



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Thursday, May 12, 2022

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

Called to order at 1:08 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, Coombs, Welch
 Remote Participants: Coombs
 Absent Members: Pohl, Oliver, Dutra, Thornewill
 Late Arrivals: None
 Early Departures: None

Adoption of Agenda.

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

Roll-call vote Carried 3-0//Welch, Camp, and Coombs-aye

I. PUBLIC COMMENT

Coombs – Appreciated John McLaughlin’s advice, information, and creating *Building with Nantucket in Mind*; he did 50 years of dedicated and continual work in the HDC. We will all miss him.

Welch – Motion that HDC welcomes this opportunity to recognize John McLaughlin for (get tthis motion from Stephen) (Welch)
 Carried 3-0//Coombs, Welch, and Camp-aye

II. CONSENTS

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----------------------------------|-----------------------|-------------------------|-------------------|---------------------|
| 1. High Tide Partners | 8 Ackermuck | Rev. Window clr chng | 41/618 | Linda Williams |
| 2. Jeanette and Bob, LLC 05-6266 | 43 Kendrick | MH Revisions | 76.4.3/31 | CWA |
| 3. James and Dawn Didden 05-6274 | 8B Hawthorne Lane | New Shed | 56/801 | Workshop APD |
| 4. William P. Hamlen 05-6276 | 4B Hawthorne Lane | New Shed | 56/805 | Workshop APD |
| 5. Steven L Cohen Tr 05-6259 | 8 Sachem Road | Move Existing Shed | 30/239 | Workshop APD |
| 6. Steven L Cohen Tr 05-6260 | 8 Sachem Road | Relocated Garage Cabana | 30/239 | Workshop APD |
| 7. Grey Lady, LLC 05-6256 | 32 Chuck Hollow Road | Main House Renovations | 75/68 | Normand Residential |
| 8. Chris Frankenhoff 05-6232 | 4 Middle Tawpawshaw | Main House Renovations | 53/50 | Normand Residential |
| 9. Chris Frankenhoff 05-6234 | 4 Middle Tawpawshaw | Demo Pool | 53/50 | Normand Residential |
| 10. Island Living, LLC 05-6300 | 77 Eel Point Road | New Beach Stairs | 32/44 | JB Studio |

Voting Camp, Coombs, Welch

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns No concerns.

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

Roll-call Vote Carried 3-0//Welch, Camp, and Coombs-aye

Certificate # **HDC2022-(as noted)**

III. 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. Chris Frankenhoff 05-6233 | 4 Middle Tawpawshaw | New Pool and Hardscape | 53/50 | Normand Residential |
| • 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, Coombs, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| 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//Welch, Coombs, and Camp-aye | | Certificate # | HDC2022-(as noted) |

VII. OLD BUSINESS 04/19/2022

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|--|---|----------------------|-------------------|--------------------|
| 1. 88 Pocomo Rd, LLC 03-5885 | 88 Pocomo Road | New dwelling | 15/42 | Emeritus |
| 2. Ocean Dojo, LLC 03-5847 | 20 Bartlett Farm Road | Pool & hardscape | 65/76 | Atlantic Landscape |
| 3. Eleven Lincoln Trust 08-4451 | 32 Jefferson Street | Addition | 30/132 | Botticelli + Pohl |
| Voting | Camp, Coombs, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns (1:14) | Not opened at this time. | | | |
| Motion | Motion to Hold Items 1-3 for beginning of Tuesday, May 17. (Welch) | | | |
| Roll-call Vote | Carried 3-0//Coombs, Camp, and Welch-aye | | Certificate # | |

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 |
| Voting | Camp, Coombs, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | |
| Representing | Wayne Enos, South Shore Climate Inc. | | | |
| Public | None | | | |
| Concerns (1:16) | <p>Enos – Presented project; condenser could go on the north elevation.</p> <p>Backus – Read HSAB comments 5/2: Perhaps the line set could be boxed in to mimic a boxed downspout; if not, it should be placed on the north face of the corner. Please fence in the propane tank on the side.</p> <p>Circa 1850. Agrees with HSAB comments</p> <p>Welch – Does meet our guidelines; noted the existing downspouts aren't boxed so boxing the line set would look out of place; you would also end up with an overly wide corner board. West elevation, suggested a plant with height to help screen the line set.</p> <p>Coombs – She likes the idea of putting the condenser going on the north elevation.</p> <p>Camp – Suggested a shrub to help screen the condenser.</p> | | | |
| Motion | Motion to Approve through staff with a plant at the base of the line set and the condenser to be moved to the north elevation. (Welch) | | | |
| Roll-call Vote | Carried 3-0//Coombs, Welch, and Camp-aye | | Certificate # | HDC2022- |

