



# 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), Diane Coombs, Vallorie Oliver, Stephen Welch,  
**Associate Commissioners:** Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

**Tuesday, June 7, 2022**

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

Called to order at 5:01 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, HDC Compliance Coordinator; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker  
Attending Members: Pohl, Camp, Coombs, Oliver, Welch, Dutra, Thornewill  
Remote Participants: Coombs  
Absent Members: None  
Late Arrivals: Welch, 5:02 pm; Dutra, 6:29 pm  
Early Departures: Camp, 8:41 pm; Dutra, 8:51 pm

Adoption of Agenda.

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

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

## I. COMMISSION COMMENTS

1. Camp – There’s an as-approved 36” tall on a picket fence that looks more like 4’; asked who checks that.  
Backus – asked for the address and they will check it.
2. Coombs – Someone called her about houses in disrepair.  
Pohl – Explained the policy regarding demolition by neglect.

## II. PUBLIC COMMENT

1. None

## III. DISCUSSION

1. None

## IV. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Gail Johnson 05-6418	21 South Water Street	Projecting sign	42.4.2/102	CWA
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Sign design plans, site plan, and photos, photos, and advisory comments.			
Representing	Elazo, Main Taco			
Sign Advisory	None			
Concerns	<b>Martinez</b> – SAC asked to hold for revisions. Reopened for Mr. Elazo’s comments. <b>Elazo</b> – He didn’t know about the SAC meeting; he watched the replay and put together a packet. <b>Pohl</b> – Recommended he take his concerns up with the SAC. <b>Martinez</b> – The agenda would have been sent to the applicant’s agent. The next sign meeting is June 21 <sup>st</sup> .			
Motion	<b>Motion to Hold for revisions per SAC recommendations. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Camp, Coombs, Welch, Oliver, and Pohl-aye		Certificate #	

**V. CONSENTS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Alderman <b>05-6412</b>	17 High Brush Path	Fenestration	56/375	SCI
2. Nashaquisset Coop Inc <b>05-6410</b>	25 Autopscoot Circle	Rev. 04-6102: windows	55/515.8	Emeritus
3. HF2 Ack, LLC <b>06-6429</b>	68 Hooper Farm Road	Rev. 72509: cottage	67/678	Val Oliver
4. Cary M Donick Tr <b>06-6430</b>	6 Dukes Road	Add Screened Porch	41/189	Val Oliver
5. Conscious Living, LLC <b>06-6455</b>	49 Fairgrounds Road	Door Change	67/306	Gryphon Architects
6. Fleur-de-Lis Property Tr <b>06-6456</b>	8 Shimmo Pond Road	Rev. 06-4077: garage	54/258	Botticelli + Pohl
7. Pelican Lake, LLC <b>05-6228</b>	50 West Chester Street	Gate, fence, & hardscaping	41/382	Jardin's International
8. Margaret Ruley <b>06-6458</b>	5 Franklin Street	Fence replacement	41/391	Val Oliver
9. Michael Sproule <b>06-6457</b>	31 Washing Pond	Porch, deck, and fenst	31/29	Elizabeth Dunne
10. Island Living, LLC <b>05-6405</b>	2B Longwood Drive	Rev. 06-6113: main house	71/13.4	JB Studio
11. Island Living, LLC <b>05-6404</b>	2B Longwood Drive	Rev. 04-6111: garage	71/13.4	JB Studio
Voting	Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	Pohl, Oliver,			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Roll-call Vote	Carried 4-0//Welch, Thornewill, Camp, and Coombs-aye		Certificate #	<b>HDC2022-(as noted)</b>

**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. James & Jane Fong <b>05-6408</b>	85 Tom Nevers Road	Pool & fence	91/14	Topham Design
	• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the application.			
Voting	Pohl, Camp, Coombs, Welch, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve per noted conditions. (Coombs)</b>			
Roll-call Vote	Carried 5-0// Camp, Thornewill, Welch, Coombs, and Pohl-aye		Certificate #	<b>HDC2022-05-6408</b>

