



# 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 ~~

**Thursday, February 3, 2022**

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

Called to order at 1:04 pm. and announcements by Ms. Coombs

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, PLUS Administrative Assistant; Terry Norton, Town Minutes Taker  
Attending Members: Camp, McLaughlin, Coombs, Oliver, Welch, Thornewill  
Absent Members: Pohl, Dutra  
Late Arrivals: Camp, 1:08 pm  
Early Departures: None

Adoption of Agenda.

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

Roll-call vote Carried 5-0//Oliver, McLaughlin, Thornewill, Welch, and Coombs-aye

## I. PUBLIC COMMENT

None

## II. DISCUSSION ARTICLE 80 (HOME RULE PETITION: HISTORIC DISTRICT COMMISSION – SOLAR)

Voting Camp, McLaughlin, Coombs, Oliver, Welch, Thornewill

Documentation Town Warrant Article 80

Speakers None

Concerns (1:10) **Backus** – She wants to be able to provide the Finance Commission with HDC’s comments regarding this article. Mr. Pohl told her he is against changing the 1955 Special Act to suit a special interest group. Read the proposed article. The word “shall” can be problematic. MGL Chapter 40C, which established other State HDCs, has a sentence is an alternative wording the should be reviewed; read the sentence. Nantucket HDC has solar guidelines, which the Board has followed.  
**Coombs** – She is against this article. The solar companies are trying to tell us how to do things. We have workable solar guidelines that work and protect the Island. Allowing this would set a precedent for other special interest groups to try and change our Act to suit them.

**Oliver** – As written, it isn’t too different from how we act. We already reasonably allow panels. She is definitely against using the sentence from Chapter 40C. What we have in place works for us. Allowing this would open the door for every special interest groups to add to our Special Act.

**McLaughlin** – He thinks we should leave the Act alone.

**Welch** – Agrees what’s been said. To be inserting a particular type of architectural element leaves many issues unaddressed: maintenance, derelicts, disposal, and other unintentional consequences. We don’t put these in the Act because it could ratchet up the number of appeals. The Select Board has reasonably stated our determinations on Solar are appropriate. Applications that were appealed were in direct conflict with our guidelines. He thinks the language is sloppy and ambiguous. He suggests we vote to take no action or issue a negative recommendation.

It should be noted that this was never presented to the HDC for development nor did the proponent come to this meeting to discuss it.

**Thornewill** – Agrees with everyone. The language seems like a mandate rather than determination of the appropriateness.

**Camp** – Agrees.

Motion **Motion to present an outline draft referencing our points to the Finance Commission. (Welch)**

Roll-call Vote Carried unanimously//Coombs, McLaughlin, Oliver, Thornewill, Welch, and Camp-aye

**III. OLD BUSINESS 01/11/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jonathan Jacoby <b>12-5435</b>	3 Tautemo Way	New garage revision	83/22	EMDA
Voting	Camp (acting chair), Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ethan McMorrow, Ethan McMorrow Design Associates				
Public	None				
Concerns (1:25)	This is to revoke the motion to approve made Tuesday, February 1. Mr. McLaughlin was not sitting on the project.				
Motion	<b>Motion to Approve. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Oliver, and Camp-aye			Certificate #	<b>HDC2021-12-5435</b>

