



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

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

~~ MINUTES ~~

Tuesday, May 10, 2022

Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 5:01 pm. and announcements by Ms. Camp

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, HDC Compliance Coordinator; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker
 Attending Members: Camp, McLaughlin, Coombs, Oliver, Welch
 Remote Participants: Coombs, Welch
 Absent Members: Pohl, Dutra, Thornewill
 Late Arrivals: None
 Early Departures: Camp & Welch, 8:47 pm

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

Backus – Thanked everyone on behalf of the Commission and staff who attended Town Meeting in defense of the HDC Special Act. We’ve receive public inquiries as to when the workgroup will take place.

III. SIGNS

| Property owner name | Street Address | Scope of work | Map/Parcel | Agent |
|--------------------------------------|-----------------------|---------------|-------------|----------------------|
| 1. 9 Sparks, LLC 05-6271 | 9 Sparks Avenue | New Sign | 55/179 | Sign Here Nantucket |
| 2. 9 Sparks, Assn LLC 05-6272 | 9 Sparks Avenue | New Sign | 55/179 | Sign Here Nantucket |
| 3. Maryann Wasik 05-6277 | Various Locations | New Sign | | Nantucket Gard. Club |
| 4. Maria Mitchell Assn. | 7 Milk Street | Replace Sign | 42.3.3/183 | Jason Finger |
| 5. Christopher Landav 04-6209 | 13 Hoicks Hollow Road | Rock sign | 48/1.3 | Christopher Landav |
| 6. Tom Katsapetses 05-6294 | 8 Oak Street | Wall Sign | 42.3.1/10.2 | Cara Marquis |

Voting Camp, McLaughlin, Coombs, Oliver, Welch

Alternates None

Recused None

Documentation Sign design plans, site plan, photos, and advisory comments.

Representing None

Sign Advisory None

Concerns **Martinez** – These are approvable

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

Roll-call Vote Carried 5-0//Oliver, McLaughlin, Welch, Coombs, and Camp-aye Certificate # **HDC2022-(as noted)**

| | | | | |
|----------------------------------|-----------|-----------|-----------|--------------|
| 7. Vtt Management 05-6295 | 12 Oak St | Wall Sign | 42.4.2/27 | Cara Marquis |
|----------------------------------|-----------|-----------|-----------|--------------|

Voting Camp, McLaughlin, Coombs, Oliver, Welch

Alternates None

Recused None

Documentation Sign design plans, site plan, photos, and advisory comments.

Representing None

Sign Advisory None

Concerns **Martinez** – This was held.

Motion **Motion to Hold. Oliver**

Roll-call Vote Carried 5-0//McLaughlin, Coombs, Welch, Oliver, and Camp-aye Certificate #

| | | | | |
|----------------------------------|--|-------------------|---------------|---------------------------|
| 8. Vtt Management 05-6296 | 12 Oak Street | Projecting Sign | 42.4.2/27 | Cara Marquis |
| 9. NHA | 13 Broad Street | Temporary Sign #1 | 42.4.2/61 | Ashley Santos |
| 10. NHA | 13 Broad Street | Temporary Sign #2 | 42.4.2/61 | Ashley Santos |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Sign design plans, site plan, photos, and advisory comments. | | | |
| Representing | None | | | |
| Sign Advisory | None | | | |
| Concerns | Martinez – These are approvable. | | | |
| Motion | Motion to Approve. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Oliver, McLaughlin, Welch, Coombs, and Camp-aye | | Certificate # | HDC2022-(as noted) |

IV. CONSENTS

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|---|--|---------------------------|-------------------|---------------------------|
| 1. Mad House Rt 05-6310 | 100 Madequecham Valley | Rev. 07-4306: Main house | 88/62 | BPC |
| 2. Nicole & Joel Whidden 05-6313 | 11 Davis Lane | Rev. 05-3740: Pergola | 82/75 | Emeritus |
| 3. Suzanne Knutson 05-6304 | 30 Crooked Lane | Rev. 09-4692: Green house | 41/332 | Ahern |
| 4. Nashaquisset Coop Inc 05-6305 | 25 Autopscoot Road | Rev. 04-6102: Add & alt | 55/515.8 | Emeritus |
| 5. Tom and Sheila Clinger 04-6207 | 27 Pine Crest Drive | New Shed | 68/424 | Topham Designs |
| 6. Cannonbury Hldgs 2, LLC 05-6260 | 4 Sleetwing Circle | Rev. 08-1569: Cabana/Roof | 74/23 | Workshop APD |
| 7. Cannonbury Hldgs 2, LLC 05-6259 | 6 Sleetwing Circle | Rev. 08-1576: Cabana/Roof | 74/24 | Workshop APD |
| 8. Jeffrey Burdick 05-6204 | 7 Eagles Wing Way | New Shed | 80/184 | Structures Unlimited |
| 9. Robert & Jody Newman 04-6206 | 6 Topping Lift | Rev. 06-3972: Garage | 66/308 | Sandcastle Const. |
| 10. Erik Fanning 05-6230 | 2 Seven Mile Lane | Rev. 10-1922: Alteration | 72/52 | Erik Fanning |
| 11. Sarah Ray 05-6257 | 8B Folger Avenue | Window well | 80/426 | Sarah Ray |
| 12. Steven & Marian Wilson 04-6123 | 5 Surfside Road | Historical Determination | 55-253 | LINK |
| 13. Joan O'Brien 05-6317 | 20 Tashama Lane | Egress window well | 55/450 | Joan O'Brien |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns | No concerns. | | | |
| Motion | Motion to Approve. (Oliver) | | | |
| Roll-call Vote | Carried 5-0//Welch, Coombs, McLaughlin, Oliver, and Camp-aye | | Certificate # | HDC2022-(as noted) |

V. CONSENTS WITH CONDITIONS

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|---|---|----------------------|-------------------|---------------------------|
| 1. Madakiss Realty, LLC 05-6273 | 7 Sandsbury Road | Pool and Hardscape | 75/52 | Atlantic Landscaping |
| • Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application. | | | | |
| 2. Martha Gibian Trust 05-6270 | 47 Chuck Hollow Road | Pool and Hardscape | 75/114 | Atlantic Landscaping |
| • Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application. | | | | |
| 3. Jennifer & Stephen Ware 05-6269 | 36 Lyons Lane | Pool and Hardscape | 72/38 | Atlantic Landscaping |
| • Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application. | | | | |
| 4. Tom and Sheila Clinger 05-6265 | 27 Pine Crest Drive | New Pool | 68/424 | Topham Designs |
| • Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application. | | | | |
| Voting | Camp, McLaughlin, Coombs, Welch | | | |
| Alternates | None | | | |
| Recused | Oliver | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns | No additional concerns. | | | |
| Motion | Motion to Approve through staff per noted conditions. (Coombs) | | | |
| Roll-call Vote | Carried 3-0//McLaughlin, Coombs, and Camp-aye//Welch abstain | | Certificate # | HDC2022-(as noted) |

