



HISTORIC DISTRICT COMMISSION

REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
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 ~~

Tuesday, May 18, 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 4:31 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Thornewill
Absent Members: Welch, Dutra
Late Arrivals: Camp, 4:35 p.m.
Early Departures: Thornewill, gone between 6:30 & 7:55 p.m.

Agenda adopted by unanimous consent.

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

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

I. PUBLIC COMMENT

None

II. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Gunner Wilmot 05-3716	3 Summer Street	Shed- 64 sf	42.3.3/115	Gryphon Arch
2.	David Potter 05-3722	10 Pine Tree Road	Fence	68/221	Self
3.	Steven Jemison 05-3723	4 Lavender Lane	Deck/ODS/fenestration	33/24	JB Studios
4.	Forty-Five Surfside, LLC 05-3728	45 Surfside Road	Patio	67/14.4	D.Ryan Lndscpng
5.	Anthony Cirale 05-3729	58 Nobadeer Avenue	Rev. 02-2902: massing + fenest	88/81	Emeritus
6.	Eric Kaminski 05-3682	2 Seven Mile Lane	Rev. 1922: roof change	72/52	Self
7.	Maria Peacock 05-3730	26 King Street	Roof change	73.4.2/111	James Lydon
8.	Louie Dog, LLC 05-3731	16 Tomahawk Road	Rev. 71229: fenestration	69/358	EMDA
9.	Thomas Kilgore 05-3732	16 Berkeley Street	80 sf shed	76.1.3/224	Self
10.	Shawkemo I, LLC 05-3733	36 Shawkemo Road	Greenhouse	27/3	Botticelli + Pohl
11.	18 Rabbit Run Rd Trst 05-3734	18 Rabbit Run Road	Demo/move shed	43/176	Emeritus
12.	Bryan Jennings 05-3735	8 Nanina Drive	Driveway/apron	27/8	Self
13.	98 Madaket Rd Coop 05-3736	98 Madaket Road	Shed	40/79.6	Structures Ultd
14.	Mark Alderman 05-3737	17 High Brush Path	180 sf addition	56/375	M.Cutone Archit
15.	Jessica Klein 05-3738	6 Corby Way	85 sf addition	67/76	Normand Resid
16.	Dalton Frazier 05-3739	73A Hooper Farm Road	Shed	67/330	Structures Ultd
17.	Nicole Whidden 05-3740	11 Davis Lane	Rev. 02-2879: change trim	82/75	Emeritus
18.	Cannonbury Ln Partners 05-3741	14 Cannonbury Lane	Shed	74/11	Workshop APD
19.	11 India St., LLC 05-3742	29 Center Street	Rev. 03-3240: fenestration	42.3.1/22.2	Emeritus
20.	Brian + Toni Franz 05-3743	10 Cannonbury Lane	Rev. 02-2901: fenestration	74/9	Workshop/APD
21.	Glen M Shriberg 05-3744	60 West Chester Street	Resite shed on lot	41/374	CWA
22.	Deva, LLC et al 05-3745	36 Okoraw Avenue	Roof change	79/170	James Lydon
23.	William Scannell 05-3746	119R Eel Point Road	220 sf garage	33/17.1	BPC
24.	Doc Ryder, LLC 05-3747	1 Doc Ryder	Addition	66/209	BPC
25.	Mark Adam 05-3649	3 Daffodil Lane	Renew: 70259	68/727	Permits Plus
26.	61 Fairgrounds, LLC 05-3748	61 Fairgrounds Rd Lot A	Cobbl apron/bluestone wlkwy	67/173	Linda Williams
27.	61 Fairgrounds, LLC 05-3749	61 Fairgrounds Rd Lot B	Cobbl apron/bluestone wlkwy	67/173	Linda Williams
28.	61 Fairgrounds, LLC 05-3750	61 Fairgrounds Rd Lot C	Cobbl apron/bluestone wlkwy	67/173	Linda Williams
29.	61 Fairgrounds, LLC 05-3751	61 Fairgrounds Rd Lot D	Cobbl apron/bluestone wlkwy	67/173	Linda Williams
30.	Jason Libby 05-3752	17 Miacomet Avenue	Hardscape – fence	67/212	Linda Williams
31.	218 Cliff Road Assoc 05-3753	218 Cliff Road	Rev. 12-2459: extend deck	40/61.1	Workshop APD
32.	Cathy Aguiar 05-3777	7 Rhode Island Avenue	Renew: 53286/47682/66670	60.3.1/348	Val Oliver Design
33.	Jennifer Fraker 05-3720	1 H Street	Rev. 37091: mass + fenest	60.1.2/65	Gryphon Arch

Voting Coombs (acting chair), McLaughlin, Camp, Thornewill
 Alternates None
 Recused Pohl, Oliver
 Documentation None
 Representing None
 Public None
 Concerns No concerns.
 Motion **Motion to Approve. (Camp)**
 Roll-call Vote Carried 4-0//McLaughlin, Camp, Thornewill, and Coombs-aye