2.	Hoehn- Saric <b>10-4865</b>	34 Easton Street	New dwelling	41.1.4/18	CWA
Voting	Coombs (acting chair), McLaughlin, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (1:27)	<p><b>Webster</b> – Reviewed historical documents and photos and reviewed changes made per previous concerns.</p> <p><b>Backus</b> – This is replacing the 1960s Seward Johnson structure and is within the old historic district (OHD); it should follow our Resilient Nantucket Guidelines, adopted by the HDC. Appreciated the historic research and that the revisions reflect the original vernacular of Easton Street. The east-west ridge is very long and should drop. This is still very boxy and needs more additive massing.</p> <p>Read HSAB comments 1/18: This house is set too close to Easton Street for such a tall structure. Neighboring houses have smaller secondary structures up close to the road reducing the impact from Easton Street. This building is still too wide, too boxy, and lacking appropriate additive massing. The north façade is an improvement, but the west elevation shows extremely chaotic massing; the various shed roofs, dormers, decks and exterior stairway don't relate to one another in any sense of order. The rear wing to the south is more dominant than the forward main mass; this wing should step down considerably for proper additive massing; the 2<sup>nd</sup>-floor deck projects off the building greater than what is normally allowed. The south façade facing the harbor is too tall, too wide, and monolithic; the massing needs to be broken up and the 2<sup>nd</sup>-floor deck reduced in length and width; the tall shed roof connector to the east is very awkward and inappropriate. This house needs to be scaled down and redesigned to fit into the neighborhood context; ideally this should be split into 2 structures with the smaller, lower one closer to the street. HSAB would like to review further revisions.</p> <p><b>Oliver</b> – Agrees with Ms. Backus and HSAB. This is moving in the right direction. The water facing side historically had depth and now is very flat. With the exception of the sun porches, people didn't have ganged windows; that needs to be reconsidered; less is more. Likes the railing detail.</p> <p><b>Thornewill</b> – North elevation, the extended shed roof is out of character; if it were hipped, it would read as additive. All dormers should have hipped roofs. Agrees with much Ms. Oliver said about the rear; should have a single dormer; fenestration is too regulated.</p> <p><b>McLaughlin</b> – East elevation left, the rear 2<sup>nd</sup>-floor deck is more than 8' deep off the wall; it needs to be brought in.</p> <p><b>Coombs</b> – The fenestration is excessive and needs to be reduced; the east elevation has 28 windows with double- and triple-mulled windows. Appreciates the railings. Rear elevation 2<sup>nd</sup>-floor deck should not be more than 8' deep. Appreciates the chimneys. East elevation shed dormer should be a single-window hipped dormer. North elevation is simple. Agrees with HSAB. Would like it set back from the street a little more.</p>				
Motion	<b>Motion to Hold for revisions and to go back to HSAB. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Oliver, and Coombs-aye			Certificate #	

3. Tack3, LLC 11-5100 26 Washington Street Move off/demo 42.3.2/23 CWA

Voting Camp, McLaughlin, Coombs, Welch, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.  
 Representing Chip Webster, Chip Webster Associates  
 Public None  
 Concerns (1:54) **Webster** – Reviewed the original move off/demo approval May 9, 2017 COA 68013 and history of the lot.  
**Backus** – Data indicates circa 1950 contributing. The 1923 does show a structure but she doesn’t know how to confirm whether or not that is still part of this house. Feels the original approval was based upon erroneous information that this structure is circa 1980s.  
 Read HSAB comments 1/18: The section of the existing building closest to Washington Street appears on the 1923 Sanborn map and should be retained. It was moved back to create parking in the 1980’s and an addition was added to the harbor side. Any new additions should replace the newer section but not obliterate the original historic building facing Washington Street. Two photos of the original building closer to the street have been submitted to Ms. Backus. The previous approval of the new replacement building was based on the thinking that this was a newer building and could be demolished; the demo should be reconsidered with this new evidence. HSAB would like to review further revisions.  
 Review of photos past and present to attempt to determine the evolution of the structure since 1923.  
**Thornewill** – It seems to her a previous approval is almost always an automatic approval. She understands there is more information, which does come into play. You can see how much the original mass has been changed; the fabric doesn’t seem to be in its historic state any longer.  
**Coombs** – The previous approval can be overridden because the information provided then was incorrect. This building was moved back to create parking in front and has a historic tree to the right. It is inappropriate to demo or move; this is one of the buildings that makes up the historic end of Washington Street. The front section with the porch and the shed to the left are the same as outlined in the 1923 Sanborne map.  
**McLaughlin** – The front porch was added since 1945. This structure was added onto and moved back between 1950s and 1980s. The replacement should be approved before this is voted to be demolished/moved off.  
**Welch** - Asked what the alleged erroneous information was in the discussion regarding the previous approval. It is a long-standing tradition that a previous approval is extended and agrees that the previous approval has expired. He has no concerns about relocating the structure. He doesn’t see a historic architectural element that needs to be saved. Also, the replacement structure has already been approved; the application today is revisions.  
**Camp** – If this does go, what replaces it should have an equally simple façade facing Washington Street. She wants to see what’s proposed before voting on this.