## VI. 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.	High Cliff Trust 04-6202	11 East Hallowell Lane	Addition/Reno	30/17	Botticelli + Pohl
Voting	Camp (acting chair), Coombs, Oliver, Welch, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos, photos, historic documentation, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (5:11)	<p><b>Botticelli</b> – Reviewed changes made per the 5/16 HSAB comments; shutters are Hamilton blue and brick chimneys.</p> <p><b>Backus</b> – Read HSAB comments 5/16: While a simple front porch can often enhance the appearance of a house, this front porch is not simple, and it overwhelms the main façade. The main mass should stay symmetrical to maintain its classic look. The projecting hipped side porch dominates the front and is a distraction. It should be eliminated. The additions should be set back from the main mass to maintain the prominence and stature it currently has. The long sloping rear saltbox roof, the glassed-in side porch, the large central chimney, and the single windows with batten shutters are all important character features and should be maintained. The original main mass doesn't have ganged windows. Any proposed ganged windows should be used sparingly rather than predominantly. The existing contours of the lot should be worked with rather than completely leveled out. So much is changing on this historic house, that it feels more like a demo than an addition. In general, the proposed porch and other additions have completely transformed this traditional, classic 1927 summer cottage into a confusing mix of ganged windows and French doors, completely changing its character. The existing floor plans and proposed topographic changes should be included in the application. HSAB would like to see revisions.</p> <p>Circa 1927 Colonial revival. She and HSAB did not vet the revised plans; the HSAB comments were on the original submittal. This won't be the same with the proposed plans; the iconic 1920s features are lost. Need to know what is being demolished versus what is being retained.</p> <p><b>Thornewill</b> – Feels this is a successful addition. The main mass porch and crossbucks are appropriate on the dunes. Feels there are too many ganged windows. The double chimney feels formal.</p> <p><b>Coombs</b> – There are way too many ganged windows; they are too heavy for the moors. North elevation, the triple ganged windows should be reduced to doubles. Prefers the original centered, single chimney with the owl. Okay with the sunroom as seen from the north and west. Appreciates the massing.</p> <p><b>Welch</b> – It appears the main structure is moving slightly and that should be clarified in the application. On the south and west elevation, we should have a cross section including existing and proposed grade with any retainage. The chimney owl would be a nice touch. Suggested a lighter structural mulling for windows to provide variety and spacing. With sun porches, should consider using a different type of window with larger or more panes. All of that would be conditioned on the fact this is accessible by a private road and it's fronted by two colossal structures on Sachem.</p> <p><b>Oliver</b> – Nothing to add. Ganged windows are typical in this area. The 8-lights in the door are modern.</p> <p><b>Camp</b> – Likes the idea of reconfiguring the sunroom windows to look older. North elevation, the 2<sup>nd</sup>-floor right windows should be separated; the balcony looks odd; suggested setting it into the porch more. East elevation, the dormer with the triple-ganged windows is overpowering and should be smaller.</p>				
Motion	<b>Motion to Hold for revisions and topo cross section and to go back to HSAB. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Welch, Oliver, Coombs, and Camp-aye			Certificate #	
2.	High Cliff Trust 04-6191	11 East Hallowell Lane	New Garage	30/17	Botticelli + Pohl
Voting	Camp (acting chair), Coombs, Oliver, Welch, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (5:32)	<p><b>Botticelli</b> – Presented project.</p> <p><b>Pohl</b> – Explained the grading on the south is unchanged while on the north they cut in.</p> <p><b>Backus</b> – Read HSAB comments 5/16: No concerns.</p> <p>Her recommendation is to incorporate the lean-to which is in the existing main house to bring in the 1920s feel.</p> <p><b>Coombs</b> – Thinks this is nice. West and south elevation 2<sup>nd</sup> floors, triple-ganged should be double-ganged windows.</p> <p><b>Oliver</b> – Asked for clarification of the grade and retaining; a topographical cross section would be helpful.</p> <p><b>Welch</b> – A site plan with retainage and proposed versus existing topography would help. Looking at the south elevation, it's hard to align the 1<sup>st</sup>-floor plain with the north elevation. Understands Ms. Coombs comments about the west and south elevations; but that's subject to visibility.</p> <p><b>Thornewill</b> – Nothing to add.</p> <p><b>Camp</b> – Agrees about the west-elevation triple-ganged window. North elevation, it looks like a very long ridge line. Wishes the roof pitch were steeper. Likes the idea of incorporating the lean to.</p>				
Motion	<b>Motion to Hold for revisions, a topo cross section, and to go to HSAB. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Welch, Thornewill, Coombs, and Camp-aye			Certificate #	