Certificate # **HDC2021-05-(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>gent</u>
1.	Daniel Omstead 05-3754 • Pool must not be visible at time of inspection and in perpetuity	9 Quaise Pasture Road	Pool	26/20.1	SMRD
2.	Sea Realty Trust 05-3755 • Due to lack of visibility	25 Squam Road	House fenestration	21/5	Botticelli + Pohl
3.	Sea Realty Trust 05-3756 • Due to lack of visibility	25 Squam Road	Garage fenestration	21/5	Botticelli + Pohl
4.	Randy Sharp 05-3757 • Pool must not be visible at time of inspection and in perpetuity	49A Meadow View Drive	Pool and hardscape	56/113	Thornewill Dsgn
5.	Randy Sharp 05-3758 • Pool must not be visible at time of inspection and in perpetuity	49 Meadow View Drive	Pool and hardscape	56/390	Thornewill Dsgn
6.	Randy Sharp 05-3759 • Due to lack of visibility	49 Meadow View Drive	Pool cottage	56/390	Thornewill Dsgn
7.	Gunner Wilmot 05-3717 • Due to lack of visibility	3 Summer Street	Rev. 2050: add + fenest	42.3.3/115	Gryphon Arch
8.	Seth + Maya Kearns 05-3724 • Due to lack of visibility	30 Miacomet Avenue	Deck/steps/fenestration	67/195.3	JB Studios
9.	Juan M Acosta et al 05-3725 • Outdoor shower to be 1x6 T&G vertical board, 6' tall	23 Wappossett Circle	ODS and patio	67/577	JB Studios
10.	Donald Bursch 05-3760 • Due to lack of visibility	16 Flintlock Road	Mini-split HVAC	76/43	Claude Smith
11.	44 Pocomo NT 05-3761 • Pool must not be visible at time of inspection and in perpetuity	44 Pocomo Road	Pool- hardscape	15/22	Atlantic Lndscpng
12.	18 Rabbit Run Rd Trst 05-3762 • Due to limited visibility	18 Rabbit Run Road	Shed	43/176	Emeritus
13.	One Folger Rd, LLC 05-3763 • Due to lack of visibility	1 Folger Road	Rev. 2136: reloc otdr kit	30/195.1	Atlantic Lndscpng

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

Certificate # **HDC2021-05-(as noted)**

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>gent</u>
1.	S. Water Assoc. RT 05-3804	50 South Water Street	Projecting sign	42.3.1/274	Anna Magliozzi

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Thornewill
 Recused None
 Documentation Sign design plans, site plan, photos, and advisory comments.
 Representing None
 Sign Advisory None
 Concerns **Flynn** – Approvable as submitted.
 Motion **Motion to Approve. (Coombs)**
 Roll-call Vote Carried 5-0//Camp, McLaughlin, Oliver, Coombs, and Pohl-aye

Certificate # **HDC2021-05-3804**

2.	Chris McDermott 05-3805	34 Centre Street	Projecting sign	42.3.1/120	Lynnette Mautner
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	Flynn – Approvable as submitted.				
Motion	Motion to Approve. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Oliver, Coombs, and Pohl-aye			Certificate #	HDC2021-05-3805

3.	Samuel Furrow 05-_____	87 Baxter Road	Freestanding sign	49/8	Cottage & Castle
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	Flynn – Held for revisions.				
Motion	Motion to Hold for revisions. (Camp)				
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Oliver, Camp, and Pohl-aye			Certificate #	

4.	29 Center St, LLC 05-_____	4 Chestnut Street	Rev-Gate House - wall sign	42.3.1/68.1	Plymouth Sign Co
5.	29 Center St, LLC 05-_____	11 India Street	Rev-Roberts Hse wall sign	42.3.1/122.1	Plymouth Sign Co
6.	29 Center St, LLC 05-_____	11 India Street	Roberts House wall sign	42.3.1/122.1	Plymouth Sign Co
7.	29 Center St, LLC 05-_____	31 Center Street	Rev- Manor House wall sign	42.3.1/68	Plymouth Sign Co
8.	29 Center St, LLC 05-_____	29 Center Street	Rev -Meeting Hse-wall sign	42.3.1/122.2	Plymouth Sign Co
9.	29 Center St, LLC 05-_____	29 Center Street	Rev- Faraway wall sign	42.3.1/122.2	Plymouth Sign Co
10.	29 Center St, LLC 05-_____	29 Center Street	Rev- Faraway canvas flag	42.3.1/122.2	Plymouth Sign Co
11.	29 Center St, LLC 05-_____	29 Center Street	Rev- Sister Ship - fence sign	42.3.1/122.2	Plymouth Sign Co
12.	29 Center St, LLC withdrawn	29 Center Street	Rev- Coffee – wall sign	42.3.1/122.2	Plymouth Sign Co
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	Flynn – Items 4 & 5 are approvable and Item 12 withdrawn; the rest were held for revisions. Coombs – She had asked to see where all these signs are being placed on this one building. Camp – We should hold all for the master sign plan				
Motion	Motion to Hold Items 4-12 for a master sign plan. (Camp)				
Roll-call Vote	Carried 4-0//Coombs, Oliver, Camp, and Pohl-aye; McLaughlin no vote			Certificate #	