| | | | | | |
|-----------------|---|-------------------|-------------------------|---------------|-----------------|
| 2. | Richmond Co | 24a Evergreen Way | Demo or move dwelling | 63/711 | Richmond Co |
| Voting | Camp, Coombs, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and historic documentation. | | | | |
| Representing | Dave Armanetti, Director Real Estate for Richmond Company | | | | |
| Public | None | | | | |
| Concerns (1:24) | <p>Armanetti – Presented project; was advertised the requisite 30 days with no responses.</p> <p>Backus – She’s curious if the approval will be conditioned for submittal of the original construction dates.</p> <p>Coombs – Nantucket Housing could probably use this; it looks a good size to be moved. If it has to be demolished, people should be able to salvage off it. She too would like to know the aged of the front section.</p> <p>Welch – No concerns. Noted that allowing salvaging opens the owner up for liability; we should discuss that.</p> | | | | |
| Motion | Motion to Approve through staff with Nantucket Housing to be notified and to open it up for salvage of parts and provide the history of the structure. (Coombs) | | | | |
| Roll-call Vote | Carried 3-0//Welch, Coombs, and Camp-aye | | | Certificate # | HDC2022- |
| 3. | Ken & Jeff Musi | 20 Willard Road | HVAC condenser revision | 29/73 | George Wing |
| Voting | Camp, Coombs, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | George Wing | | | | |
| Public | None | | | | |
| Concerns (1:32) | <p>Wing – Presented project; condenser will be enclosed similarly to the shower.</p> <p>Welch – The site plan shows the condenser in the front 1/3 of the primary mass; it should be in the rear half of the primary mass.</p> <p>Coombs – She’s okay with it as proposed.</p> <p>Camp – Wants it moved closer to the shower.</p> | | | | |
| Motion | Motion to Approve through staff with the condenser relocated closer to the shower under the 3-over-3 double-hung window. (Welch) | | | | |
| Roll-call Vote | Carried 3-0//Welch, Coombs, and Camp-aye | | | Certificate # | HDC2022- |
| 4. | Julia Brondi | 70 Orange Street | Outside Shower | 55.4.1/88 | Peter Fernandes |
| Voting | Camp, Coombs, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | None | | | | |
| Representing | None | | | | |
| Public | None | | | | |
| Concerns (1:37) | Not opened at this time. | | | | |
| Motion | Motion to Hold for representation. (Coombs) | | | | |
| Roll-call Vote | Carried 3-0//Welch, Coombs, and Camp-aye | | | Certificate # | |
| 5. | Sandy Ack, LLC | 6 Sandy Drive | Move Off | 29/76 | NAG |
| 6. | Sandy Ack, LLC | 6 Sandy Drive | New Dwelling | 29/76 | NAG |
| Voting | Camp, Coombs, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Steve Theroux, Nantucket Architectural Group | | | | |
| Public | None | | | | |
| Concerns (time) | <p>Theroux – Asked to hold for full board</p> <p>Not opened at this time.</p> | | | | |
| Motion | Motion to Hold at representative’s request. (Welch) | | | | |
| Roll-call Vote | Carried 3-0//Coombs, Welch, and Camp-aye | | | Certificate # | |