## VII. 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.	Jessica Millard <b>06-4017</b>	5 Cudweed Road	Alterations	82/423	Oliver
Voting	Pohl, Camp, Coombs, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (5:43)	<b>Oliver</b> – Asked to hold this to next week. Not opened at this time.				
Motion	<b>Motion to Hold for next Tuesday. (Welch)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Coombs, Camp, Welch, and Pohl-aye			Certificate #	
2.	450 Green Park, LLC <b>11-5272</b>	2 Stone Alley	Adtn, alter & foundation	42.3.1/103	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	Ginger Andrews, 1 & 3 Stone Alley Linda Williams, for Ginger Andrews Sarah Alger, Sarah F. Alger P.C, for Ginger Andrews				
Concerns (5:44)	<b>MacEachern</b> – Reviewed changes made per previous concerns; north elevation trellis can wrap to the east elevation. <b>Backus</b> – Read HSAB comments 5/9: Very little if anything has been changed to address the massing concerns since the last version. The middle section is still not subordinate enough, still too massive and boxy; it should have a lower ridge and a lower plate; making it a couple feet narrower with a roof pitch that matches the main roof would lower the ridge and drop the plate. The hipped-roof addition to the east should have more of an appearance of an enclosed porch; simply adding a large, hipped roof to the back of this house is not a traditional massing approach; reducing the depth east to west to 10 or 12 feet would make it feel like an open porch that was later enclosed. These additions are considerably larger than the existing house; they overwhelm the original cottage and completely change the scale. HSAB would like to see revisions. Reviewed the history of this structure and its importance. Secretary of Interior standards state new additions should be smaller and subordinate to the historic structures. Eliza Codd's sunroom should be retained. The north gable doesn't match any existing element. A window survey would be appreciated. <b>Andrews</b> – This was a typical New England barn set up on the hill. Concern about the massing has been brought up consistently; their treatment has been insufficient and concerns still remain. North elevation, the foundation is right on Stone Alley; she's concerned about maintaining the integrity of Stone Alley during reconstruction. The ridge height of the 1 <sup>st</sup> addition is overwhelming. <b>Williams</b> – For 4½ years, HDC and HSAB have been consistent about asking that the addition go south rather than down the hill; she was told they don't want to block their view of the harbor from the kitchen. The floor structure should follow the existing grade of Quantity Bluff; the exposed foundation will be 100% visible from Union Street. This proposal creates a new vernacular for Stone Alley and the bluff. The existing has a unique setting and place in time. The proposed will obliterate the view of Quantity Bluff. <b>Alger</b> – Supports the comments of HSAB and Ms. Backus. <b>Camp</b> – Reduce the height of the middle mass a couple of feet so it relates to the sunporch. On the sunporch, she would like wrap-around windows, so it looks like a sun porch; the hipped roof should be flat; the triple ganged above that should be 2 separated windows. <b>Welch</b> – His comments are the same as at the last hearing. Agrees with Ms. Alger. North elevation left to right should step down; the shingled line along the porch doesn't accomplish that. The hipped roof should be reduced 3'. Feels that if we don't see material changes within 3 meetings, an application should be denied. The south elevation is very inappropriate but the least visible. North elevation, the structure should follow the grade; the concept of single-story living is driving this and not in keeping with historic structures – interior is driving the exterior. Pointed out the lack of material changes. <b>Coombs</b> – We've been doing this for 4 years and she's repeatedly asked that the center addition ridge be dropped and for the addition to go south; it repeatedly comes back with no change. They are designing around a historic house and their view is immaterial. The center section should be dropped considerably. East elevation, the hipped roof should go. <b>Oliver</b> – Feels this has come a long way and is moving in the right direction. It still overwhelms the historic house. South elevation, the sunroom was moved, not lost; the double door in the dormer should be a single door. Drop a foot out of the middle section height. <b>Pohl</b> – The middle mass troubles him the most; it should be reduced so it doesn't compete with the original house.				
Motion	<b>Motion to Hold to either step the 1¼-story ridge down, step the hipped porch down, and create a 3-season look on the porch or provide a design solution to the south and to go back to HSAB. (Welch)</b>				
Roll-call Vote	Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye			Certificate #	