V. NEW BUSINESS 4/27/21

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Richmond Great Point 05-3764	2 Wildflower Drive	Apartment building	68/335	KOH Arch
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dinah Klamert, KOH Architecture				
Public	None				
Concerns (4:47)	Klamert – Presented project. McLaughlin – He finds this is compatible with the neighborhood and approvable as submitted. Oliver – A window over the west front door facing the parking lot would help aesthetically; this should be as nice as possible. West elevation left mass, the windows should be moved toward the center some. Coombs – Agrees with Ms. Oliver. She thought we had talked about trying to get one or two apartment buildings smaller in height and width; not one building has been reduced and they have very little 1-story elements. There are a large number of structures which all look the same size in this area. South elevation, the windows should be pulled away from the sides about 1’. Camp – This is boxy and lacks additive massing. It would help if they break up the 50’ span of roof. The front porch is too shallow; if it comes out more, it could be stretched across to the side.				
Motion	Motion to Hold for revisions. (McLaughlin)				
Roll-call Vote	Carried 5-0//Camp, Coombs, Oliver, McLaughlin, and Pohl-aye			Certificate #	

2. Richmond Great Point **05-3765** 1 Pimpernel Place Apartment building 68/335 KOH Arch
- Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Dinah Klamert, KOH Architecture
 Public None
 Concerns (4:58) **Klamert** – Presented project; sandtone sashes and door; will make the door Essex green.
Coombs – This doesn’t look very small; her concerns are similar to those for 2 Wildflower – large and no additive massing.
Oliver – It fits in with the rest of the institutional structures in the area. The door should be a different color.
Camp – She didn’t hear a lot of the discussion. Agrees the door should have some color. Thinks the front door would look good with a transom, which include the sidelights.
McLaughlin – This fits in as proposed. Agrees about another color for the front door.
 Motion **Motion to Approve through staff with the front door to be Essex green and put a transom over the front door that includes the sidelights. (McLaughlin)**
- Roll-call Vote Carried 5-0//Camp, Coombs, Oliver, McLaughlin, and Pohl-aye Certificate # **HDC2021-05-3765**
3. Richmond Great Point **05-3766** 2 Pimpernel Place Apartment building 68/335 KOH Arch
- Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Dinah Klamert, KOH Architecture
 Public None
 Concerns (5:11) **Klamert** – Presented project.
Oliver – Likes the additive massing, especially the east and the west. The south elevation is odd; suggested the porch extend across the 2-story element with a shed roof.
Coombs – Appreciates the 1-story masses. Agrees about extending the porch roof to the end of the 2-story element. East elevation 1st floor, the little window to the right would look better if it were larger and moved away from the wall.
McLaughlin – South elevation right, the shed roof pitch should be 4/12.
Camp – South elevation, corner boards should come down all the way to the ground with the 1-story wings pushed back 2 feet; would like transoms over the door. Agrees with Ms. Coombs about the smaller windows detracting.
Pohl – The south elevation is very flat and long with the 2-story element nearly maxing out our 50-foot ridge maximum; he also likes the idea of rebating the wings and adding corner boards.
 Motion **Motion to Hold for revisions. (McLaughlin)**
- Roll-call Vote Carried 5-0//Camp, Coombs, Oliver, McLaughlin, and Pohl-aye Certificate #
4. Grey Lady Lane, LLC **04-3600** 4 Grey Lady Lane New dwelling 66/702 Val Oliver Design
- Voting Pohl, Coombs, McLaughlin, Camp, Thornewill
 Alternates None
 Recused Oliver
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Val Oliver, Val Oliver Design
 Public None
 Concerns (5:23) **Oliver** – Presented project; this is not a modular construction, so the windows could be adjusted.
Thornewill – Suggested an 8’-deep porch so the head of porch roof could be slid up. This fits with the neighborhood.
Camp – Front elevation, the windows feel too vertical; the gable forward is too shallow; the gable window is too large. The left side could use more fenestration or larger windows. All the windows feel very vertical.
Coombs – Suggested bringing the 2nd-floor windows down and/or the 1st-floor windows up so there isn’t so much space between them. The 2nd-floor windows should be a little wider.
McLaughlin – No comments.
Pohl – Right elevation, the windows on the 1st floor are wider and the proportion better than the 2nd-floor windows. Agrees about widening the windows and a deeper porch.
 Motion **Motion to Hold for revisions. (Camp)**
- Roll-call Vote Carried 5-0//Thornewill, Coombs, McLaughlin, Camp, and Pohl-aye Certificate #