VI. NEW BUSINESS 04/12/2022

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----------------|---|-----------------------|----------------------|-------------------|------------------|
| 1. | Jean Moran 01-5621 | 4 Washington Avenue | New pool | 60.2.4/65 | Jon Paul Couture |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | | |
| Representing | J.P. Couture, architect | | | | |
| Public | None | | | | |
| Concerns (5:07) | <p>Couture – Presented project; we will have to go to Zoning Board of Appeals (ZBA) for a special permit; 18X30; house is circa 2014; the GIS outline of the property is incorrect; this is a square lot with no access to Hither Creek.</p> <p>Martinez – Read MAB comments 2/14: site plan incorrect; plan on record and GIS don't agree. Chain link fence not appropriate and will be visible; pool fence need not exceed 4'; where will equip go; location highly inappropriate in the front yard and too close to the road. No detail on pool or patio material or fence details; patio too large.</p> <p>Oliver – She's concerned about visibility; the farther back it goes, the more visible it becomes. Suggested the garage and pool be swapped.</p> <p>Coombs – Wants to hold for the ZBA special permit approval. The pool will be visible, especially in the winter; the proposed vegetation isn't typical to Madaket and won't add protection. Would like the revised plans to go back to MAB. The patio should be reduced to be as simple as possible. This property is in a very busy and simple area.</p> <p>McLaughlin – Clarified the lot.</p> <p>Welch – Two surveys with the same date are different and neither has a wet stamp. The locus plan indicated the geometry was updated in June 2021; that needs to be addressed. The lot as shown on slide 6 has a small rectangular space called out as Lot 20; wants to know how it will related to Lot 19. He would not be comfortable further discussing this until the special permit is resolved. North and south elevations are reversed. This is a pool in the front yard on Washington Avenue; though we approved a pool in the front yard on Lincoln Avenue, it was behind a historic structure. The galvanized mesh fence with privet won't adequately screen the pool; a board fence at 4' to 5' all the way around the property isn't appropriate.</p> <p>Camp – She wants to hold for resolution of issues</p> | | | | |
| Motion | Motion to Hold for further information: clarification of the property lines and ownership and to go back to MAB. (Coombs) | | | | |
| Roll-call Vote | Carried 5-0//Oliver, McLaughlin, Welch, Camp, and Coombs-aye | | | Certificate # | |
| 2. | Jean Moran 01-5199 | 4 Washington Avenue | New garage | 60.2.4/65 | Jon Paul Couture |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | | |
| Representing | J.P. Couture, architect | | | | |
| Public | None | | | | |
| Concerns (5:26) | <p>Couture – Presented project; the 6-light window sizes match the house; the 8-over-8 isn't on the house.</p> <p>Welch – It's appropriate for the area. The dormer windows are undersized and gable windows oversized.</p> <p>Coombs – Agrees with Mr. Welch, the windows should all be 6-over-6. South elevation 1st-floor "A" windows should be larger and the "C" windows smaller.</p> <p>Oliver – She has no issues with the windows; The 1st-floor windows should be the same size as the "C" windows.</p> <p>McLaughlin – A lot of 6-light windows on a small building.</p> <p>Camp – Agrees 6-over-6 would be more appropriate; the 8-over-8s should be 6-over-6.</p> | | | | |
| Motion | Motion to Hold to track with the pool and revisions. (Welch) | | | | |
| Roll-call Vote | Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Welch-aye | | | Certificate # | |
| 3. | Joan Bonting | 3 Pine Tree Street | Pool and hardscape | 68/228 | Linda Williams |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | None | | | | |
| Representing | None | | | | |
| Public | None | | | | |
| Concerns (5:34) | Backus – The representative asked this be held for Tuesday. Not opened at this time. | | | | |
| Motion | Motion to Hold for Tuesday, (Welch) | | | | |
| Roll-call Vote | Carried 5-0//McLaughlin, Oliver, Coombs, Camp, and Welch-aye | | | Certificate # | |

| | | | | |
|-----------------------------|--|----------------------|------------------------|-------------------|
| 4. Stark Point, LLC 04-6109 | 16 Easton Street | Move off/ demo MH | 42.1.4/11 | Botticelli + Pohl |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | |
| Representing | Lisa Botticelli, Botticelli & Pohl | | | |
| Public | None | | | |
| Concerns (5:34) | <p>Botticelli – Presented project; circa 1950s; original house was a gambrel called Driftwood.</p> <p>Backus – Read HSAB comments 4/25: The existing structure should be documented with interior-exterior photos. Per National Historic Landmark (NHL) data, the original shingle-style house was circa 1890s; this was built in 1954 and also called Driftwood. This doesn't provide architectural prominence but contains cultural history that should be documented. A laser measuring record would be great.</p> <p>No concerns.</p> | | | |
| Motion | Motion to Approve the move off/demolition with laser documentation of interior and exterior. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//McLaughlin, Oliver, Welch, Camp, and Coombs-aye | Certificate # | HDC2022-04-6109 | |
| 5. Stark Point, LLC 04-6110 | 16 Easton Street | Move off/demo garage | 42.1.4/11 | Botticelli + Pohl |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | |
| Representing | Lisa Botticelli, Botticelli & Pohl | | | |
| Public | None | | | |
| Concerns (5:44) | <p>Botticelli – Presented project; circa 1994; due to height, it would be very difficult to move; this has already been advertised in the paper as a move off; some people have indicated some interest.</p> <p>Backus – Read HSAB comments 4/25: Dismayed at the waste generated by demolishing this relatively new building; prefer to see it modified and repurposed on site.</p> <p>Not contributing. The Town, Public Works, and our office are working with Worcester Polytechnic Institute students; sustainability shouldn't be on the head of Commission. From a salvaging perspective, repurposing would be great.</p> <p>No concerns.</p> | | | |
| Motion | Motion to Approve the move off/demolition with salvaging to be made available. (Oliver) | | | |
| Roll-call Vote | Carried 5-0//McLaughlin, Welch, Coombs, Camp, and Oliver-aye | Certificate # | HDC2022-04-6110 | |
| 6. Stark Point, LLC 04-6118 | 16 Easton Street | New dwelling | 42.1.4/11 | Botticelli + Pohl |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, advisory comments, and “Resilient Nantucket” | | | |
| Representing | Lisa Botticelli, Botticelli & Pohl | | | |
| Public | None | | | |
| Concerns (5:51) | <p>Botticelli – Presented project; white trim and mineral-alloy blue shutters; height 27'3” from grade.</p> <p>Backus – Read HSAB comments 4/25: The general design is acceptable, but some form of 1-story additive massing on the sides would soften the edges. An 85'-long building along the waterfront is imposing; shortening it several feet would make a big difference and provide some visual space between the neighboring houses. The double curved front steps are too grand for the Brant Point area. A 9-light door is not an appropriate front door. The front balcony is unnecessary; a hipped porch roof with an interesting window above would be more appropriate. It's a lot of exposed concrete for the foundation; latticed panels would be better. The rear French door sidelights should complement the doors better. Too many ganged windows on the south side. HSAB would like to see revisions.</p> <p>New construction will have to conform with Chapter 11 of “Resilient Nantucket”. Appreciate the proposal is in keeping with the original 1800s structure; add more shingle style; agree about curved front steps; natural to weather trim would be more appropriate. Roof walk should be more stout with gambrel pitches not so steep.</p> <p>McLaughlin – Everything is compatible with the area. South elevation 2nd floor, the round window should be a 4-light.</p> <p>Coombs – Most houses in this area have a darker trim than white. South elevation has too many mulled windows, especially on the right; they should be separated. Agrees the front steps should be simple and the front door more traditional. Would love its length reduced some so it doesn't go from sideline to sideline. It lacks additive massing.</p> <p>Welch – Concerned about the width, but it's typical for the area. Nicely designed; not overly complex with pleasant lines. Okay with the curved friendship stairs. No concerns with the circle window. South elevation, the porch skirt should be broken up some.</p> <p>Camp – This is sideline to sideline and should come in a bit. Okay with the North elevation. Suggested reducing the main mass and narrowing. South elevation needs a little more interest on the 2nd floor; it looks like a hotel. The original 1800s structure had a lot of quite space especially on the water side.</p> <p>Oliver – She would like it the curved porch details of the original Driftwood referenced here. The circle window is appropriate to the style. Likes the option with the water table.</p> | | | |
| Motion | Motion to Hold for revisions and to go back to HSAB. (Coombs) | | | |
| Roll-call Vote | Carried /5-0/McLaughlin, Oliver, Welch, Camp, and Coombs-aye | Certificate # | | |

