote	Carried 3-1//Thornewill, Oliver, and Coombs-aye; Camp-nay;		Certificate #	<b>HDC2021-05-3630</b>	
	McLaughlin not vote lost connection				

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8.	Anne Delaney	<b>05-3631</b>	4 Old Quidnet Milk Road	Rooftop solar – house	20/53	ACK Smart
9.	Anne Delaney	<b>05-3632</b>	4 Old Quidnet Milk Road	Rooftop solar – cottage	20/53	ACK Smart
Voting	Coombs, Camp, Oliver					
Alternates	None					
Recused	Thornewill; McLaughlin lost connection					
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.					
Representing	Tobias Glidden, ACKSmart					
Public	None					
Concerns (1:57)	<b>Glidden</b> – Presented project. <b>Oliver</b> – These houses are not visible from anywhere. No concerns					
Motion	<b>Motion to Approve both due to lack of visibility. (Oliver)</b>					
Roll-call Vote	Carried 3-0//Camp, Oliver, and Coombs-aye				Certificate #	<b>HDC2021-05-3631&amp;3632</b>
10.	Jane Stoddard	<b>05-3633</b>	6 Quaker Road	Rooftop solar	41/522	ACK Smart
Voting	Coombs, Camp, Oliver Thornewill					
Alternates	None					
Recused	McLaughlin lost connection					
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and manufacturer spec sheet.					
Representing	Tobias Glidden, ACKSmart					
Public	None					
Concerns (1:58)	<b>Glidden</b> – Presented project; not visible. <b>Oliver</b> – Concurs this is not visible and black on black. <b>Backus</b> – Read HSAB comments: no concerns due to lack of visibility and type of architecture; commented that the panels should sit no more than 4” off the roof. No concerns.					
Motion	<b>Motion to Approve. (Oliver)</b>					
Roll-call Vote	Carried 4-0//Camp, Oliver, Thornewill, and Coombs-aye				Certificate #	<b>HDC2021-05-3633</b>
11.	Conway Family Trust	<b>05-3634</b>	11 Western Avenue	Move off/prt demo	87/117	Permits Plus
Voting	Coombs, McLaughlin, Camp, Thornewill					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.					
Representing	Mark Poor					
Public	None					
Concerns (2:01)	<b>Poor</b> – Presented project; proposed to move the main mass to 17 Hooper Farm Road. <b>Backus</b> – This isn’t in the OHD but there is a historic survey on file; circa 1950s Cape, post-war traditional architecture; listed as contributing by National Historic Landmarks (NHL). No concerns with moving it.					
Motion	<b>Motion to Approve the move off. (Camp)</b>					
Roll-call Vote	Carried 4-0//Thornewill, McLaughlin, Camp, and Coombs-aye				Certificate #	<b>HDC2021-05-3634</b>
12.	Terry Noyes	<b>05-3635</b>	17 Hooper Farm Road	Move on from 11 Western	55/220.5	Permits Plus
Voting	Coombs, McLaughlin, Camp, Oliver Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Mark Poor					
Public	None					
Concerns (2:07)	<b>Poor</b> – This is the move on; an addition is being considered and will be applied for. <b>Backus</b> – The proposed move on site plan shows friendship stairs, which aren’t appropriate for this style. <b>Camp</b> – Okay with the move; but the 3 lots are starting to look congested. <b>Thornewill</b> – No concerns. <b>Oliver</b> – Asked where the driveway will go.					
Motion	<b>Motion to Approve the move on as submitted. (McLaughlin)</b>					
Roll-call Vote	Carried 5-0//Camp, Thornewill, Oliver, McLaughlin, and Coombs-aye				Certificate #	<b>HDC2021-05-3635</b>

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13. Westmoor Club <b>05-3636</b>	105/109 West Chester Street	Dorm "A"	41/805	G.Goldsmith Arch
14. Westmoor Club <b>05-3637</b>	105 West Chester Street	Dorm "B"	41/805	G.Goldsmith Arch
15. Westmoor Club <b>05-3638</b>	105 West Chester Street	Addition	41/805	G.Goldsmith Arch
Voting	Coombs, McLaughlin, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	None			
Public	None			
Concerns (2:14)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Camp)</b>			
Roll-call Vote	Carried 4-0//Thornewill, Camp, Oliver, and Coombs-aye; McLaughlin no Certificate # vote			