5. Gary Creem 04-3603	6 + 8 Hydrangea Lane	Addition	73/87 + 88	Val Oliver Design
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (5:35)	<p>Oliver – Presented project; will eliminate the door on the existing house; presented a revision based upon SAB.</p> <p>Backus – Read SAB comments: has 2 front doors; push garage back from front façade. With this being a double lot, they have to go to the Planning Board to eliminate the middle lot line and address the double curb cuts.</p> <p>Camp – This original submission looks like 2 structures of different styles. The revision is much more unified; would like the windows, the right of the 1st-floor, carried over into the left and the left shed dormer should be a gable; the same sized windows in the existing 1st floor should be used in the new main mass.</p> <p>Thornewill – The revision is clearer; the porch over the front door should extend a little more left to give the door “breathing space.” Okay with keeping the door on the existing but it should be more secondary.</p> <p>Coombs – Front elevation, was okay with the old door since there’s nothing wrong with putting two structures together; the shed dormer in the garage doesn’t fit the rest of that façade.</p> <p>McLaughlin – With a little change to the roof over the front door, this is approvable.</p> <p>Pohl – Agrees with much that’s been said about uniting the buildings; he likes moving the large existing 1st-floor windows into the new main mass.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Camp, and Pohl-aye		Certificate #	
6. Gary Creem 04-3604	6 + 8 Hydrangea Lane	Cabana	73/87 + 88	Val Oliver Design
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (5:52)	<p>Oliver – Presented project.</p> <p>Backus – Read SAB comments: no concerns due to lack of visibility. There was a comment about the east elevation shower not being shown.</p> <p>Coombs – No concerns with the inclusion of the shower.</p> <p>Camp – There are 2 different types of doors; one looks like an interior door and should be more fitting for a cabana.</p> <p>Thornewill – She doesn’t have any concerns.</p> <p>McLaughlin – No comments.</p> <p>Pohl – The shower has to be added to the east and west elevations.</p>			
Motion	Motion to Approve through staff with the outdoor shower shown on the east and west elevations. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2021-04-3604
7. Josh Gregg 05-_____	2 Sandplain Drive	Pool, fence, and hardscaping	68/356	Pool/Spa Design
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Steven Senna, Swimming Pool/Spa Designs			
Public	None			
Concerns (5:56)	<p>Senna – Presented project; there is no patio, just coping around the pool.</p> <p>Pohl – The fence can be 48” and this board wants the fence on the inside of the plantings, not the outside, because we don’t want to see the fence.</p> <p>Coombs – She is having problems with 5’ vegetation around ¾ of the property; this is not typical for dune area; doesn’t like the proposed fencing. Type of vegetation is important since this is a new lot and should be more natural to the area. The vegetation should be native to Nantucket. She wants to see where the fence is going and what it looks like.</p> <p>Camp – Agrees; a fence and vegetation around the entire lot looks like you’re hiding something; Suggested starting the fence behind the garage and going around to the back leaving the corner open. Don’t know what the vegetation will be and where it’s going and don’t have information on the patio.</p> <p>Oliver – This needs a little finessing. With our caveat, the onus is on them to properly screen. Agrees with leaving the corner open. There are photos of patio material, but it shown on the plans.</p> <p>McLaughlin – This is compatible to the area.</p> <p>Pohl – The fencing and indigenous evergreen vegetation be pulled back to be in line with the rear ell of the house.</p>			
Motion	Motion to Hold for revisions and clarification on the plans. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye		Certificate #	

8. Nant. 62 Walsh, LLC 04-3608					
	62 Walsh Street	Rev. 12-2551: siding chng	29/85 + 85.2	Botticelli + Pohl	
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (6:14)	<p>Botticelli – Presented project; can vegetate to screen; suggested holding until the plants are in.</p> <p>Backus – Read HSAB comments of 4/26: debatable visibility but see no reason to introduce barn siding; should remain shingled.</p> <p>Oliver – The board and batten will be visible from Brant Point; if they want to plant the screen first, we can look again.</p> <p>Camp – Agrees with HSAB. If she was certain it wouldn't be visible it would be okay; Brant Point isn't an area for board and batten.</p> <p>McLaughlin – It's inappropriate to the neighborhood.</p>				
Motion	Motion to View with vegetative screen in place. (Camp)				
Roll-call Vote	Carried 5-0//Thornewill, Oliver, McLaughlin, Camp, and Coombs-aye		Certificate #		
9. Brian Franz 04-3609					
	10 + 12 Cannonbury	Pool and hardscape	74/9 + 10	Ahern LLC	
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	None				
Recused	(Oliver took a break)				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (6:22)	<p>Ahern – Presented project; existing vegetation is scrub oak, bayberry, and cedar.</p> <p>Backus – Read SAB comments: probably won't be visible but it is extremely large.</p> <p>McLaughlin – On Cannonbury, it's approvable as is.</p> <p>Coombs – The pool is too big; it's nearly 60' long and should be reduced to be within the confines of the house; feels there will be places where it will be visible. The vegetation should be natural for this sandy area.</p> <p>Camp – Nothing to add. We won't see this because of the vegetation; this area is rolling dunes and sea grass.</p> <p>Thornewill – It won't be visible because of the wall of non-native plants. It is excessively long.</p> <p>Pohl – Most of this site is covered with scrub oaks; as long as existing vegetation remains, this will be invisible.</p>				
Motion	Motion to Hold for identification of plants. (Coombs)				
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Thornewill, Coombs, and Pohl-aye		Certificate #		
10. OHOM, LLC 04-3610					
	28 Main Street, Sias	Rev. 01-2749: fenestration	73.3.1/47	Emeritus	
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:34)	<p>MacEachern – Presented project.</p> <p>Backus – Individually significant, 1833 structure. Read SAB comments: no concerns.</p>				
Motion	Motion to Approve. (Oliver)				
Roll-call Vote	Carried 4-1//Coombs, McLaughlin, Oliver, and Pohl-aye; Camp-nay		Certificate #	HDC2021-04-3610	
11. Charles Lenhart 04-3611					
	25 Dukes Road	Solar panels on shed roof	41/530.3	Self	
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Charles Lenhart, owner				
Public	None				
Concerns (6:45)	<p>Lenhart – Presented project; for hot water.</p> <p>Oliver – It's a secondary structure/greenhouse; this is appropriate.</p> <p>Coombs – Asked about reflectivity of the solar; they could add a 3rd panel</p>				
Motion	Motion to Approve through staff with addition of a 3rd panel. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye		Certificate #	HDC2021-04-1611	