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|-----------------|---|------------------|-------------------|---------------|------------------------|
| 7. | Stark Point, LLC 04-6120 | 16 Easton Street | New garage | 42.1.4/11 | Botticelli + Pohl |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | | |
| Representing | Lisa Botticelli, Botticelli & Pohl | | | | |
| Public | None | | | | |
| Concerns (6:12) | <p>Botticelli – Presented project; presented an option fixing the dormer pitches; white trim and greyish-blue shutters.</p> <p>Backus – Read HSAB comments 4/25: Dormer pitch and upper roof pitch should be continuous. Looking at overall gambrel pitch of the previous house; it's similar to this. Agrees with HSAB about the dormers.</p> <p>Oliver – Also agree about the dormers; the windows would have to be a little smaller.</p> <p>McLaughlin – It's compatible with the main house.</p> <p>Welch – No concerns.</p> <p>Coombs – Likes the proposed blue for the shutters. No concerns.</p> | | | | |
| Motion | Motion to Approve through staff with the dormer pitch to match the upper gambrel. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0//McLaughlin, Welch, Coombs, Camp, and Oliver-aye | | | Certificate # | HDC2022-04-6120 |
| 8. | Stark Point, LLC 04-6119 | 16 Easton Street | New cottage | 42.1.4/11 | Botticelli + Pohl |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | | |
| Representing | Lisa Botticelli, Botticelli & Pohl | | | | |
| Public | None | | | | |
| Concerns (6:18) | <p>Botticelli – Presented project; this and the gym are mirror images; can reduce the pitch to 8/12.</p> <p>Backus – Read HSAB comments 4/25: The hipped roof pitch could be a little shallower.</p> <p>Oliver – She's indifferent; it would be okay if the 9/12 ties into the pitch on the main house or garage.</p> <p>Coombs – She'd like to see it drawn with the roof at 8/12; this doesn't look as soft as the main house.</p> <p>Welch – Agrees with 8/12.</p> | | | | |
| Motion | Motion to Approve through staff with the hipped roof pitch to be 8/12. (McLaughlin) | | | | |
| Roll-call Vote | Carried 5-0//Oliver, Welch, Coombs, Camp, and McLaughlin-aye | | | Certificate # | HDC2022-04-6119 |
| 9. | Stark Point, LLC 04-6121 | 16 Easton Street | New gym | 42.1.4/11 | Botticelli + Pohl |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and correspondence. | | | | |
| Representing | Lisa Botticelli, Botticelli & Pohl | | | | |
| Public | None | | | | |
| Concerns (6:18) | <p>Botticelli – Presented project.</p> <p>Backus – Read HSAB comments 4/25: The roof pitch could be a little shallower. Same concern as the cottage.</p> | | | | |
| Motion | Motion to Approve through staff with the hipped roof pitch to be 8/12. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0//Coombs, Welch, McLaughlin, Camp, and Oliver-aye | | | Certificate # | HDC2022-04-6121 |
| 10. | Steven & Marian Wilson 04-6123 | 5 Surfside Road | Addition and lift | 55-253 | LINK |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | | |
| Representing | Victoria Ewing, LINK | | | | |
| Public | Polly Waldorf, Waldorf Designer Studio | | | | |
| Concerns (6:23) | <p>Ewing – Presented project; circa 1900; will be doing benchmarks to set down at the same height; working with the Historical Commission. Suggested vegetative screen for the window wells facing the roads.</p> <p>Backus – Read HSAB comments 4/25: The window wells on the main mass facing both streets will be visible and should be eliminated.</p> <p>Circa 1900 Grimes House; this is going through Historic tax credit application process. Agree with HSAB. The new French doors might be obliquely visible and should have traditional window pattern with a kick panel. Massachusetts Historic Commission will ensure the proposal meets the Secretary of Interior standards.</p> <p>Oliver – This is sensitively done. Window wells on Surfside and Vesper could be moved around the corners.</p> <p>Welch – This is appropriate; agrees with HSAB. Asked the material around the window well (pressure-treated wood).</p> <p>Coombs – Agrees the window wells should be moved away from the streets; when lit up they become a focus.</p> <p>McLaughlin – Finds everything compatible.</p> <p>Discussion about the inappropriateness of the front and right-side window wells facing the streets</p> | | | | |
| Motion | Motion to Hold for revisions regarding the window wells and to come back on Thursday. (Coombs) | | | | |
| Roll-call Vote | Carried 5-0//Oliver, Welch, McLaughlin, Camp, and Coombs-aye | | | Certificate # | |