16. Greg Raiff <b>04-3564</b>	100 Low Beach Road	Rev. 09-1845: pergola + ODS	75/27	Emeritus
17. Trogoh NT <b>05-3640</b>	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
18. Jeffrey Krupa <b>05-3641</b>	95 West Chester Street	Shed	41/93.1	Emeritus
Voting	Coombs, McLaughlin, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (2:16)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Camp, Thornewill, Oliver, Coombs, and McLaughlin-aye Certificate #			

19. One Folger Road, LLC <b>05-3642</b>	1 Folger Road	Studio	30/195.1	Studio Ppark
Voting	Coombs, McLaughlin, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	James Krapp, Studio Ppark			
Public	None			
Concerns (2:17)	<p><b>Krapp</b> – Presented project; there is a distinct drop in grade between this and the house, so it won't look so tall; it is not visible.</p> <p><b>Camp</b> – This is very vertical looking. If there isn't enough land for appropriate architecture, something has to give because this site is maxed out; the lot behind is a similarly maxed out. Would like to see the topography and elevations of the main house.</p> <p><b>Thornewill</b> – Agrees; a 2-story building on this footprint makes no sense; it doesn't read right.</p> <p><b>Oliver</b> – This is a 2-story pool house. It would be better to emulate the main mass wings. Suggested viewing the height poles.</p> <p><b>Coombs</b> – This could be a 1-story structure.</p>			
Motion	<b>Motion to Hold for revisions and more information. (Camp)</b>			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Camp, and Coombs-aye Certificate #			

Rest held for Tuesday, May 25.

20. 22 Easton Street, LLC <b>05-3643</b>	22/24 Easton Street	Main house	42.1.4/12 + 12.1	Workshop APD
21. 22 Easton Street, LLC <b>05-3644</b>	22/24 Easton Street	East garage	42.1.4/12 + 12.1	Workshop APD
22. 22 Easton Street, LLC <b>05-3645</b>	22/24 Easton Street	West garage	42.1.4/12 + 12.1	Workshop APD
23. 22 Easton Street, LLC <b>05-3646</b>	22/24 Easton Street	Gym pavilion	42.1.4/12 + 12.1	Workshop APD

**VI. OLD BUSINESS (05/03/21)**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Eliza Silva <b>04-3391</b>	16 Helen's Drive	Roof top solar	66/53	ACK Smart
2.	Michael Robinsn <b>03-3088</b>	13 Fayette Street	New deck, chimney	42.3.2/28	Sanne Payne
3.	Back 41, LLC <b>03-3154</b>	105 Tom Nevers Road	New dwelling	91/25	CWA
4.	Eric Needleman <b>03-3276</b>	6 Macy Road	Pool and hardscape	60/144	Atlantic Lndscpng
5.	Gary Creem <b>03-3265</b>	6 + 8 Hydrangea Lane	Pool and hardscape	73/87 + 88	Atlantic Lndscpng
6.	George Balboa <b>03-3087</b>	71R Cliff Road	New dwelling	30/160.1	B. Meerbergen
7.	George Balboa <b>03-3102</b>	71R Cliff Road	New dwelling	30/160.1	B. Meerbergen
8.	Zero India St <b>03-3268</b>	1 Cambridge Street	Addition	42.3.1/130.2	Emeritus
9.	Andrew Reger <b>03-3241</b>	7 East Lincoln Avenue	Garage/apartment	42.4.1/8	Emeritus
10.	7 New Street <b>03-3290</b>	7 New Street	MH + garage connector	55.4.1/37	Workshop APD
11.	7 New Street <b>03-3286</b>	7 New Street	New Studio	55.4.1/37	Workshop APD

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12.	Chris Skehel <b>03-3239</b>	61A Cato Lane	Garage/apartment	56/49	LINK
13.	Thomas Keegan <b>04-3328</b>	41B Cliff Road	Pool and hardscape	29/40	JB Studio
14.	Mark Norris <b>04-3415</b>	14A Lowell Place	Cottage-resite/additions	41/164	Emeritus
15.	14 MVR LLC <b>04-3420</b>	14 Madequecham Valley Rd	New dwelling	89/13	Emeritus
16.	Richard Hohlt <b>04-3384</b>	121 Madaket Road	Pool-spa	40/60.1	Botticelli & Pohl