12. Charles Lenhart 04-3612	25 Dukes Road	Add rooftop solar MH	41/530.3	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Charles Lenhart, owner			
Public	None			
Concerns (6:37)	<p>Lenhart – Presented project; this is for electricity; roof shingles are charcoal black.</p> <p>Oliver – Appreciate it’s not on the front; no concerns.</p> <p>Coombs – No concerns.</p> <p>Camp – She’s okay with it because of the black roof and the growth around it.</p> <p>McLaughlin – No comments.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye	Certificate #	HDC2021-04-3612	
13. 3 Waterview, LLC 04-3613	3 Waterview Drive	New dwelling	79/117.1	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams			
Public	Dan Bailey, Pierce Attwood, L.P. for Doug Kepple at 27 Okorwaw aVenue			
Concerns (6:50)	<p>Williams – Presented project; 29’7” with white trim; only the north elevation is visible.</p> <p>Bailey – This is subdivided off 1 Waterview. His client’s initial concerns have been mitigated by the proposed planting. House location and massing still remains an issue. This aligns with my client’s house, which is inconsistent with the neighborhood pattern. We would like the applicant to consider moving the house north and east into the funnel. Buildings in this area shouldn’t exceed 25’ tall per HDC guidelines.</p> <p>Oliver – The farther from the road, the better. It is tall and could come down; Surfside Area Plan said no more than 25’ but that doesn’t seem to be active. She’s against white horizontal boards; white trim with black windows and doors is too formal for this area.</p> <p>Coombs – This is a block house in a very informal area. The front door area is completely inappropriate; the height should come down with the use of dormers. No two windows are alike. It needs more 1-story additive masses.</p> <p>Camp – Looking at the aerial photo, the area is well vegetated so no concerns with 1st-floor anomalies. Color pallet is too harsh; should be softer. Agrees this looks too formal.</p> <p>McLaughlin – Likes the natural-to-weather cedar railings.</p> <p>Pohl – We aren’t supposed to concern ourselves with neighbor views; moving the house closer to the road goes contrary to our guidelines, which is to place it farther from the road. Shares concern about the colors and formality. The height combined with length emphasizes the uninterrupted ridge; the ridge should come down and be shorter.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Oliver, Camp, and Pohl-aye	Certificate #	79/117.1 Linda Williams	
14. 3 Waterview, LLC 04-3594	3 Waterview Drive	Pool	79/117.1	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Linda Williams			
Public	Dan Bailey, Pierce Attwood, L.P. for Doug Keppel, 27 Okorwaw.			
Concerns (7:03)	<p>Williams – This was pulled off consent to track with the house; the pedestrian pathway is a private way the other side of the proposed screening.</p> <p>Bailey – In rural areas like this, guidelines say to disturb as little ground cover as possible. This is a much smaller lot than the neighboring lot with a pool to which it is being compared.</p> <p>McLaughlin – Wants to know what vegetation is going in next the Natural Heritage Endangered Species Protection (NHESP) habitat of rare wildlife.</p> <p>Coombs – Shouldn’t use Leland Cyprus or Arbor Vitae. She’d like to know what and where the rare wildlife is. Asked for clarification about the limit-of-work lines; it circles the whole lot.</p> <p>Camp – Asked what will screen the right side of the pool. She wants to avoid clear cutting; the natural vegetation should be preserved. She doesn’t have any real concerns with the pool.</p> <p>Oliver – She’s curious about the pedestrian easement to the left; would like information on if that is a public pedestrian path.</p> <p>Pohl – The NHESP has nothing to do with HDC; it should not be on the plan because it is creating confusion.</p>			
Motion	Motion to View and hold for clarification on who has rights within the pedestrian easement. (McLaughlin)			
Roll-call Vote	Carried 5-0//Camp, Coombs, Oliver, McLaughlin, and Pohl-aye	Certificate #		