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|----------------------------------|---|--------------------|---------------|------|
| 11. Nant Lifesaving Musm 04-6124 | 158 Polpis Road | Window replacement | 27/28 | LINK |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Victoria Ewing, LINK | | | |
| Public | None | | | |
| Concerns (6:49) | <p>Ewing – Presented project; first choice is Andersen simulated-divided lights (SDL); currently true-divided lights (TDL) with storms.</p> <p>Backus – Read HSAB comments 4/25: Replacement windows should be wood SDL's and match the existing style Circa 1960s is contributing.</p> <p>McLaughlin – He finds the application appropriate.</p> <p>Oliver – Need an updated window schedule showing wood windows. It's not on the street in the old historic district (OHD) and having energy efficient windows make sense; okay with SDLs without storms.</p> <p>Welch – Confirmed this is to replace all windows. TDL with proper storms can give better use standards. This is an interactive facility.</p> <p>Coombs – Thinks they should be wood TDLs with storms. Wants to see options.</p> | | | |
| Motion | Motion to Approve through staff with higher-grade SDL windows as suggested by HSAB to be approved through the office. (Oliver) Not carried Camp, Coombs, and Welch opposed | | | |
| | Motion to Hold for further information. (Coombs) | | | |
| Roll-call Vote | Carried 4-1//Oliver, McLaughlin, Coombs, and Camp-aye; Welch-nay | | Certificate # | |

VII. OLD BUSINESS 04/19/2022

| | Property owner name | Street Address | Scope of work | Map/Parcel | Agent |
|-----------------|--|----------------|----------------------------|------------|-------------------|
| 1. | Melissa Sperau 12-5433 | 21 Bank Street | Rev. 72714: 2nd floor adtn | 73.1.3/57 | Gryphon Architect |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments. | | | | |
| Representing | Ethan Griffin, Gryphon Architects | | | | |
| Public | Janet Ballou, 21 Front Street | | | | |
| Concerns (7:03) | <p>Griffin – Reviewed changes made per previous concerns; circa 1930s fishing shack; yard side height is 19'6" and Bank Street side 18'.</p> <p>Backus – Read SAB comments 4/25: Should stop putting 2nd-floors on historic 1-story structures. Gable forward-shed combo dormer was not simplified as requested; too many contemporary components. East elevation, dormer is atypical. Read public comments into the record. Circa 1938; most shacks don't evolve with a 2nd floor.</p> <p>Ballou – Adding a 2nd floor is not a precedent Codfish Park should be following. This is one of the last houses that gives a feeling of the charm and diminutive essence of Codfish Park.</p> <p>Welch – He had mentioned that this is in the crosshairs; many images submitted as precedent have eliminated the diminutive nature of Codfish Park; he can't see holding this to a standard the other structures weren't held to. The street elevation is in keeping with the character, but it could be shorter; you don't need 8'6" interior ceilings so it could come down 6". Removing those 6" would eliminate his south elevation concerns; the gable windows should be downsized. East elevation fenestration is overly busy; the 2nd-floor fenestration should be toned down; the chimney should be integrated in some form. North elevation, the initial submission roof mass is more appropriate with reduction in height.</p> <p>Oliver – Agrees with Mr. Welch on much of this.</p> <p>Coombs – We've made mistakes letting some Bank Street houses get to big; that doesn't mean we should give up all of them. This should come down in height with the 2nd floor not as large as proposed. West elevation, the gable window is a large 9-over-6 and could be smaller. Agree with reducing the 1st-floor ceiling height to reduce the overall height. South elevation, 2 out of 3 windows are mullied and should be smaller and separated. East elevation has no feeling of Bank Street or the old cottage; it should be simplified with fewer windows; the chimney should be corbelled lower. North elevation could reduce the stairway tower; this is the quirkiest side.</p> <p>McLaughlin – North elevation, the 2nd-floor round window should be a 4-light. The rest is compatible.</p> <p>Camp – Agrees the previous north elevation is simpler; the chimney looks too modern. "C" windows should be shortened to normal 6-over-6. West elevation is almost too quirky; prefers the prior shed-dormer rendition. Agrees about reducing the height.</p> | | | | |
| Motion | Motion to hold for revisions. (Welch) | | | | |
| Roll-call Vote | Carried 5-0//Oliver, McLaughlin, Coombs, Welch, and Camp-aye | | Certificate # | | |

Proposed HDC Minutes for May 10, 2022

| | | | | | |
|-----------------|---|------------------|----------------------------|---------------|------------------------|
| 2. | K225, LLC | 126 Main Street | Move on site & renovations | 42.3.3/98 | JB Studio |
| 3. | 20A Bishops Rise 01-5590 | 20A Bishops Rise | Garage | 40/127 | Topham Designs |
| 4. | 20A Bishops Rise 01-5594 | 20A Bishops Rise | New pool | 40/127 | Topham Designs |
| 5. | 20B Bishops Rise 01-5591 | 20B Bishops Rise | Main house | 40/127 | Topham Designs |
| 6. | 20B Bishops Rise 01-5597 | 20B Bishops Rise | New garage/studio | 40/127 | Topham Designs |
| 7. | 20B Bishops Rise 01-5593 | 20B Bishops Rise | New pool | 40/127 | Topham Designs |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | None | | | | |
| Representing | None | | | | |
| Public | None | | | | |
| Concerns (7:29) | Backus – Ms. Williams asked these be held. Not opened at this time. | | | | |
| Motion | Motion to Hold Items 2 through7 for Tuesday May 17. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0//Oliver, Welch, McLaughlin, Camp, and Oliver-aye | | | Certificate # | |
| 8. | Scott Dehm 02-5644 | 8 Ash Street | Addition & shift arbor | 42.4.2/94 | SCI |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments, and <i>Building with Nantucket in Mind (BWNIM)</i> . | | | | |
| Representing | Chuck Lenhart, Sandcastle Construction Inc. | | | | |
| Public | None | | | | |
| Concerns (7:33) | Lenhart – Reviewed renovation history, context photos, and changes made per previous concerns. Backus – Read HSAB comments 4/25: On the north elevation the new French door should be changed to a single door next to the existing 12-over-12 window. The new 3-over-3 windows in the rear wing should match the existing 8-light window. Circa 1755. Noted only HSAB comments were addressed in this presentation; for the record comments she makes are based upon her professional background and are not arbitrary. Read into the record, Nantucket Preservation Trust (NPT) comments of May 10 th . Read Page 82 of <i>BWNIM</i> . Oliver – She thinks this could be approved through staff with minor adjustments; many houses in Town have beautiful side porches. Feels the proposed doesn't detract from the main mass façade. Welch – West elevation, the fenestration changes on the right help; the hipped roof has a dramatic change on the bearing of this structure; feels it's appropriate to make changes off the side of a historic structure. He feels his concerns are reflected in the north elevation. West elevation, there isn't normally a fascia line on the ridge of a hipped roof (not a fascia). Coombs – Appreciates the right-hand addition as seen from the west; the hipped roof reduces the perception of length; same on the right. North elevation, okay with the doors as proposed. Appreciates the lack of a roof walk skirt. McLaughlin – The French doors, 3-light windows, 6-over-6 windows, and 3-over-3 windows are atypical. Camp – North elevation, okay with the hipped roof over the porch. West elevation far right, likes the hipped roof with smaller windows but wishes it would come in a couple of feet. East elevation, would like the old window to remain in the 2 nd -floor right wall space. | | | | |
| Motion | Motion to Approve through staff with an appropriately sized window to go back in the east elevation 2nd-floor. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0//Welch, Coombs, McLaughlin, Camp, and Oliver-aye | | | Certificate # | HDC2022-02-5644 |