## VIII. 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. Jason & Jennifer Mendelson	05-6328 7A Sherburn Turnpike	New dwelling	30/112	Studio Ppark
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	Dutra			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	James Krapp, Studio Ppark			
Public	None			
Concerns (6:26)	<p><b>Pohl</b> – He represents the abutter to the north but feels there is no conflict.</p> <p><b>Krapp</b> - Presented project.</p> <p><b>Backus</b> – This was subdivided off a 1920 colonial revival. The proposal is boxy; additive massing should be lower and more subordinate. The French door lights are not appropriate.</p> <p><b>Thornewill</b> – The massing suggests a typical 5 bay, but it reads differently. The eave height, windows and deck rails don't work with a 5-bay as well as the use of dormers on the front. The main mass is a little tall.</p> <p><b>Camp</b> – South elevation, the right addition overwhelms the front façade; the front door should be centered with something over it to give it emphasis. The proposed driveway will span the entire front façade.</p> <p><b>Welch</b> – Agrees with what's been said about the right massing, but the perspective drawing indicates the spacing is mitigated. Front elevation, the meeting rails should align with the eaves; the lack of 2<sup>nd</sup>-floor symmetry should be translated to the 1<sup>st</sup> floor. Bringing the addition down would be an important concession.</p> <p><b>Coombs</b> – Agrees with what's been said. Front elevation, the front door or what's above should be moved to align; right addition looks very flat; would prefer 3 windows on the 1<sup>st</sup> floor and a smaller 2-window dormer.</p> <p><b>Pohl</b> – The same eave wraps the entire building; the eave should change on the garage wing; the eave should be dropped to align with the garage dormer meeting rail; the garage is too tall.</p>			
Motion	<b>Motion to Hold for revisions. (Camp)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Welch, Coombs, Camp, and Pohl-aye		Certificate #	
2. Robert Moore	05-6286 29 Cliff Road	Addition dormer	42.4.5/6	NAG
Voting	Pohl, Coombs, Oliver, Welch, Dutra			
Alternates	Thornewill			
Recused	Camp			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Steve Theroux, Nantucket Architectural Group			
Public	None			
Concerns (6:43)	<p><b>Theroux</b> – Presented project.</p> <p><b>Backus</b> – Read HSAB comments 5/23: Unlike the existing dormer on the north side, this dormer faces Cliff Road; the dormer takes up too much of the roof plane and has too much blank shingled wall on the ends. This should either be 2 small single window dormers or one dormer with 2 separated windows with minimal shingled wall on either side of the windows. Lowering the dormer plate height would also reduce the scale of the dormer. West elevation and garage door are drawn incorrectly. HSAB would like to see revisions.</p> <p>Circa 2004 associated with circa 1850 house. The triple-ganged window configuration within the long dormer is atypical. The provided photos show historic context for contemporary additions with appropriately spaced windows.</p> <p><b>Welch</b> – Agrees the windows Ms. Backus mentioned are atypical; south elevation, suggested the window header and casing be one and the same allowing lowering the window height thus lowering the eave.</p> <p><b>Oliver</b> – Spreading the windows out to fill the north elevation dormer would help.</p> <p><b>Coombs</b> – Agrees with Mr. Welch about the south elevation dormer.</p> <p><b>Dutra</b> – He's concerned about making the changes proposed by Mr. Welch would cause the 2 sides not to be the same.</p> <p><b>Pohl</b> – He likes separating the windows and dropping the eave; the north elevation is not visible.</p>			
Motion	<b>Motion to Approve through staff per Exhibit A. (Welch)</b>			
Roll-call Vote	Carried 5-0//Oliver, Dutra, Coombs, Welch, and Pohl-aye		Certificate #	<b>HDC2022-05-6286</b>
3. Kevin and Kelly Purcell	04-6208 32 Dukes Road	New Dwelling	56/188	Topham Designs
Voting	Pohl, Coombs, Oliver, Dutra, Thornewill			
Alternates	None			
Recused	Camp, Welch			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Joe Topham, Topham Designs			
Public	None			
Concerns (6:53)	<p><b>Topham</b> – Presented project; height 22'6".</p> <p><b>Thornewill</b> – The cottage is appropriate; however, the hipped, open-rafters on the porch should be enclosed.</p> <p><b>Oliver</b> – It's appropriate.</p> <p><b>Coombs</b> – Agrees with Ms. Thornewill. The elevation with the outdoor shower is busy.</p> <p><b>Dutra</b> – Suggested eliminating the hipped rafter.</p>			
Motion	<b>Motion to Approve through staff with the hipped portion of the pergola removed. (Dutra)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Coombs, Dutra, and Pohl-aye		Certificate #	<b>HDC2022-04-6208</b>