15. Peter Garren	04-3615	36 Pocomo Road	2 nd dwelling/garage	14/79	NAG
Voting	Pohl, Coombs, McLaughlin, Oliver				
Alternates	None				
Recused	(Camp stepped out)				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (7:22)	<p>Theroux – The main house was approved due to lack of visibility; presented project; 23’4” tall. Oliver – Her concern is that it’s proud of the house and is what would be seen. The two masses should have more differentiation; suggested the roof over the garage have a steeper pitch to take up space between the 1st and 2nd floors. Coombs – Agrees with Ms. Oliver. It looks like it could be placed farther back. Needs to break it up with 1-story additive massing. McLaughlin – No comments. Pohl – It would help the plans if the roof were rendered so the lower roofs stand out. Appreciates the height. Likes the comments about raising the pent roof to reduce space between it and the 2nd-floor windows.</p>				
Motion	Motion to Hold for revisions. (Oliver)				
Roll-call Vote	Carried 4-0//Coombs, McLaughlin, Oliver, and Pohl-aye			Certificate #	
16. Jane Pierre De Villeme	04-3616	18 Gladlands Avenue	30 x 30 sports court	80/221	LINK
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Victoria Ewing, LINK				
Public	None				
Concerns (7:47)	<p>(7:35) Motion to Hold until Ms. Camp returns. (Oliver) Carried 4-0//Coombs, McLaughlin, Oliver, and Pohl-aye Ewing – Presented project; no fence is proposed. Coombs – Her concern is visibility of the green vinyl surface from Gladlands. McLaughlin – He’s seen that vinyl surface elsewhere; it’s not that visible. Oliver – Asked about the little hedge with 2 stepping stones. Would prefer the surface be concrete or attach the visibility caveat. Camp – She has no concerns; if it is a huge issue, it could be sunken a foot. The enhanced screening along Gladlands should be kept in perpetuity.</p>				
Motion	Motion to Approve with the sports court to be screened from public view at time of inspection and thereafter in perpetuity. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye			Certificate #	HDC2021-04-3616
17. Nantucket G+S R.T	05-3617	81 Vestal Street	Retaining wall	56/254	M.Cutone Arch
Voting	Pohl, Coombs, McLaughlin, Oliver				
Alternates	None				
Recused	(Camp stepped out)				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	None				
Concerns (7:37)	<p>Cutone – Presented project. McLaughlin – No comments. Coombs – As long as the wall is kept low, it will be fine. Oliver – You’re not going to see it; as it’s laid out now, there isn’t much of a drop.</p>				
Motion	Motion to Approve. (Coombs)				
Roll-call Vote	Carried 5-0// Oliver, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2021-05-3617

18. Nant. 62 Walsh, LLC 05-3618	62 Walsh Street	Shift structure + addition	29/85 + 85.2	Botticelli + Pohl
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (7:54)	<p>Botticelli – Presented project.</p> <p>Backus – Read HSAB comments 4/26: batten door behind sliding barn door is confusing; would prefer window with side door; shutters with mulled windows don't work. There was an overall comment that the west elevation is simple as it exists.</p> <p>Camp – Simple is better; adding the shutters and sliding doors is too much. Likes the reduction of the west elevation right mass.</p> <p>Thornewill – West elevation, eliminate the shutters; on the garage, the prior doors were best.</p> <p>Oliver – Agrees with what's been said. The north elevation is the most visible so eliminate shutters on the dormer. West elevation, agrees the previous doors are best.</p> <p>McLaughlin – The west elevation batten doors are not good.</p>			
Motion	Motion to Approve through staff with the west elevation garage door to go back to previous approval; and remove the shutters on the west and north elevations. (Oliver)			
Roll-call Vote	Carried 5=//Camp, Thornewill, Oliver, Coombs, and McLaughlin-aye	Certificate #	HDC2021-05-3618	
19. 16 Western Presrv. Trust 05-3619	16 Western Avenue	Rev. 12-2395: fenestration	87/72	Botticelli + Pohl
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (8:03)	<p>Botticelli – Presented project; going to simulated-divided-light (SDL) windows.</p> <p>Backus – Circa 1938 contributing structure. Read HSAB comments: not a fan of SDLs on this historic structure; suggest Boston sash with storm panes.</p> <p>McLaughlin – He was out there; the structure is pretty dilapidated. No concerns.</p> <p>Oliver – Suggested true-divided-light (TDL) windows on the north with SDLs on the rest.</p> <p>Camp – She thinks all the windows on the front should be TDL including the dormer.</p>			
Motion	Motion to Approve through staff with all TDLs on the north elevation and the rest can be SDLs. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Thornewill, Oliver, McLaughlin, and Coombs-aye	Certificate #	HDC2021-05-3619	
20. Sam Aloisi 05-3620	19 Quaker Road	New dwelling	41/42	Thornewill Dsgn
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Carrie Thornewill, Thornewill Design			
Public	None			
Concerns (8:12)	<p>Thornewill – Presented project.</p> <p>Backus – Read HSAB comments 4/26: add chimney in main mass; lower plate at rear wing; make windows larger; reconfigure larger windows; add windows on north.</p> <p>Coombs – This will look like a guest house to the front lot and should have larger 6-over-6 windows. North elevation, the two dormers should be closer together; the left wall needs windows. East elevation, 1st-floor windows should be larger. South elevation, the right mass window configuration is not working; they should line up better. It needs another chimney.</p> <p>Oliver – She thinks it's quite cute; the east elevation will be visible. Thinks it should have 6-over-6 windows.</p> <p>Camp – She doesn't like the 3 gable dormers on the front. Would like it to telescope more going to the rear.</p> <p>McLaughlin – He finds this compatible to the main house.</p> <p>Pohl – Agrees it should have 6-over-6 windows; it is an attractive design. Agrees the dormer windows on the north need to be vertically formatted and the blank wall needs windows as it will be visible.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye	Certificate #		