Motion **Motion to Approve as a move off/demolition. (Welch)**  
 Roll-call Vote Carried 4-1//Thornewill, McLaughlin, Welch, and Camp-aye; Coombs-nay Certificate # **HDC2021-11-5100**

4. Tack3, LLC 26 Washington Street Rev COA: Roofwalk, entry, 42.3.2/23 CWA

Voting Coombs (acting chair), McLaughlin, Oliver, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.  
 Representing Chip Webster, Chip Webster Associates  
 Public None  
 Concerns (2:25) **Webster** – Reviewed changes made per previous concerns.  
**Backus** – Read HSAB comments 1/18: This Greek revival style is too formal for this section of the waterfront. Historically this area had utilitarian boat houses and much simpler Quaker style houses. West, the four-bay, gable forward layout is very unusual and proportionally out of scale. The flush shed dormer overwhelms the roof line and should be narrower with greater setbacks. The front stair leads to an unidentified platform. The roof walk is too wide with an awkward center post sitting on the ridge. South elevation, despite previous requests, there is still no telescoping down of the additive masses. The plate height is a full two stories. These masses should step down toward the back. The elevated rear decks are much deeper than normally approved. The 2<sup>nd</sup>-floor decks should be limited to 8’. The 1<sup>st</sup>-floor deck is at the normal 2<sup>nd</sup>-floor level, so it too should be reduced. East, harbor side – too tall, no additive massing and both levels are identical; there should be some variation in fenestration with less glass on the upper level than the lower level. In general, the details need to have a simpler appearance, and the rear masses should be reduced in height. HSAB would like to review further revisions.  
**McLaughlin** – There’s too much glass; it’s more than 75% glass. He would make a motion to hold for Tuesday.  
**Oliver** – She agrees with HSAB. The proportions of the original gable-forward submission were better.  
**Thornewill** – She also agrees with HSAB. The 3-bay worked better. The secondary mass needs to be pushed back. The 2<sup>nd</sup> stair isn’t appropriate; fenestration needs to be scaled back; wants to see an engineer’s letter. Fenestration on the east is too symmetrical.  
**Coombs** – Agrees completely with HSAB. East elevation doesn’t resemble anything else facing the harbor. Wants to see an engineer’s recommendation on how much this has to be raised. This should be a simple harbor building.

Motion Motion to Hold for Tuesday. (McLaughlin) Not carried 1-3//Coombs, Thornewill, and Oliver-nay  
 Roll-call Vote **Motion to Hold for revisions. (Oliver)**  
 Carried 4-0//Thornewill, Oliver, McLaughlin, and Coombs-aye Certificate #