**VII. NEW BUSINESS (05/18/21)**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	ACKKL, LLC <b>05-3767</b>	5 Chestnut Street	Temporary door change	42.3.1/4	Willem Learn
2.	Jennifer Khoury <b>05-3768</b>	27 West Chester Street	Spa	42.4.3/2	David Troast
3.	Phillip Bloom <b>05-3769</b>	9 Lily Street	Rev. 3247: A/C units/wndws	42.3.4/49	Linda Williams
4.	Melissa Druley <b>05-3770</b>	10 Candle House Lane	Firepit/patio/pergola	55.4.4/51	LINK
5.	Adair Prall <b>05-3771</b>	3 Sylvia Lane	Shed addition	42.4.4/11	LINK
6.	VTT 48 Center St <b>05-3772</b>	48 Center Street	Color change	42.3.1/1	LINK
7.	Kevin Bates <b>05-3773</b>	28 Norwood (Portion of)	New dwelling	71.3.3/109	Linda Williams
8.	Kim Taylor	76 Easton Street	Demo garage	42.4.1/33	Linda Williams
9.	Kim Taylor	76 Easton Street	New shed	42.4.1/33	Linda Williams
10.	Kim Taylor	76 Easton Street	Replace deck and steps	42.4.1/33	Linda Williams
11.	Kim Taylor	76 Easton Street	Fence	42.4.1/33	Linda Williams
12.	Dawn Holdgate	26 Monomoy Road	Like kind + change roof	54/146	Linda Williams
13.	251 Hummock Pond LLC <b>05-3774</b>	251 Hummock Pond Rd	Pool and hardscape	83/26	Mark Lombardi
14.	251 Hummock Pond LLC <b>05-3775</b>	251 Hummock Pond Rd	Cabana	83/26	Mark Lombardi
15.	251 Hummock Pond LLC <b>05-3776</b>	251 Hummock Pond Rd	Shed	83/26	Mark Lombardi
16.	86 Cliff Road	84/86 Cliff Road	Move off to 86 Cliff	30/74	Robert Newman
17.	86 Cliff Road	84/86 Cliff Road	Move on /part demo/addi	30/74	Robert Newman
18.	Elizabeth Powell	71 Cliff Road	Pool	30/160	Atlantic Lndscpng
19.	Ron Winters	6B Essex Road	Rooftop solar	67/598	ACK Smart
20.	Village Way R.T.	6 Village Way	New dwelling	14/42	Workshop APD
21.	Grey Lady Lane	6 Grey Lady Lane	New dwelling	66/703	Val Oliver Design
22.	Milton Rowland	18 Mount Vernon Street	Addition	55.4.4/32.1	Self
23.	Nantucket Land Bank	168 Hummock Pond Road	Relocate shed on site	65/13.2	Linda Williams
24.	Nantucket Land Bank	168 Hummock Pond Road	Shed	65/13.2	Linda Williams
25.	Nantucket Land Bank	168 Hummock Pond Road	Cool storage "D" unit	65/13.2	Linda Williams
26.	Nantucket Land Bank	168 Hummock Pond Road	Cool storage "E" unit	65/13.2	Linda Williams
27.	Nantucket Land Bank	168 Hummock Pond Road	Greenhouse #1	65/13.2	Linda Williams
28.	Nantucket Land Bank	168 Hummock Pond Road	Greenhouse #2	65/13.2	Linda Williams