4.	Michael & Ivelina Eldridge <b>05-6285</b>	23 Beach Grass Road	New Dwelling	68/382	Val Oliver
Voting	Pohl, Camp, Coombs, Welch, Dutra				
Alternates	Thornewill				
Recused	Oliver				
Documentation	Architectural elevation plans, and site plan.				
Representing	Val Oliver, V. Oliver Design Mike Eldridge, owner				
Public	None				
Concerns (7:01)	<b>Oliver</b> – Presented project; height 29’6”; with trim and sash, black roof, Hamilton blue door. <b>Eldridge</b> – He’d like to increase the 1 <sup>st</sup> -floor ridge height. <b>Camp</b> – No concerns. <b>Welch</b> – The foundation is further out of the ground than it needs to be; it could be dropped 8”. <b>Coombs</b> – Agrees with dropping the foundation 8”. Discussion about amending the motion to have the ridge drop 4”.				
Motion	<b>Motion to Approve through staff with dropping the foundation 8” and the ridge is dropped 4”. (Welch)</b>				
Roll-call Vote	Carried 5-0//Dutra, Camp, Coombs, Welch, and Pohl-aye			Certificate #	<b>HDC2022-05-6285</b>
5.	Lewis Kelsey <b>05-6261</b>	14 Darling Street	Change Color	42.3.2/114	Lewis Kelsey
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:10)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Welch, Camp, Oliver, Coombs, and Pohl-aye			Certificate #	
6.	David Pekarcik <b>04-6213</b>	52R Hooper Farm Road	New Garage	67/767.1	David Pekarcik
7.	David Pekarcik <b>04-6214</b>	52 Hooper Farm Road	New Dwelling	67/316	David Pekarcik
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:10)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Camp)</b>				
Roll-call Vote	Carried 5-0//Oliver, Welch, Coombs, Camp, and Pohl-aye			Certificate #	
8.	Ann Swart <b>05-6251</b>	94 Quidnet Road	MH roof replacement	21/107	Thornewill Designs
9.	Ann Swart <b>05-6236</b>	94 Quidnet Road	Garage roof replacement	21/107	Thornewill Designs
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	None				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Luke Thornewill, Thornewill Design				
Public	None				
Concerns (7:12)	<b>Thornewill</b> – As-built change to architectural dual grey. <b>Backus</b> – Circa 1909 Victorian eclectic. The existing main house roof was approved architectural dual black, but the exiting roof was sea-foam green. Discussion about the new shingle; it looks like 3-tab dual grey. Application asks for charcoal grey architectural. <b>Pohl</b> – We need more information on what was put on the addition; we don’t want a lot of contrast in the shingle colors; dual grey is not acceptable. Further discussion on approvable architectural-shingle colors.				
Motion	<b>Motion to Approve Items 8 &amp; 9 through staff with Mr. Thornewill to review shingle options with Mr. Welch and to come to an agreement. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, Coombs, Welch, Oliver, and Pohl-aye			Certificate #	<b>HDC2022-05-6251/6236</b>