| 9. | Cordts-Pearce 02-5742 | 76 Pleasant Street | Addition | 55/367 | JB Studio |
|-----------------|---|--------------------|--------------|---------------|-----------|
| Voting | Camp, McLaughlin, Coombs, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, advisory comments, and <i>BWNIM</i> . | | | | |
| Representing | Juraj Bencat, JB Studio Craig Pearce, owner | | | | |
| Public | None | | | | |
| Concerns (7:57) | <p>Pearce – Reviewed additional information and context photos; we didn’t make any design changes.</p> <p>Backus – Read HSAB comments 4/25: The proposed additions are too massive and out of scale with the existing house. The garage should be separated, and the rear addition kept to one story to conform to proper additive massing. The forward north addition is too wide for the scale of the house and the chimney should be interior. The addition on the south elevation needs to be stepped in with no flush wall. The French doors need kick panels. The existing historic windows should be restored, not replaced. HSAB would like to see revisions.</p> <p>This is a circa 1850, 1.5 story, Greek revival. Agrees with HSAB; the garage should not be attached; it’s incongruent with <i>BWNIM</i>.</p> <p>Welch – Agrees with HSAB and staff.</p> <p>Coombs – Also agrees.</p> <p>McLaughlin – North elevation, too much glass, and garage doors will be visible.</p> <p>Camp – The proposed new massing overwhelms the historic structure. Bring down the height of the rear additive massing that telescopes back off the original structure.</p> <p>Discussion about the 2-story garage addition being reduced so as not to overwhelm the historic structure.</p> | | | | |
| Motion | Motion to Hold for revisions. (Welch) | | | | |
| Roll-call Vote | Carried 4-0//McLaughlin, Coombs, Welch, and Camp-aye | | | Certificate # | |
| 10. | 41 Monomoy Rd, LLC 03-5883 | 41 Monomoy Road | New dwelling | 54/79.1 | Emeritus |
| Voting | Camp, McLaughlin, Coombs, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Matt MacEachern, Emeritus Development | | | | |
| Public | None | | | | |
| Concerns (8:16) | <p>MacEachern – Presented neighborhood context information; lot slopes down and away from Monomoy Road; façade is 87’ long. Reviewed changes made per previous concerns; sits about 45’ off the road.</p> <p>McLaughlin – Finds this appropriate for the Monomoy area. The front door should be a standard 6-panel door.</p> <p>Welch – Disagrees regarding the appropriateness; this seems much larger with respect to 46 Monomoy; 45, 38, and 49 are perpendicular to the road so don’t appear as large. It’s not the size, it’s the orientation that’s inappropriate.</p> <p>Coombs – Agrees being parallel to Monomoy Road makes it look overly big; except for that, no concerns. The front elevation dormers seem too large. She thinks reducing the height of the west elevation right mass would help; the shed dormer meeting rails don’t align.</p> <p>Camp – Asked for 2 chimney ovals instead of one. Would like the west-elevation, far-right massing brought down in height; sidelights would give the front door some presence.</p> | | | | |
| Motion | Motion to Hold for revisions. (Coombs) | | | | |
| Roll-call Vote | Carried 4-0//McLaughlin, Welch, Camp, and Coombs-aye | | | Certificate # | |
| 11. | 88 Pocomo Rd, LLC 03-5885 | 88 Pocomo Road | New dwelling | 15/42 | Emeritus |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Matt MacEachern, Emeritus Development | | | | |
| Public | None | | | | |
| Concerns (time) | MacEachern – Asked to hold for Thursday, May 17. Not opened at this time. | | | | |
| Motion | Motion to Hold for Thursday. (Coombs) | | | | |
| Roll-call Vote | Carried 5-0//McLaughlin, Oliver, Coombs, Welch, and Camp-aye | | | Certificate # | |

| | | | | |
|------------------------|----------------------|---------------------------|-----------|-----|
| 12. Tack3, LLC 10-4863 | 26 Washington Street | Addition & remove balcony | 42.3.2/23 | CWA |
|------------------------|----------------------|---------------------------|-----------|-----|

Voting Coombs (acting chair), McLaughlin, Oliver
 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 (8:32) **Webster** – Agreed to move forward with a 3-person board. Reviewed changes made per previous concerns.
Backus – Read HSAB comments 4/25: The 1st-floor could be lowered 1’ by redesigning the framing using flush beams, or pressure-treated framing at the 1st floor could lower the building. The roof walk adds to the height and should be removed. The forward south addition is too wide and out of scale with the main mass. The rear additions need to be stepped down considerably for proper additive massing. The east elevation has too many French doors. Now is the opportunity to correct the problems with the earlier approval. HSAB would like to see revisions.
Oliver – Appreciates going back to the simpler form. The rear gable mass is taller than the front mass; it wasn’t in prior iterations and should go back to what it was. Thinks we shouldn’t ask the applicant to change previously approved elements not under consideration with this application.
McLaughlin – South elevation, the 2nd-floor deck is 9’ off the wall; should be reduced to 8’.
Coombs – Agrees with Ms. Oliver about dropping the secondary mass ridge to below the main mass. Would appreciate any effort to drop the height of the structure 1’.

Motion **Motion to Approve through staff with the south elevation decks reduced to 8’ deep. (Oliver)**
 Roll-call Vote Carried 3-0//McLaughlin, Oliver, and Coombs-aye Certificate # **HDC2021-10-4863**

| | | | | |
|-----------------------------|-----------------------|------------------|-------|--------------------|
| 13. Ocean Dojo, LLC 03-5847 | 20 Bartlett Farm Road | Pool & hardscape | 65/76 | Atlantic Landscape |
|-----------------------------|-----------------------|------------------|-------|--------------------|

Voting Camp, McLaughlin, Coombs, Welch
 Alternates None
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (8:44) **Backus** – Don’t see Mr. Congleton in the queue.
 Not opened at this time.