29.	Nantucket Land Bank	168 Hummock Pond Road	Greenhouse #3	65/13.2	Linda Williams
30.	Nantucket Land Bank	168 Hummock Pond Road	Greenhouse #4	65/13.2	Linda Williams
31.	Nantucket Land Bank	168 Hummock Pond Road	New greenhouse #5	65/13.2	Linda Williams
32.	Nantucket Land Bank	168 Hummock Pond Road	Move greenhouse #6 on site	65/13.2	Linda Williams
33.	Nantucket Land Bank	168 Hummock Pond Road	Greenhouse #7	65/13.2	Linda Williams
34.	Nantucket Land Bank	168 Hummock Pond Road	Greenhouse #8	65/13.2	Linda Williams
35.	Nantucket Land Bank	168 Hummock Pond Road	Greenhouse #9	65/13.2	Linda Williams
36.	Nantucket Land Bank	168 Hummock Pond Road	Greenhouse #10	65/13.2	Linda Williams
37.	Nantucket Land Bank	168 Hummock Pond Road	Greenhouse #11	65/13.2	Linda Williams
38.	Nantucket Land Bank	168 Hummock Pond Road	Greenhouse #12	65/13.2	Linda Williams
39.	Nantucket Land Bank	168 Hummock Pond Road	Greenhouse B	65/13.2	Linda Williams
40.	Nantucket Land Bank	168 Hummock Pond Road	The "Green" greenhouse	65/13.2	Linda Williams
41.	Hope Poor	Tuckernuck "Over the Hill"	Rooftop solar	96/2.1	John Phinney
42.	Hams Tucker NT	Tuckernuck "Far Out"	Rooftop solar	94/23	John Phinney
43.	Dakota 5W LLC	5 Westerwick Drive	Pool and hardscape	73/36	Ahern
44.	Cannonbury Lane Partners	14 Cannonbury Lane	Pool and hardscape	74/111	Ahern
45.	33 N Mill LLC	7 North Mill Street	New dwelling	55.44/77	S. Metz Design
46.	Kelly Carrero	8 Walnut Lane	Driveway/apron	42.3.4/69	Robert Newman
47.	William Hokkanen Trust	73 North Liberty Street	Foundation + addition	41/141	NAG
48.	Hugh Davis <b>05-3721</b>	112 Main Street	Rev. 58361: add + reno	42.3.3/104	Gryphon Archit
49.	Kingfisher R.T. <b>05-3719</b>	278 Polpis Road	Rev. 2488: relocate on site	25/2	Gryphon Archit
50.	Mark Wilmot <b>05-3718</b>	35 Monomoy Road	Rev. 15851: fenest + dormer	54/74	Gryphon Archit
51.	PFox Nantucket LLC	20 Orange Street	Addition + fenestration	42.3.2/70	Botticelli + Pohl
52.	Cheryl Gilbert ETAL	16 D Street	Addition + fenestration	60.2.1/2	EMDA
53.	Cheryl Gilbert ETAL	16 D Street	GH fndtn/color chg/fenes	60.2.1/2	EMDA
54.	Frederick Hahn	50 Eel Point Road	Garage	32/25.1	EMDA
55.	Wendzicki C. ETAL <b>05-3726</b>	13 Equator Drive	Pool	66/261	JB Studios
56.	Wendzicki C. ETAL <b>05-3727</b>	13 Equator Drive	Cabana	66/261	JB Studios