Rest held for Tuesday, February 8<sup>th</sup>.**IV. NEW BUSINESS 01/18/2021**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Rebecca Moesinger 01-5484	45 Surfside Road	Front steps& color change	67/14.4	Portia Moesinger
2. Thomas Sleeper 01-5529	8 Osprey Way	New dwelling	82/401	Christopher Hall
3. Thomas Sleeper 01-5532	8 Osprey Way	New pool	82/401	Christopher Hall
4. Thomas Sleeper 01-5531	8 Osprey Way	Cabana	82/401	Christopher Hall
5. Thomas Sleeper 01-5530	8 Osprey Way	Move shed on site	82/401	Christopher Hall
6. 6 Lincoln St, LLC 12-5462	6 Lincoln Street	Addition 2 <sup>nd</sup> fl dormer	73.4.2/86	Val Oliver
7. Vanessa Halper 12-5449	73 Burnell Street	New dwelling	49.3.2/1.2	Topham Designs
8. Vanessa Halper 12-5448	73 Burnell Street	New pool	49.3.2/1.2	Topham Designs
9. Eleven Lincoln Ave Trust	32 Jefferson Avenue	MH addition	30/132	Botticelli + Pohl
10. Lot 27 N Mill, LLC 12-5466	Lot 27A (22 N. Mill)	Garden shed	55.4.4/80.3	Meerbergen Designs
11. Lot 27 N Mill, LLC 12-5465	Lot 27A (22 N. Mill)	Garage	55.4.4/80.3	Meerbergen Designs
12. Lot 27 N Mill, LLC 12-5457	Lot 27B (22 N. Mill)	Garden shed	55.4.4/80.3	Meerbergen Designs
13. Arline Bartlett 12-5454	21 Pleasant Street	Fenestration & sm addition	55.4.1/1	LINK
14. Richard Snowden 12-5455	11 Massachusetts Avenue	Fences	60/80	LINK
15. 20A Bishop Rise Inv.	20a Bishops Rise	New Dwelling	40/127	Linda Williams
16. 20A Bishop Rise Inv.	20a Bishops Rise	New garage	40/127	Linda Williams
17. 20A Bishop Rise Inv.	20a Bishops Rise	New pool	40/127	Linda Williams
18. 20B Bishop Rise Inv.	20b Bishops Rise	New Dwelling	40/127	Linda Williams
19. 20B Bishop Rise Inv.	20b Bishops Rise	New garage	40/127	Linda Williams
20. 20B Bishop Rise Inv.	20b Bishops Rise	New pool	40/127	Linda Williams
21. 8 Walsh LLC 12-5475	8 Walsh Street	Addition	42.4.1/83	Meerbergen Designs
22. Nantucket Land Bank 01-5479	168 Hummock Pnd Rd	Gate	65/13.2	J. Kuszpa
23. Rich Oneslager 01-5497	8 Cliff Road	L/k window replacement	42.4.4/23	Rick Johnston
24. The Braes, LLC 01-5496	23 Baxter Road	Add outdoor shower	49.2.3/12	Botticelli + Pohl
25. Nancy Mack	4 Tautemo Way	Garage mv onsite & addtn	83/28	Nancy Mack
26. Nancy Mack	4 Tautemo Way	Shed demo	83/28	Nancy Mack
27. NIR Retail 01-5488	29 Commercial Wharf	Roof replacement	42.2.4/3	T & T Roofing
28. NIR Retail 01-5489	4 Harbor Square	Roof replacement	42.2.4/5	T & T Roofing
29. Zero India St, LLC 01-5514	1 Cambridge Street	Rdc ftrprt/rf replace/fenst	42.3.1/130.2	Emeritus
30. Jeremy Trottier 01-5513	4 Windsor Road	Rf mass/hght chng/add drmr	49/193	Emeritus
31. Sheila & Carmine Giardini	7a Clifford Street	New dwelling	79/19	McMullen & Assoc.
32. Sheila & Carmine Giardini	7a Clifford Street	New garage/studio	79/19	McMullen & Assoc.
33. Sheila & Carmine Giardini	7a Clifford Street	New pool & hardscape	79/19	McMullen & Assoc.
34. Sheila & Carmine Giardini	7a Clifford Street	New gazebo	79/19	McMullen & Assoc.
35. Salty Dogz, LLC 01-5503	9 Tashama Lane	New frnt door/stoop bnch	55/471	LINK
36. Self J Douglas 01-5517	3 Martins Lane	New shtrrs/2 new winws	42.3.2/133	LINK
37. Ali & Zach Smith 12-5313	232 Madaket Road	New dwelling	59.4/120.1	JN Design
38. Ali & Zach Smith 12-5315	232 Madaket Road	New garage	59.4/120.1	JN Design
39. Amy Mignone 01-5547	10 Angola Street	Window/door replace& alt.	55.4.4/79	Val Oliver

**V. OLD BUSINESS 01/25/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Rich Peterson	30 Main Street Sconset	Relocate garage & addition	73.3.1/46	Concept Design
2. Marshall & Holly Pagon 11-5250	28 & 32 Baxter Road	Pool house & pergola	49.23/29	Design Associates
3. 3 Beaver St, LLC 12-5316	3A Beaver Street	Dormers, raise foundation	55.1.4/97	Polly Walldorf
4. LeSelect Properties 11-5144	1 Ash Street	Fenestration changes	42.4.2/85	Normand Residential
5. Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed Use- Retail & Resid	42.4.2/23	Emeritus
6. Cindy Helfrich 12-5354	37 Fair Street	Roof & fenestration changes	42.3.2/121	Emeritus
7. BC Sconset, LLC 07-4226	9 Hawks Circle	Hardscape	74/37.1	Ahern
8. Brett Fodiman 12-5374	3 Tetawkimo Drive	New dwelling	53/41	CWA
9. Brett Fodiman 10-4969	27 Cato Lane	New dwelling	55/118	CWA
10. Brett Fodiman 10-	27 Cato Lane	Garage	55/118	CWA
11. Theodorakos Vaios Trust	79 Pocomo Road	New dwelling	15/5	CWA
12. Anthony Noto 11-5270	10 Lincoln Avenue	Addition & reno	30/184	Emeritus
13. 450 Green Park, LLC 11-5272	2 Stone Alley	Adtn, Alter, & Foundation	42.3.1/103	Emeritus