Motion **Motion to Hold for representation. (Oliver)**
 Roll-call Vote Carried 4-0//McLaughlin, Coombs, Welch, and Camp-aye Certificate # **HDC2022-03-5847**

| | | | | |
|-------------------------|------------------|--------------|------------|-----|
| 14. Hoehn-Saric 10-4865 | 34 Easton Street | New dwelling | 42.1/14/18 | CWA |
|-------------------------|------------------|--------------|------------|-----|

Voting Coombs, McLaughlin, Oliver
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historical documents, advisory comments, and “Resilient Nantucket”.
 Representing Chip Webster, Chip Webster Associates
 Public None
 Concerns (8:47) **Webster** – Reviewed changes made per previous concerns; will add kick panels to south elevation French doors.
Backus – Read HSAB comments 4/25: The rear wing is considerably longer than the front mass; it would be better additive massing if that were scaled down and the length reduced by stepping the rear wall in several feet on either side to create breaks in the rear wall. Option 2 is preferred. A more creative approach to the rear double French doors could improve the monotony of the rear fenestration. HSAB would like to see revisions.
 Infill to replace Seward Johnson circa 1960s Conch House; should follow Chapter 11 “Resilient Nantucket”. The revisions mimicking the porch façade from the previous 1800 structures are appreciated and helps to break up the monolithic side walls. Agrees with HSAB on Option 2 as best for the south elevation.
Oliver – Appreciates the changes. Agrees about Option 2.
McLaughlin – There are 50 double-hung windows on this; it’s over fenestrated.

Motion **Motion to Approve as submitted. (Oliver)**
 Roll-call Vote Carried 2-1//Oliver and Coombs-aye; McLaughlin-nay Certificate # **HDC2021-10-4865**

Rest held for Thursday.

| | | | | |
|----------------------------------|---------------------|----------|--------|-------------------|
| 15. Eleven Lincoln Trust 08-4451 | 32 Jefferson Street | Addition | 30/132 | Botticelli + Pohl |
|----------------------------------|---------------------|----------|--------|-------------------|

VIII. NEW BUSINESS 04/26/2022

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----|----------------------------|-----------------------|----------------------|-------------------|---------------------|
| 1. | 5 Martins, LLC | 5 Martins Lane | Mini split heat pump | 42.3.2/132 | South Shore Climate |
| 2. | Julia Brondi | 70 Orange Street | Outside Shower | 55.4.1/88 | Peter Fernandes |
| 3. | Sandy Ack, LLC | 6 Sandy Drive | Move Off | 29/76 | NAG |
| 4. | Sandy Ack, LLC | 6 Sandy Drive | New Dwelling | 29/76 | NAG |
| 5. | Peter Michalowski | 9R Bayberry Court | New Dwelling | 67/62 | Brook Meerbergen |
| 6. | Peter Michalowski | 9R Bayberry Court | Garage/Cabana | 67/62 | Brook Meerbergen |
| 7. | Peter Michalowski | 9R Bayberry Court | Pool Hardscape | 67/62 | Brook Meerbergen |

Proposed HDC Minutes for May 10, 2022

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|-----|---------------------------------|------------------------|-----------------------------|------------|-------------------|
| 8. | Wianno Family Nantucket | 27 Brewster Road. | Porch | 54/173 | NAG |
| 9. | Afiz, LLC | 26 Naushon Way | Poolhouse/Gym | 80/190 | Val Oliver |
| 10. | Fitzpatrick | 4 Grey Lady Lane | Shed | 66/702 | Val Oliver |
| 11. | Dan Driscoll | 15 Madaket Road | Roof material change | 41/299.3 | Gerardo Nolasco |
| 12. | 31 Western, LLC | 31 Western Avenue | Shed | 87/94 | Emeritus |
| 13. | David Pokarcik | 52 Hooper Farm Road | Like Kind Roof Repair | 67/316 | David Pokarcik |
| 14. | Piya Phattanaphuti | 16 Waydale Road | Rooftop Solar | 67/870 | Cotuit Solar |
| 15. | Peter Lothefeld | 11 Essex Road | Rooftop Solar | 67/605 | Cotuit Solar |
| 16. | Kevin Jacobs | 1 Judith Chase Lane | Shingle change (3-tab-arch) | 42.3.2/4.1 | T&T Roofing |
| 17. | Costaves Akiana | 8A Toombs Court | New Dwelling | 68/153.3 | Val Oliver |
| 18. | High Tide Partners | 8 Ackermuck | Rev. Window clr chng | 41/618 | Linda Williams |
| 19. | Marty McGowan | 42 Easton Street | Hardscape | 42.4.1/21 | Linda Williams |
| 20. | Milestone Property Mngmt | 28A Evergreen Way | Guest House | 68/713.2 | BPC |
| 21. | Milestone Property Mngmt | 28A Evergreen Way | Pool | 68/713.2 | BPC |
| 22. | High Tide Partners, LLC | 26 Douglas Way | New Dwelling | 39/41 | BPC |
| 23. | High Tide Partners, LLC | 26 Douglas Way | Garage | 39/41 | BPC |
| 24. | High Tide Partners, LLC | 26 Douglas Way | Shed | 39/41 | BPC |
| 25. | High Tide Partners, LLC | 26 Douglas Way | Gazebo | 39/41 | BPC |
| 26. | High Tide Partners, LLC | 26 Douglas Way | Pool | 39/41 | BPC |
| 27. | Pamela Alexander 04-6178 | 4 Mayhew Road | Cottage | 92.4/221 | SMRD |
| 28. | Pamela Alexander 04-6177 | 4 Mayhew Road | Pool | 92.4/221 | SMRD |
| 29. | Pamela Alexander 04-6176 | 4 Mayhew Road | Shed | 92.4/221 | SMRD |
| 30. | Kraig & Helen Syracuse 04-6180 | 2 L Street | New Porch Roof | 59.4/261 | LINK |
| 31. | Michael & Lily Springer 04-6181 | 3 West Dover | Addition | 55.4.1/170 | LINK |
| 32. | High Cliff Trust 04-6202 | 11 East Hollowell Lane | Addition/Reno | 30/17 | Botticelli + Pohl |
| 33. | High Cliff Trust 04-6191 | 11 East Hollowell Lane | New Garage | 30/17 | Botticelli + Pohl |
| 34. | John H Reilly Trust 04-6201 | 113 Main Street | Hrdscp: drive, fence, gates | 42.3.3/105 | Jardins Intl |
| 35. | John H Reilly Trust 04-6200 | 1 Howard Street | Landscape Amenities | 42.3.3/106 | Jardins Intl |
| 36. | Stephen Cherner 04-6199 | 196 Hummock Pond Rd | New Dwelling | 65/30 | Shelter 7 |
| 37. | NOTSOEASY LLC 04-6205 | 26 Easy Street | Curb Change | 42.4.2/23 | Emeritus |
| 38. | NOTSOEASY LLC | 26 Easy Street | Door Change/Replace | 42.4.2/23 | Emeritus |
| 39. | Amanda & Kevin Jacobs 04-6225 | 4 Rays Court | Garage Studio Demo | 42.3.2/3 | Design Assoc Inc. |
| 40. | Amanda & Kevin Jacobs 04-6226 | 4 Rays Court | Addition/Historical Reno | 42.3.2/3 | Design Assoc Inc. |
| 41. | Nantucket Shire LLC | 30 Dukes Road | New dwelling | 56/189 | Linda Williams |
| 42. | Nantucket Shire LLC | 30 Dukes Road | Move shed and addition | 56/189 | Linda Williams |
| 43. | N.T. Historical Assoc. 02-5779 | 7 Fair Street | Replace windows | 42.3.1/50 | Linda Williams |