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57.	Dolores Martin	80 Easton Street	Spa	42.4.2/6	Self
58.	Frederick Hahn	50 Eel Point Road	Pool and hardscape	32/25.1	Atlantic Lndscpng
59.	Stephen Slosek	40 Polpis Road	Rooftop solar	54/265	Karen Alence
60.	Daniel Omstead	9 Quaise Pasture Road	Garage/studio	26/20.1	SMRD
61.	ACK 2 I Do LLC	5 Old Mill Court	Rev. 3034 + 3407: pool alts	55/926	B. Meerbergen
62.	ACK 2 I Do LLC	5 Old Mill Court	Rev. 3035 + 3322: studio alts	55/926	B. Meerbergen
63.	ACK 2 I Do LLC	5 Old Mill Court	Rev. 3036 + 3049: house alts	55/926	B. Meerbergen
64.	Alex Karis	11 Mill Hill Lane	Rev. 11-2356: fenes + pergola	55/924	B. Meerbergen
65.	Ack11 Pleasant LLC	11 Pleasant Street	Replace windows	42.3.3/121	Linda Williams
66.	37 Pocomo Road RT	37 Pocomo Road	Pool and hardscape	14/38	Ahern
67.	37 Pocomo Road RT	37 Pocomo Road	Cabana	14/38	Workshop/APD
68.	11 India Street LLC	11 India + 31 Center	Bike bollards	42.3.1/122 + 68	Ahern
69.	11 India Street LLC	11 India Street	Fence	42.3.1/122.2	Ahern
70.	Cannonbury Lane Partners	14 Cannonbury Lane	New dwelling	74/11	Workshop APD
71.	Gifford Whitney A Trst	6 Lily Street	Window and door change	42.3.4/45	CWA
72.	8 Walsh LLC	8 Walsh Street	Addition	42.4.1/83	B. Meerbergen
73.	Dakota 5W LLC	5 Westerwick Drive	New dwelling	73/26	Workshop APD
74.	Barry + Robert Ang	11 Jonathan Way	New dwelling	75/42	McMullen Assoc.
75.	Barry + Robert Ang	11 Jonathan Way	Cottage	75/42	McMullen Assoc.
76.	Barry + Robert Ang	11 Jonathan Way	Shed	75/42	McMullen Assoc.
77.	Barry + Robert Ang	11 Jonathan Way	Pool and hardscape	75/42	McMullen Assoc.
78.	Ashelee Fredrickson	48 Skyline Drive	Pool and hardscape	79/45	Arthur Gasbarro
79.	LBC Sconset LLC	9 Hawk's Circle	Minor resite + bumpout	74/37.1	JGG Architects
80.	Beach Not LLC	16 Cannonbury Lane	Pool and hardscape	74/12	JGG Architects
81.	Beach Not LLC	16 Cannonbury Lane	Rev. 3026: location + window	74/12	JGG Architects
82.	103 Main Street LLC	103 Main Street	Gate	42.3.3/153	Atlantic Lndscpng
83.	Renehan Steven J. Trustee	24 Stone Post Way	Pool and hardscape	73.3.2/68	Atlantic Lndscpng
84.	Carr/86 Cliff Road LLC	84 Cliff Road	Move off dwelling	30/74.1	Robert Newman
85.	38 Prospect LLC	38 Prospect – Lot 29	Spa/hardscape	54.4.4/56	Mark Lombardi
86.	Greg Raiff	100 Low Beach Road	Rev 10-21882 minor revs	75/27	Bernice Wahler
87.	NIR Retail LLC	21 Old South Wharf	Rev 10-2170 add HVAC	42.2.4/2	Emeritus
88.	Jim Helfrich	37 Fair Street	Addition/alteration	42.3.2/212	Emeritus
89.	Earret LLC	6A Morey Lane	New dwelling	73.3.1/47	Emeritus
90.	John Berry	22 Eel Point Road	New dwelling	40/45	Emeritus
91.	Bill Burke	54 Pochick Avenue	Addition	79/128	Emeritus
92.	Doug Meyer	18 Gardner Road	New dwelling	43/135	Emeritus
93.	Doug Meyer	18 Gardner Road	Garage	43/135	Emeritus
94.	Darrell Ferguson	28 Main Street, Sias	Rev 02-2856 cupola + pergola	73.3.1/47	Emeritus
95.	Eric Kraeutler	35 New Street	Move off/demo	73.4.2/42	Botticelli + Pohl
96.	Eric Kraeutler	35 New Street	New dwelling	73.4.2/42	Botticelli + Pohl
97.	Hannah Gardner House	6 Gull Island Lane	Revise bldg size + alterations	42.4.3/61	Sarah McLane
98.	NISDA	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
99.	NISDA	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
100.	William Scannell	119R Eel Point Road	Rev 12-2446 cupola revs	33/17.1	BPC
101.	Sweet Meadow Sylvia Ln	74 West Chester Street	Hardscape	41/478	NAG
102.	ABCET LLC	58 Baxter Road	New dwelling	49/54	Will Stephens
103.	ABCET LLC	58 Baxter Road	Pool house	49/54	Will Stephens
104.	ABCET LLC	58 Baxter Road	Pool	49/54	Will Stephens

VIII. OTHER BUSINESS	
Approved Minutes	None
Review Minutes	April 30; May 3 & 6, 2021
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting Old Business <b>Tuesday May 25, 2021</b></li> <li>• Discussion of Resilient Nantucket meeting</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> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion

**Motion to Adjourn at 2:30 p.m. (Oliver)**

Roll-call Vote

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

PROPOSED