**VI. NEW BUSINESS 02/01/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Joseph Marchese 11-5158	8 Winn Street	Rev. 08-4861: pool	41/51.2	Waterscapes
2. Glenn Lajeunesse 01-5553	4 Mioxes Way	New Cabana	65/87	Thornewill Designs
3. 34B Walsh St N.T. 01-5568	34B Walsh Street	Addition	29/104	Studio Ppark
4. Peter Michalowski	34 Dukes Road	Rev. 72768: hardscape	56/187	Linda Williams
5. BPC 4 Dolphin Ct., LLC	4 Dolphin Courth	Addition	42.4.1/65.2	Linda Williams

Proposed HDC Minutes for February 3, 2022

6.	BPC 8 N. Beach St., LLC	8 North Beach Street	Addition	42.4.1/65.1	Linda Williams
7.	S & R Island Dev.	26 Woodland Drive	Demo Dwelling	68/260	Linda Williams
8.	6 Grey Lady, LLC <b>01-5533</b>	6 Grey Lady Lane	Shed/ Attached to House	66/703	Val Oliver
9.	Sam Nicholson <b>01-5534</b>	22 Brewster Road	Addition	54/196.1	Val Oliver
10.	Steve Theroux <b>01-5536</b>	25 Broadway	Storage/ Garbage Bins	73.1.3/108	NAG
11.	Steve & Kim Schaefer <b>01-5526</b>	86 Cliff Road	Shed/ Fence	30/74.2	Robert Newman
12.	All Vines LLC <b>01-5537</b>	9 Prospect Street	Roof Shingle Change	55.4.4/41	T & T Roofing
13.	Steve & Kim Schaefer <b>01-5525</b>	86 Cliff Road	New Dwelling	30/74.2	Robert Newman
14.	Gary & Kim Creem <b>01-5528</b>	4-8 Hydrangea Lane	New Shed	73/87-88	Val Oliver
15.	The Sandbar <b>01-5527</b>	4 Bathing Beach Road	Roof Overhang	29/1	Val Oliver
16.	36 Easton St. Corp. <b>01-5520</b>	36 Easton Street	Move AC to West Rev	42.1.4/19	EMDA
17.	Paula McQuaid <b>01-5523</b>	26 Pine Crest Lane	Rev. Rotate Shed	68/426	EMDA
18.	B16ACK LLC <b>01-5524</b>	8 Meadowview Drive	New Dwelling – Garage	56/147	EMDA
19.	71 N. Liberty Trust <b>01-5539</b>	71 North Liberty Street	Hardscape	41/141.1	NAG
20.	ACK86QR LLC <b>01-5541</b>	86 Quidnet Road	Rev. fenst & b room	21/402	NAG
21.	Kim & Pete Parent <b>01-5538</b>	11 Skyline Drive	Add Cupola	79/136.1	Thornewill Designs
22.	Searle Cheryl Maureen Tr <b>01-5547</b>	10 Angola Street	Alterations	55.4.4/79	Val Oliver
23.	Robert Veghte & Robin Rednor	2 Ann's Lane	New Roof Walk	49/59.1	DTA
24.	Adam Troso <b>01-5549</b>	18 Chuck Hollow	Pool & Hardscape	72/26	Waterscapes
25.	William Schultz <b>01-5550</b>	23 Friendship Lane	Garage Demo/ Move Off	56/347	David Pekarckik
26.	William Schultz <b>01-5551</b>	23 Friendship Lane	Garage Move on Site	56/347	David Pekarckik
27.	Glenn Lajeunesse <b>01-5553</b>	4 Mioxes Way	Solar Roof Array	65/87	Ack Smart
28.	Lyubenor Lyubomir <b>01-5552</b>	7 Toombs Court	Solar Roof Array	68/153.1	Ack Smart
29.	Robert & Ann Stock Trt <b>01-5556</b>	50 Squam Road	Rooftop Solar	13/31	Karen A. Cotuit Solar
30.	Vlatko Pesnacki <b>01-5557</b>	10 Lewis Court	New Dwelling	67/155	Val Oliver
31.	Hamling Deirdre Tr <b>01-5559</b>	6 Lowell Place	Rev. 02-2951: addition	41/167	Joseph Topham
32.	Ben Normand <b>01-5558</b>	11.5 Grey Avenue	Front Door & Stoop	67/910	Normand Residential