21. Doug Meyer **05-3621** 18 Gardner Road Demo/move off dwelling 43/135 Emeritus
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (8:24) **MacEachern** – Presented project, circa 1965.
Backus – National Historic Landmarks (NHL) lists this as 1965, which is considered historic; it would be great if it could be moved. It would be nice to have a copy of the blueprints for the records
Camp – She has no concerns.
Coombs – Provided some history of the prior owner.
Oliver – No concerns.
McLaughlin – No concerns.
 Motion **Motion to Approve as a demo/move off. (Oliver)**
 Roll-call Vote Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye Certificate # **HDC2021-05-3621**

22. Mark Finnegan **05-3622** 36 Warren’s Landing Garage 38/44 BPC
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.
 Representing Joe Paul, BPC
 Public None
 Concerns (8:32) **Paul** – Presented project; garage doors are proposed black.
Backus – Read MAB comments: no concerns.
McLaughlin – His only concern is the 8-light doors.
Oliver – Only concerns is the garage doors shouldn’t be black.
Coombs – Confirmed the 2nd-floor is not a residence. Agrees, doors shouldn’t be black.
Camp – Black doors is too harsh.
 Motion **Motion to Approve through staff with the garage doors go to grey. (McLaughlin)**
 Roll-call Vote Carried 5-0//Oliver, Coombs, Camp, McLaughlin, and Pohl-aye Certificate # **HDC2021-05-3622**

23. Mark Finnegan **05-3623** 36 Warren’s Landing Gazebo/cabana 38/44 BPC
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.
 Representing Joe Paul, BPC
 Public Terry Norton, 24 North Cambridge Street
 Concerns (8:41) **Paul** – Presented project; client wants the siding to be all shingles.
Pohl – Read MAB comments: visible from 3 sides; use mature indigenous screening; pictures not labeled; how will pool equip room be buffered; show fence.
McLaughlin – Questions visibility of the 8 windows on the south elevation driving around it; no problem with pools in the area; he knows of 6.
Oliver – She has concerns it will be visible as the shed is visible. Doesn’t know how this could be screened using indigenous vegetation. Appreciates it’s low but it’s too incongruous to the other structures. It’s 52’ across.
Coombs – Wonders how many pools are in the Warren’s Landing area. Thinks is should look more like a cabana.
Camp – Likes a hipped roof but here it is incongruous here; a simple shed would be better. Suggested pargetting the chimney a simple cement grey.
Norton – Ms. Oliver is correct; concerned about visibility; it’s an out of place style. Growth out here is scrub brush.
 Motion **Motion to Hold for revisions. (Oliver)**
 Roll-call Vote Carried 5-0//McLaughlin, Camp, Coombs, Oliver, and Pohl-aye Certificate #

24. Mark Finnegan **05-3624** 36 Warren’s Landing Pool 38/44 BPC
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Thornewill
 Recused None
 Documentation Landscape design plans, site plan, photos, and advisory comments.
 Representing Joe Paul, BPC
 Public None
 Concerns (8:55) **Paul** – Asked this to track with the cabana.
 Not opened at this time.
 Motion **Motion to Hold to track the cabana. (Coombs)**
 Roll-call Vote Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye Certificate #

25. Kristina Amendolare 05-3625	8 Bank Street	Addition	73.1.3/69	Angus MacLeod
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Angus MacLeod			
Public	Anne Reilly, abutter			
Concerns (8:55)	<p>MacLeod – Presented project; the “front porch” is an 18X9 awning; the length increases about 7 feet and will be no higher than the roof across the street.</p> <p>Backus – Circa 1930 contributing per NHL. Read SAB comments: there is a loss of the existing chimney, the overall concept is attractive and an improvement; question the barn doors and whether or not they will be open.</p> <p>Reilly – Concerned about the impact on the character of the neighborhood by adding a 2nd-floor. This might create a tunnel between Front and Bank Street. Extending the front porch would take up all the front yard. She thinks it’s important that the view lines not be adversely impacted. West elevation skylight, asked if it could be moved to the east elevation.</p> <p>Camp – Appreciates Ms. Reilly’s concerns; she doesn’t think it will impair the view of Codfish Park. Doesn’t understand how the barn doors will work. A view with height poles will help us envision how this would look.</p> <p>Coombs – It seems we are losing this very simple building and its originality; it’s very eye-catching at its current height.</p> <p>Oliver – She likes the simplicity of the design. The end with the loft could be dropped to break it up the ridge a little. Asked what happens when the barn doors open (there’s a screen door in there).</p> <p>McLaughlin – The design is very compatible and antique looking.</p> <p>Pohl – It is a very charming and sensitive design. Suggested viewing with height poles.</p>			
Motion	Motion to View with height poles. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #	

Rest held for Thursday May 20th.