IX. OLD BUSINESS 05/03/2022

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----|-----------------------------|-----------------------|------------------------------|-------------------|------------------|
| 1. | Cabko, LLC | 18B Bartlett Road | Reduce height workshop | 67/133.1 | NAG |
| 2. | 34B Walsh St 01-5568 | 34B Walsh Street | Addition | 29/104 | Studio Ppark |
| 3. | 6 Clara Drive LLC 03-6038 | 6 Clara Drive | Fencing & driveway | 66/283 | Elaine Johnson |
| 4. | Ocean Health LLC | 9 Falmouth Avenue | Deck & fenestration | 82/423 | JN Design |
| 5. | Tom Kershaw | 121 Washington Street | Deck | 55.1.4/14 | Val Oliver |
| 6. | Arline Bartlett 12-5454 | 21 Pleasant Street | Windows, doors, sml addtn | 55.4.1/1 | LINK |
| 7. | Kathleen Psaradelis 03-6017 | 7 Dooley Court | New Dwelling | 68/153 | David Nagys |
| 8. | Juraj Bencat 03-5957 | 15 Wappossett Circle | Solar roof array | 67/571 | Ack Smart |
| 9. | 1 Caroline Way LLC 12-5414 | 1 Caroline Way | Pool & hardscape | 82-59 | Ahern |
| 10. | Waterfront Pocomo LLC | 17 Lauretta Way | New Dwelling | 14/10.2 | Brook Meerbergen |
| 11. | 450 Green Park LLC 11-5272 | 2 Stone Alley | Adtn, alter & foundation | 42.3.1/103 | Emeritus |
| 12. | 31 Western LLC 03-6026 | 31 Western Avenue | Hotel, fenest, stairs & ramp | 87/94 | Emeritus |
| 13. | Victor Haley 03-5943 | 94 Orange Street | Addition | 55.4.1/57 | Paul Dreher |

X. NEW BUSINESS 05/10/2022

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----|------------------------------------|------------------------|----------------------|-------------------|-----------------|
| 1. | Robert O'Day 04-6203 | 13 Chatham Road | Shed | 54/125 | Robert O'Day |
| 2. | Kevin and Kelly Purcell 04-6208 | 32 Dukes Road | New Dwelling | 56/188 | Topham Designs |
| 3. | Rachel Gates 05-6284 | 12B Daffodil Lane | Solar Roof Array | 68/769.2 | Rachel Gates |
| 4. | Scott Valero 04-6224 | 9 Exeter Street | New Shed | 76.4.1/410.1 | Val Oliver |
| 5. | Michael & Ivelina Eldridge 05-6285 | 23 Beach Grass Road | New Dwelling | 68/382 | Val Oliver |
| 6. | N.H. A 04-6192 | 89 A & B Bartlett Road | Roof Replacement | 66/410 | Jim |
| 7. | Lewis Kelsey 05-6261 | 14 Darling Street | Change Color | 42.3.2/114 | Lewis Kelsey |
| 8. | Luciana Bretz-Pavie 04-6216 | 17 Tetawkimmo Drive | New Inground Pool | 53/38 | LINK |
| 9. | David Pekarckik | 52R Hooper Farm Road | New Garage | 67/767.1 | David Pekarckik |
| 10. | David Pekarckik | 52 Hooper Farm Road | New Dwelling | 67/316 | David Pekarckik |
| 11. | Jean Francois Formela 04-6212 | 8 Old Westmoor Fm Rd | Fence | 41/822 | Ahern |