33.	Anne Bazos <b>01-5583</b>	1 Melville Court	Rev. perg/deck/shw&reloc.	82/98	Julie Jordin
34.	Guy Wisiniski <b>01-5582</b>	13 Arkansas Avenue	Add Door & o/d shower	59.4/158	NAG
35.	James Pignato <b>01-5585</b>	40 Appleton Road	Rev: + Deck/ Swap Window	66/43	Gryphon Architect
36.	Maureen & Howard Blitman Tr	54 Squam Road	Rev. COA: Extend deck	13/32	Seth Gottlieb
37.	King Fisher Realty Tr <b>01-5596</b>	278 Polpis Road	Rev. COA: Rf Wlk & Fenes.	25/2	Gryphon Architect
38.	Stone Barn Homeowners <b>01-5602</b>	5 Stone Barn Way	Re-roof	29/901	Steven Stockigt
39.	Fine Luxury Homes <b>01-5601</b>	10 Beaver St	Re-roof	55.1.4/80	Steven Stockigt
40.	Jay Cohen <b>01-5599</b>	24 Medouie Creek Road	Pool & Hardscape	20/2	Studio Landscape
41.	Jay Cohen <b>01-5587</b>	24 Medouie Creek Road	New Shed	20/2	Smith & Hutton
42.	Jay Cohen <b>01-5570</b>	24 Medouie Creek Road	Main House Alteration	20/2	Smith & Hutton
43.	Christ Heather Helle <b>01-5580</b>	32 Morey Lane	Add 1 Window in Rear	73.3.2/61.1	Win Freed
44.	Lloyd Realty, LLC <b>01-5600</b>	7 Heather Lane	New Dwelling	30/24.2	S. Metz
45.	Svargaloka Nominee TR <b>01-5564</b>	5 Elbow Lane	Renewal COA: no chng	73.2.4/43	McMullen & Ass.
46.	Samuel Aloisi <b>01-5595</b>	19 Quaker Road	Rev. 05-3620	41/42	Thornewill
47.	David Bernard <b>01-5584</b>	70 Hummock Pond Road	Window & door replace	56/73	David Bernard
48.	Karen & Tim DeMasi <b>01-5589</b>	3 Gladlands Avenue	Fenestration	80/234	Emeritus
49.	Jonathan Jacoby <b>01-5579</b>	3 Tautemo Way	Pool/ Hardscape	83/22	Atlantic Landscaping
50.	Darren Beylouni <b>01-5578</b>	6 Sandwich Road	Pool/ Hardscape	54/233	Atlantic Landscaping
51.	Hulbert Ack LLC <b>01-5565</b>	2 Hulbert Avenue	Hardscape	42.1.4/21	Atlantic Landscaping
52.	Nantucket 62 Walsh, LLC <b>01-5588</b>	62 Walsh Street	Rev. 08-4379:	29/85 + 85.2	Botticelli + Pohl
53.	Taco 1 LLC <b>01-5569</b>	22 Bartlett Road (24 Bart)	New Dwelling	65/86	BPC
54.	Ocean Dojo, LLC <b>01-5567</b>	20 Bartlett Road (22 Bart)	New Dwelling	65/76	BPC
55.	Hollis Webb <b>01-5586</b>	30 Dukes Road	Demolition	56/189	Hollis Webb
56.	Mike & Jackie Raso	82 Centre Street	Alteration	42.4.3/62	Mike & Jackie Raso

VII. OTHER BUSINESS	
Approved Minutes	None
Review Minutes	January 25 & 27, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Tuesday, February 8 @ 5:00 pm. via ZOOM</b></li> <li>• Discussion of Advisory Board Review</li> <li>• Section 106 – Sunrise Wind Farm Project, intro</li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demolitions</li> <li>• Discussion of options for house moves</li> </ul>
Commission Comments	<p><b>Oliver</b> – In general it is a struggle to do this meeting via ZOOM for a variety of reasons. However, we can still make this process easier by reviewing the applications prior to the meeting.</p> <p><b>Coombs</b> – Agrees.</p>

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:40 pm. (McLaughlin)**

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