Proposed HDC Minutes for May 12, 2022

| | | | | | |
|-----------------|--|-------------------|----------------------|---------------|------------------|
| 7. | Peter Michalowski | 9R Bayberry Court | New Dwelling | 67/62 | Brook Meerbergen |
| 8. | Peter Michalowski | 9R Bayberry Court | Garage/Cabana | 67/62 | Brook Meerbergen |
| 9. | Peter Michalowski | 9R Bayberry Court | Pool Hardscape | 67/62 | Brook Meerbergen |
| Voting | Camp, Coombs, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | None | | | | |
| Representing | None | | | | |
| Public | None | | | | |
| Concerns (1:40) | Backus – Mr. Meerbergen asked these be held for a full board. Not opened at this time. | | | | |
| Motion | Motion to Hold for Tuesday. (Welch) | | | | |
| Roll-call Vote | Carried 3-0//Coombs, Welch, and Camp-aye | | | Certificate # | |
| 10. | Wianno Family Nantucket | 27 Brewster Road. | Porch | 54/173 | NAG |
| Voting | Camp, Coombs, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Steve Theroux, Nantucket Architectural Group | | | | |
| Public | None | | | | |
| Concerns (1:41) | Theroux – Presented project. No concerns. | | | | |
| Motion | Motion to Approve as submitted. (Welch) | | | | |
| Roll-call Vote | Carried 3-0//Coombs, Welch, and Camp-aye | | | Certificate # | HDC2022- |
| 11. | Afiz, LLC | 26 Naushon Way | Poolhouse/Gym | 80/190 | Val Oliver |
| 12. | Fitzpatrick | 4 Grey Lady Lane | Shed | 66/702 | Val Oliver |
| Voting | Camp, Coombs, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | None | | | | |
| Representing | None | | | | |
| Public | None | | | | |
| Concerns (1:42) | Not opened at this time. | | | | |
| Motion | Motion to Hold for representative. (Coombs) | | | | |
| Roll-call Vote | Carried 3-0//Welch, Camp, and Coombs-aye | | | Certificate # | |
| 13. | Dan Driscoll | 15 Madaket Road | Roof material change | 41/299.3 | Gerardo Nolasco |
| Voting | Camp, Coombs, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | None | | | | |
| Public | None | | | | |
| Concerns (1:42) | Backus – She would have put this on consent. No concerns. | | | | |
| Motion | Motion to Approve. (Coombs) | | | | |
| Roll-call Vote | Carried 3-0//Welch, Camp, and Coombs-aye | | | Certificate # | HDC2022- |
| 14. | 31 Western, LLC | 31 Western Avenue | Shed | 87/94 | Emeritus |
| Voting | Camp, Coombs, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | | |
| Representing | None | | | | |
| Public | Mary Bergman, Executive Director Nantucket Preservation Trust (NPT) | | | | |
| Concerns (1:45) | Backus – This is Star of the Sea; NPT holds a preservation restrict; the shed is okay. Bergman – This shed is approvable. No concerns. | | | | |
| Motion | Motion to Approve as submitted. (Welch) | | | | |
| Roll-call Vote | Carried 3-0//Coombs, Camp, and Welch-aye | | | Certificate # | HDC2022- |

| | | | | |
|------------------------|--|-----------------------------|---------------|-----------------|
| 15. David Pokarcik | 52 Hooper Farm Road | Like Kind Roof Repair | 67/316 | David Pokarcik |
| Voting | Camp, Coombs, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, and historical documents. | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns (1:47) | No concerns. | | | |
| Motion | Motion to Hold for representation. (Coombs) Motion to reopen. (Welch) Carried. | | | |
| Roll-call Vote | Motion to Approve as submitted. (Welch) Carried 3-0//Coombs, Camp, and Welch-aye | | Certificate # | HDC2022- |
| | | | | |
| 16. Piya Phattanaphuti | 16 Waydale Road | Rooftop Solar | 67/870 | Cotuit Solar |
| Voting | Camp, Coombs, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, and manufacturer spec sheet. | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns (1:48) | Welch – Disclosed he lives across the street but has no financial interest. The solar will be on the back. Coombs – It's not on the front. Camp – Likes the layout | | | |
| Motion | Motion to Approve as submitted. (Welch) | | | |
| Roll-call Vote | Carried 3-0//Coombs, Camp, and Welch-aye | | Certificate # | HDC2022- |
| | | | | |
| 17. Peter Lothefeld | 11 Essex Road | Rooftop Solar | 67/605 | Cotuit Solar |
| Voting | Camp, Coombs, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, and manufacturer spec sheet. | | | |
| Representing | Karen Alence, Cotuit Solar | | | |
| Public | None | | | |
| Concerns (2:20) | (1:52) Motion to Hold for representation. (Welch) Carried 3-0//Coombs, Camp, and Welch-aye Alence – Presented project. Welch – He's concerned about it being on the front mass, given its orientation to the street. The 2 nd floor would be less visible but needs to be cleaned up to better cover the roof. It looks like you could have 2 or more panels on the main roof and 3 on the bumpout roof in front of the deck; there would be none on the right 1-story mass. Coombs – This goes contrary to our solar guidelines. As presented on the secondary roof close to the road, she can't approve this. She wants to see revisions. Camp – Her main concern is the 6 panels on the right 1-story mass. Feels a little more creativity would make this work. | | | |
| Motion | Motion to Hold for revisions and to come back on Tuesday. (Coombs) | | | |
| Roll-call Vote | Carried 3-0//Welch, Coombs, and Camp-aye | | Certificate # | |
| | | | | |
| 18. Kevin Jacobs | 1 Judith Chase Lane | Shingle change (3-tab-arch) | 42.3.2/4.1 | T&T Roofing |
| Voting | Camp, Coombs, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns (time) | Bachus – Maury black appropriate within the OHD. Per NHL data, this is a 2006 infil. No concerns. | | | |
| Motion | Motion to Approve as submitted subject to being on a 2-story structure. (Welch) | | | |
| Roll-call Vote | Carried 3-0//Coombs, Welch, and Camp-aye | | Certificate # | HDC2022- |