26. Sharon Lefevre 05-3626	30 Pine Street	Rev. 2302: ODS/AC/skylight	42.3.2/46	Angus MacLeod
27. 72 Pocomo Road, LLC 05-3628	72 Pocomo Road	Move off/demo MH	15/37	Botticelli + Pohl
28. 72 Pocomo Road, LLC 05-3629	72 Pocomo Road	Move off/demo pool house	15/37	Botticelli + Pohl
29. 72 Pocomo Road, LLC 05-3630	72 Pocomo Road	New dwelling	15/37	Botticelli + Pohl
30. Anne Delaney 05-3631	4 Old Quidnet Milk Road	Rooftop solar - house	20/53	ACK Smart
31. Anne Delaney 05-3632	4 Old Quidnet Milk Road	Rooftop solar – cottage	20/53	ACK Smart
32. Jane Stoddard 05-3633	6 Quaker Road	Rooftop solar	41/522	ACK Smart
33. Conway Family Trust 05-3634	11 Western Avenue	Mveoff/prt demo	87/117	Permits Plus
34. Terry Noyes 05-3635	17 Hooper Farm Road	Move on from 11 Western	55/220.5	Permits Plus
35. Westmoor Club 05-3636	105/109 West Chester Street	Dorm “A”	41/805	G.Goldsmith Arch
36. Westmoor Club 05-3637	105 West Chester Street	Dorm “B”	41/805	G.Goldsmith Arch
37. Westmoor Club 05-3638	105 West Chester Street	Addition	41/805	G.Goldsmith Arch
38. Greg Raiff 04-3564	100 Low Beach Road	Rev. 09-1845: pergola + ODS	75/27	Emeritus
39. Trogoh NT 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
40. Jeffrey Krupa 05-3641	95 West Chester Street	Shed	41/93.1	Emeritus
41. One Folger Road, LLC 05-3642	1 Folger Road	Studio	30/195.1	Studio Ppark
42. 22 Easton Street, LLC 05-3643	22/24 Easton Street	Main house	42.1.4/12 + 12.1	Workshop APD
43. 22 Easton Street, LLC 05-3644	22/24 Easton Street	East garage	42.1.4/12 + 12.1	Workshop APD
44. 22 Easton Street, LLC 05-3645	22/24 Easton Street	West garage	42.1.4/12 + 12.1	Workshop APD
45. 22 Easton Street, LLC 05-3646	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 04-3391	16 Helen’s Drive	Roof top solar	66/53	ACK Smart
2.	Michael Robinsn 03-3088	13 Fayette Street	New deck, chimney	42.3.2/28	Sanne Payne
3.	Back 41, LLC 03-3154	105 Tom Nevers Road	New dwelling	91/25	CWA
4.	Eric Needleman 03-3276	6 Macy Road	Pool and hardscape	60/144	Atlantic Lndscpng
5.	Gary Creem 03-3265	6 + 8 Hydrangea Lane	Pool and hardscape	73/87 + 88	Atlantic Lndscpng
6.	George Balboa 03-3087	71R Cliff Road	New dwelling	30/160.1	B. Meerbergen
7.	George Balboa 03-3102	71R Cliff Road	New dwelling	30/160.1	B. Meerbergen
8.	Zero India St 03-3268	1 Cambridge Street	Addition	42.3.1/130.2	Emeritus
9.	Andrew Reger 03-3241	7 East Lincoln Avenue	Garage/apartment	42.4.1/8	Emeritus
10.	7 New Street 03-3290	7 New Street	MH + garage connector	55.4.1/37	Workshop APD
11.	7 New Street 03-3286	7 New Street	New Studio	55.4.1/37	Workshop APD
12.	Chris Skehel 03-3239	61A Cato Lane	Garage/apartment	56/49	LINK
13.	Thomas Keegan 04-3328	41B Cliff Road	Pool and hardscape	29/40	JB Studio
14.	Mark Norris 04-3415	14A Lowell Place	Cottage-resite/additions	41/164	Emeritus
15.	14 MVR LLC 04-3420	14 Madequecham Valley Rd	New dwelling	89/13	Emeritus
16.	Richard Hohlt 04-3384	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 05-3767	5 Chestnut Street	Temporary door change	42.3.1/4	Willem Learn
2.	Jennifer Khoury 05-3768	27 West Chester Street	Spa	42.4.3/2	David Troast
3.	Phillip Bloom 05-3769	9 Lily Street	Rev. 3247: A/C units/wndws	42.3.4/49	Linda Williams
4.	Melissa Druley 05-3770	10 Candle House Lane	Firepit/patio/pergola	55.4.4/51	LINK
5.	Adair Prall 05-3771	3 Sylvia Lane	Shed addition	42.4.4/11	LINK
6.	VTT 48 Center St 05-3772	48 Center Street	Color change	42.3.1/1	LINK
7.	Kevin Bates 05-3773	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 05-3774	251 Hummock Pond Rd	Pool and hardscape	83/26	Mark Lombardi
14.	251 Hummock Pond LLC 05-3775	251 Hummock Pond Rd	Cabana	83/26	Mark Lombardi
15.	251 Hummock Pond LLC 05-3776	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 05-3721	112 Main Street	Rev. 58361: add + reno	42.3.3/104	Gryphon Archit
49.	Kingfisher R.T. 05-3719	278 Polpis Road	Rev. 2488: relocate on site	25/2	Gryphon Archit
50.	Mark Wilmot 05-3718	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 05-3726	13 Equator Drive	Pool	66/261	JB Studios
56.	Wendzicki C. ETAL 05-3727	13 Equator Drive	Cabana	66/261	JB Studios
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

HDC Minutes for May 18, 2021, adopted June 3

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"> • Next HDC Meeting New Business Thursday May 20, 2021 at 1:00pm – 2:30pm hard stop • Discussion of Resilient Nantucket meeting • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:20 p.m. (Oliver)**

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council