10. Fairgrounds Prop, LLC <b>05-6240</b>	71 Fairgrounds Rd(lot 1) New Dwelling	67/693	Normand Residential
Voting	Camp (acting chair), Coombs, Oliver, Dutra, Thornewill		
Alternates	None		
Recused	Pohl (Welch break)		
Documentation	Architectural elevation plans, site plan, and photos.		
Representing	Ben Normand, Normand Residential		
Public	None		
Concerns (7:30)	<b>Normand</b> – Presented project; height 26’6”; white trim and sash; dual-black roof. No concerns.		
Motion	<b>Motion to Approve as submitted. (Oliver)</b>		
Roll-call Vote	Carried 5-0//Thornewill, Dutra, Oliver, Coombs, and Camp-aye	Certificate #	<b>HDC2022-05-6240</b>
11. Fairgrounds Prop, LLC <b>05-6239</b>	71 Fairgrounds Rd(lot 1) New Garage/Studio	67/693	Normand Residential
Voting	Camp (acting chair), Coombs, Oliver, Dutra, Thornewill		
Alternates	None		
Recused	Pohl (Welch break)		
Documentation	Architectural elevation plans, site plan, and photos.		
Representing	Ben Normand, Normand Residential		
Public	None		
Concerns (7:33)	<b>Normand</b> – Presented project; east elevation faces the road with Lot C between. <b>Oliver</b> – The stairs face away from the road. No concerns. <b>Thornewill</b> – No concerns <b>Coombs</b> – East elevation, there’s a lot space between the 1 <sup>st</sup> and 2 <sup>nd</sup> -floor windows. <b>Dutra</b> – No concerns.		
Motion	<b>Motion to Approve as submitted. (Oliver)</b>		
Roll-call Vote	Carried 5-0//Thornewill, Dutra, Coombs, Oliver, and Camp-aye	Certificate #	<b>HDC2022-05-6239</b>
12. Fairgrounds Prop, LLC <b>05-6241</b>	71 Fairgrounds Rd(lot 1) Pool and hardscaping	67/693	Normand Residential
Voting	Camp (acting chair), Coombs, Oliver, Dutra, Thornewill		
Alternates	None		
Recused	Pohl (Welch break)		
Documentation	Landscape design plans, site plan, and photos.		
Representing	Ben Normand, Normand Residential		
Public	None		
Concerns (7:35)	<b>Normand</b> – Presented project; pool equipment will be in the back corner; auto-cover. <b>Oliver</b> – No concerns. <b>Dutra</b> - No concerns. <b>Thornewill</b> – Vegetation should mask it from the neighbors. <b>Coombs</b> – Asked about the bluestone patio. <b>Camp</b> – The vegetation should remain in place.		
Motion	<b>Motion to Approve through staff with the bordering vegetation to be maintained and the 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. (Coombs)</b>		
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Dutra, Coombs, and Camp-aye	Certificate #	<b>HDC2022-05-6241</b>

13. 11 Hulbert, LLC 05-6253		11 Hulbert Avenue	Fence and Driveway	29.2.3/2	Val Oliver
Voting	Pohl, Camp, Coombs, Dutra Thornewill				
Alternates	None				
Recused	Oliver, Welch				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (7:39)	<p><b>Oliver</b> – Presented project; clients will go with a privet hedge instead of a fence.</p> <p><b>Backus</b> – Read HSAB comments 5/16: A board fence does exist on the neighboring property, but it is not pretty or friendly and shouldn't be encouraged. Most of Hulbert Avenue has no fence along the street, and this property should follow that example and remain without a fence as it is now.</p> <p>Circa 1900s Colonial revival moved from Sandy Drive. The Belgium block apron is too formal for this section of Hulbert Avenue; doesn't agree with HSAB about the fence; could continue the same fence, height, and treatment of neighbor's fence that was in place since the 1940s. The new curbcut requires an apron.</p> <p><b>Camp</b> – A fence would be more appropriate and private for a backyard. No concerns as proposed</p> <p><b>Coombs</b> – The hedge will be good.</p> <p><b>Dutra</b> – He has no concerns with the project.</p> <p><b>Pohl</b> – Suggested cobble or brick instead of Belgium block but prefers the Belgium block over asphalt.</p> <p>Motion to Approve with privet hedge instead of fence, Belgium block apron, and shell drive. (Camp)</p> <p>Carried 5-0//Coombs, Dutra, Thornewill, Camp, and Pohl-aye</p> <p>(8:24) Motion to Reopen. (Camp) Carried 5-0//Thornewill, Dutra, Oliver, Camp, and Pohl-aye</p> <p>No concerns with the drive being peastone gravel rather than shell.</p>				
Motion	<b>Motion to Approve through staff with the privet hedge and peastone drive. (Camp)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Coombs, Dutra, Camp, and Pohl-aye		Certificate #	HDC2022-05-6253	