19. Ariana Costakes 8A Toombs Court New Dwelling 68/153.3 Val Oliver
 Voting Camp, Coombs, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Ariana Costakes, owner
 Public None
 Concerns (time) **Costakes** – Trim natural to weather trim; front door Hamilton blue.
 No concerns.
 Motion **Motion to Approve as submitted. (Welch)**
 Roll-call Vote Carried 3-0//Coombs, Camp, and Welch-aye Certificate # **HDC2022-**

20. Marty McGowan 42 Easton Street Hardscape 42.4.1/21 Linda Williams
 21. Milestone Property Mngmt 28A Evergreen Way Guest House 68/713.2 BPC
 22. Milestone Property Mngmt 28A Evergreen Way Pool 68/713.2 BPC
 23. High Tide Partners, LLC 26 Douglas Way New Dwelling 39/41 BPC
 24. High Tide Partners, LLC 26 Douglas Way Garage 39/41 BPC
 25. High Tide Partners, LLC 26 Douglas Way Shed 39/41 BPC
 26. High Tide Partners, LLC 26 Douglas Way Gazebo 39/41 BPC
 27. High Tide Partners, LLC 26 Douglas Way Pool 39/41 BPC
 28. Pamela Alexander **04-6178** 4 Mayhew Road Cottage 92.4/221 SMRD
 29. Pamela Alexander **04-6177** 4 Mayhew Road Pool 92.4/221 SMRD
 30. Pamela Alexander **04-6176** 4 Mayhew Road Shed 92.4/221 SMRD
 Voting Camp, Coombs, Welch
 Alternates None
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (1:59) Not opened at this time.
 Motion **Motion to Hold Items 20-30 for representation. (Welch)**
 Roll-call Vote Carried 3-0//Coombs, Welch, and camp-aye Certificate #

31. Kraig & Helen Syracuse **04-6180** 2 L Street New Porch Roof 59.4/261 LINK
 Voting Camp, Coombs, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.
 Representing Victoria Ewing, LINK
 Public None
 Concerns (2:03) **Ewing** – Presented project; will not wrap to the right side; roof to match existing.
Backus – MAB didn't look at this.
Welch – Thinks the porch is oversized for this structure. The columns also look oversized; suggested 4X4 wrapped.
 Also simplify the detail with the fascia 2" shorter.
Coombs – She thinks it'll be okay on the 2 sides. 4X4 would be a good size for the posts.
Camp – She likes the formality it adds. Left elevation, suggested ending to the left under the 2nd-story window.
 Motion **Motion to Approve through staff with 4X4 posts and the left elevation porch roof to extend over the 1st-set of ganged windows per Exhibit A. (Coombs)**
 Roll-call Vote Carried 3-0//Welch, Coombs, and Camp-aye Certificate # **HDC2022-04-6180**

| | | | | |
|--|--|----------|---------------|------|
| 32. Michael & Lily Springer 04-6181 | 3 West Dover | Addition | 55.4.1/170 | LINK |
| Voting | Camp, Coombs, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, and manufacturer spec sheet. | | | |
| Representing | Victoria Ewing, LINK | | | |
| Public | None | | | |
| Concerns (2:11) | Ewing – Presented project; trying to reuse window removed from the gable end. Backus – Read HSAB comments: east and west elevation are reversed. Don't know the age of this, though the cottage is from 1840s Coombs – This is fine. In the photos, the existing window panes look horizontal. Welch – We need a window schedule; the panes look very horizontal. Camp – The windows are too horizontal. | | | |
| Motion | Motion to Hold for a window schedule, a straight-on image of the existing windows, a photo of the main house, adjust the scale of the windows and sidewall in the drawings, and to come back on Tuesday. (Welch) | | | |
| Roll-call Vote | Carried 3-0//Coombs, Welch, and Camp-aye | | Certificate # | |

Rest held for Tuesday, May 17.