Proposed HDC Minutes for May 10, 2022

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| 12. Stop This Train LLC 04-6218 | 31 Pequot Street | New Dwelling (Renewal) | 80/130 | MCA+ |
| 13. Ann Swart 05-6236 | 94 Quidnet Road | Roof replacement | 21/107 | Thornewill Designs |
| 14. Fairgrounds Properties LLC 05-6240 | 71 Fairgrounds Rd(lot 1) | New Dwelling | 67/693 | Normand Residential |
| 15. Fairgrounds Properties LLC 05-6239 | 71 Fairgrounds Rd(lot 1) | New Garage/Studio | 67/693 | Normand Residential |
| 16. Fairgrounds Properties LLC 05-6241 | 71 Fairgrounds Rd(lot 1) | Pool and Hardscaping | 67/693 | Normand Residential |
| 17. Ethan Devine 05-6243 | Tuckernuck | Re-roof MH | 94/21 | Val Oliver |
| 18. 11 Hulbert LLC 05-6253 | 11 Hulbert Avenue | Fence and Driveway | 29.2.3/2 | Val Oliver |
| 19. James and Jennifer Soltesz 05-6252 | 2 Grey Lady | Fence and Driveway | 66/701 | Val Oliver |
| 20. Pelican Lake LLC 05-6228 | 50 West Chester Street | Gate, Fencing, Hardscaping | 41/382 | Jardin's International |
| 21. Andrew and Brooke Reger 05-6229 | 7E Lincoln Avenue | Fencing | 42.4.1/8 | Jardin's International |
| 22. Frank Twarog 05-6231 | 18B Atlantic Avenue | Brick patio, fence, shell drve | 55/24.2 | Todd Farrell |
| 23. Milton Rowland 05-6235 | 18 Mt. Vernon Street | Rev. 05-3784: Roof change | 55.4.4/32.1 | Milton Rowland |
| 24. Suzanne Turner 05-6238 | 9 Long Pond Drive | Rev.11-2257: Relocate Grg | 59/33 | Botticelli + Pohl |
| 25. 16 Western Ave 04-6155 | 16 Western Avenue | Fence | 87/72 | Botticelli + Pohl |
| 26. Douglas Fisher 05-6250 | 7 Paul Jones Road | New Spa | 30/68.1 | Emeritus |
| 27. Sacha Ross 05-6280 | 110 Surfside Road | New Dwelling | 80/6 | SMRD |
| 28. Sacha Ross 05-6278 | 110 Surfside Road | Studio | 80/6 | SMRD |
| 29. Sacha Ross 05-6275 | 110 Surfside Road | Garage | 80/6 | SMRD |
| 30. Sacha Ross 05-6279 | 110 Surfside Road | Move-Off/ Demo Garage | 80/6 | SMRD |
| 31. 5QPR LLC 05-6242 | 5 Quaise Pasture Road | Vehicle Gate/Sports Cart | 26/21 | Jardin's International |
| 32. Mike Romano 05-6245 | 55 Easton Street | Addition to existing | 42.4.1/68 | Shelter 7 |
| 33. Cherner Stephen P Tr 05-6246 | 196 Hummock Pond Rd | New Garage | 65/30 | Shelter 7 |
| 34. Cherner Stephen P Tr 05-6247 | 196 Hummock Pond Rd | Landscape w/ Pool | 65/30 | Shelter 7 |
| 35. David Gray 05-6244 | 17 Clarendon Street | New Garage | 76.1.3/92 | David Gray |
| 36. David and Kerry McElroy 05-6263 | 14 North Star Lane | Fence | 30/205 | Sandcastle Contruc. |
| 37. Jeanette and Bob LLC 05-6283 | 43 Kendrick | Pool Cabana | 76.4.3/31 | CWA |
| 38. Jeanette and Bob LLC 05-6266 | 43 Kendrick | MH Revisions | 76.4.3/31 | CWA |
| 39. James and Dawn Didden 05-6274 | 8B Hawthorne Lane | New Shed | 56/801 | Workshop APD |
| 40. William P. Hamlen 05-6276 | 4B Hawthorne Lane | New Shed | 56/805 | Workshop APD |
| 41. Cohen Steven L Tr 05-6259 | 8 Sachem Road | Move Existing Shed | 30/239 | Workshop APD |
| 42. Cohen Steven L Tr 05-6260 | 8 Sachem Road | Relocated Garage Cabana | 30/239 | Workshop APD |
| 43. Grey Lady LLC 05-6254 | 32 Chuck Hollow Road | Move/Demo Garage | 75/68 | Normand Residential |
| 44. Grey Lady LLC 05-6256 | 32 Chuck Hollow Road | Main House Renovations | 75/68 | Normand Residential |
| 45. Grey Lady LLC 05-6255 | 32 Chuck Hollow Road | New Cabana | 75/68 | Normand Residential |
| 46. Chris Frankenhoff 05-6234 | 4 Middle Tawpawshaw | Demo Pool | 53/50 | Normand Residential |
| 47. Chris Frankenhoff 05-6233 | 4 Middle Tawpawshaw | New Pool and Hardscape | 53/50 | Normand Residential |
| 48. Chris Frankenhoff 05-6232 | 4 Middle Tawpawshaw | Main House Renovations | 53/50 | Normand Residential |
| 49. Cohen Steven L Tr 05-6258 | 8 Sachem Road | New Garage/ Studio | 30/239 | Workshop APD |
| 50. 8 Red Mill Ln LLC 05-6288 | 8 Red Mill Lane | New dwelling | 55/928 | EMDA |
| 51. 8 Red Mill Ln LLC 05-6299 | 8 Red Mill Lane | New Guest House | 55/928 | EMDA |
| 52. Hale Everetts 05-6311 | 46 Monomoy Road | Rev. 12-0300: Wndw& door | 54/71 | EMDA |
| 53. Mathew Dacey 05-6315 | 14 Plover Lane | New dwelling | 12/53 | EMDA |
| 54. Oceanview Hydroponics 05-6316 | 33 Bartlett Farm Road | Hydroponics grwng factory | 82/503 | John Bartlett |
| 55. Pocomo 53 Nominee Tr 05-6290 | 53 Pocomo Road | Move or Demo | 15/17 | Robert Paladino |
| 56. Pocomo 53 Nominee Tr 05-6289 | 53 Pocomo Road | New dwelling | 15/17 | Robert Paladino |
| 57. Pocomo 53 Nominee Tr 05-6291 | 53 Pocomo Road | New House Garage | 15/17 | Robert Paladino |
| 58. Michael Altman 05-6292 | 37 Sankaty Head Road | Move MH | 48/2 | BPC |
| 59. Michael Altman 05-6293 | 37 Sankaty Head Road | Move GH | 48.2 | BPC |
| 60. 31 Western Ave LLC 05-6312 | 31 Western Avenue | Hardscape | 82/94 | Ahern |
| 61. The Iren Hollo Zolo FT 05-6268 | 31 Low Beach Road | Addition & move on site | 74/36 | Botticelli + Pohl |
| 62. Ack 71 Orange St LLC 05-6301 | 71 Orange Street | New Garage | 55.4.1/167 | LINK |
| 63. Joshua Dalton | 2 Mikes Drive | MH Add Egress Windows | 66/75 | LINK |
| 64. 17 Ranger Rd LLC 05-6302 | 17 Ranger Road | Demo/ Move off Garage | 39/28 | LINK |
| 65. 17 Ranger Rd LLC 05-6303 | 17 Ranger Road | New Garage | 39/28 | LINK |
| 66. Johnson J Seward Jr Tr 05-6307 | 73 Hulbert Avenue | Cottage replace windows | 29/5 | Shelter 7 |
| 67. Island Living LLC | 4A Wamasquid Place | Revisions to Existing COA | 56/113.9 | JB Studio |
| 68. Island Living LLC 05-6300 | 77 Eel Point Road | New Beach Stairs | 32/44 | JB Studio |
| 69. Eileen Harkness 05-6314 | 5 Gardner Perry Drive | Roof Change | 55/32.1 | Thornewill Design |

| XI. OTHER BUSINESS | |
|---------------------|---|
| Approved Minutes | April 26 & 28, 2022 |
| Motion | No action at this time. |
| Roll-call vote | N/A |
| Review Minutes | May 5, 2022 |
| Other Business | <ul style="list-style-type: none"> • Next HDC Meeting: Thursday, May 12th @ 1:00 pm Hybrid – Zoom @ 2 Fairgrounds Rd, Conference Room • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves |
| Commission Comments | None |

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:02 pm. (McLaughlin)**
 Roll-call vote Carried 3-0//Oliver, Coombs, and McLaughlin-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council

Tuckernuck Advisory Board