| | | | | |
|--|------------------------|-----------------------------|------------|-------------------|
| 33. High Cliff Trust 04-6202 | 11 East Hallowell Lane | Addition/Reno | 30/17 | Botticelli + Pohl |
| 34. High Cliff Trust 04-6191 | 11 East Hallowell Lane | New Garage | 30/17 | Botticelli + Pohl |
| 35. John H Reilly Trust 04-6201 | 113 Main Street | Hrdscp: drive, fence, gates | 42.3.3/105 | Jardins Intl |
| 36. John H Reilly Trust 04-6200 | 1 Howard Street | Landscape Amenities | 42.3.3/106 | Jardins Intl |
| 37. Stephen Cherner 04-6199 | 196 Hummock Pond Rd | New Dwelling | 65/30 | Shelter 7 |
| 38. NOTSOEASY LLC 04-6205 | 26 Easy Street | Curb Change | 42.4.2/23 | Emeritus |
| 39. NOTSOEASY LLC | 26 Easy Street | Door Change/Replace | 42.4.2/23 | Emeritus |
| 40. Amanda & Kevin Jacobs 04-6225 | 4 Rays Court | Garage Studio Demo | 42.3.2/3 | Design Assoc Inc. |
| 41. Amanda & Kevin Jacobs 04-6226 | 4 Rays Court | Addition/Historical Reno | 42.3.2/3 | Design Assoc Inc. |
| 42. Nantucket Shire LLC | 30 Dukes Road | New dwelling | 56/189 | Linda Williams |
| 43. Nantucket Shire LLC | 30 Dukes Road | Move shed and addition | 56/189 | 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 Pekarcik | 52R Hooper Farm Road | New Garage | 67/767.1 | David Pekarcik |
| 10. David Pekarcik | 52 Hooper Farm Road | New Dwelling | 67/316 | David Pekarcik |
| 11. Jean Francois Formela 04-6212 | 8 Old Westmoor Fm Rd | Fence | 41/822 | Ahern |
| 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 |

Proposed HDC Minutes for May 12, 2022

| | | | | |
|-------------------------------------|------------------------|--------------------------------|-------------|------------------------|
| 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. Grey Lady LLC 05-6254 | 32 Chuck Hollow Road | Move/Demo Garage | 75/68 | Normand Residential |
| 39. Grey Lady LLC 05-6255 | 32 Chuck Hollow Road | New Cabana | 75/68 | Normand Residential |
| 40. Cohen Steven L Tr 05-6258 | 8 Sachem Road | New Garage/ Studio | 30/239 | Workshop APD |
| 41. 8 Red Mill Ln LLC 05-6288 | 8 Red Mill Lane | New dwelling | 55/928 | EMDA |
| 42. 8 Red Mill Ln LLC 05-6299 | 8 Red Mill Lane | New Guest House | 55/928 | EMDA |
| 43. Hale Everetts 05-6311 | 46 Monomoy Road | Rev. 12-0300: Wndw& door | 54/71 | EMDA |
| 44. Mathew Dacey 05-6315 | 14 Plover Lane | New dwelling | 12/53 | EMDA |
| 45. Oceanview Hydroponics 05-6316 | 33 Bartlett Farm Road | Hydroponics grwng factory | 82/503 | John Bartlett |
| 46. Pocomo 53 Nominee Tr 05-6290 | 53 Pocomo Road | Move or Demo | 15/17 | Robert Paladino |
| 47. Pocomo 53 Nominee Tr 05-6289 | 53 Pocomo Road | New dwelling | 15/17 | Robert Paladino |
| 48. Pocomo 53 Nominee Tr 05-6291 | 53 Pocomo Road | New House Garage | 15/17 | Robert Paladino |
| 49. Michael Altman 05-6292 | 37 Sankaty Head Road | Move MH | 48/2 | BPC |
| 50. Michael Altman 05-6293 | 37 Sankaty Head Road | Move GH | 48.2 | BPC |
| 51. 31 Western Ave LLC 05-6312 | 31 Western Avenue | Hardscape | 82/94 | Ahern |
| 52. The Iren Hollo Zolo FT 05-6268 | 31 Low Beach Road | Addition & move on site | 74/36 | Botticelli + Pohl |
| 53. Ack 71 Orange St LLC 05-6301 | 71 Orange Street | New Garage | 55.4.1/167 | LINK |
| 54. Joshua Dalton | 2 Mikes Drive | MH Add Egress Windows | 66/75 | LINK |
| 55. 17 Ranger Rd LLC 05-6302 | 17 Ranger Road | Demo/ Move off Garage | 39/28 | LINK |
| 56. 17 Ranger Rd LLC 05-6303 | 17 Ranger Road | New Garage | 39/28 | LINK |
| 57. Johnson J Seward Jr Tr 05-6307 | 73 Hulbert Avenue | Cottage replace windows | 29/5 | Shelter 7 |
| 58. Island Living LLC | 4A Wamasquid Place | Revisions to Existing COA | 56/113.9 | JB Studio |
| 59. 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: Tuesday, May 17th @ 5:00 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 2:30 pm. (Coombs)**
Roll-call vote Carried 3-0//Welch, Coombs, and Camp-aye

Submitted by:
Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council

Tuckernuck Advisory Board

PROPOSED