14. The Iren Hollo Zolo FT 05-6268		31 Low Beach Road	Addition & move on site	74/36	Botticelli + Pohl
Voting	Camp (acting chair), Coombs, Oliver, Welch, Dutra				
Alternates	Thornewill				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (7:52)	<p><b>Botticelli</b> – Presented project.</p> <p><b>Backus</b> – Read SAB comments 5/16: Evidence indicates an earlier date. Concerned about losing feel of front porch and filing in entirely is character changing; exterior stairs should run the opposite direction.</p> <p>Circa 1938 Victorian eclectic per HDC survey; however, Nantucket Preservation Trust (NPT) information indicates as early as circa 1895 associated with the Coffin family. Agrees with SAB about enclosing the porch. Appreciates it's remaining in the area; suggested not altering the front as much as proposed.</p> <p><b>Welch</b> – Appreciates the “non-dramatic” change. The differing light configurations should deploy more readily. South elevation, the porch change is more appropriate; the Victoriantesque-bungalow trim details would help filling in the porch. West elevation, the rear addition looks long; but its lack of visibility mitigates his concern. Would like the front 4-windows replicated on the new front wall of the porch.</p> <p><b>Oliver</b> – Agrees about the partial porch version.</p> <p><b>Dutra</b> – Feels it now reflects more of the old building. South elevation, the revised partial porch helps a lot; agrees with Mr. Welch's comments about the trim detail; a larger overhang to match the rest of the house might help.</p> <p><b>Coombs</b> – East elevation, it looks like a lot of windows; the 16-over-2 look like windows for a filled-in porch.</p> <p><b>Camp</b> – Rafter tails and ornate balustrades might be nice. Agrees about turning the stairs.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Dutra, Oliver, Welch, Coombs, and Camp-aye		Certificate #		



<b>15. 16 Western Ave 04-6155</b>					
	16 Western Avenue	Fence	87/72	Jardin's Intl	
Voting	Camp (acting chair), Coombs, Oliver, Welch, Dutra				
Alternates	Thornewill				
Recused	Pohl				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (8:17)	<p><b>Botticelli</b> – Presented project; picket across the front and 5&amp;1 along the side.</p> <p><b>Backus</b> – Read HSAB comments 5/16: The original pointed stockade picket would be preferred. Color should match house trim.</p> <p>Circa 1938 Weeweeder Dining Hall. Agrees the pointed historic is appropriate and should match the home.</p> <p><b>Welch</b> – On the right, the 5&amp;1 fence should not protrude forward of the front corner of the house.</p> <p><b>Coombs</b> – Agrees with Mr. Welch; the right fence should stop at the front corner of the house.</p> <p><b>Oliver</b> – Agrees.</p> <p><b>Camp</b> – Also agrees.</p>				
Motion	<b>Motion to Approve through staff with the right 5&amp;1 to stop at the front corner of the house and with pointed picket. (Welch)</b>				
Roll-call Vote	Carried 5-0//Oliver, Dutra, Coombs, Welch, and Camp-aye		Certificate #	<b>HDC2022-04-6155</b>	
<b>16. Frank Twarog 05-6231</b>					
	18B Atlantic Avenue	Patio, fence, arbor, drive	55/24.2	Todd Farrell	
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Frank Twarog, owner				
Public	None				
Concerns (8:26)	<p><b>Twarog</b> – Presented project: brick terrace, 2X2 bluestone pavers, arbor or fence, and increase parking.</p> <p>Discussion about the width of the proposed curb cut.</p> <p><b>Backus</b> – Read HSAB comments 5/16: The site plan should indicate what changes are being applied for; there is currently nothing identified on the drawing. HSAB would like to see this again with more info.</p> <p>HDC survey indicates circa 1925 bungalow. Agrees the site plan is unclear. An atypical amount of paving for this site. Picket would be more appropriate than the arbor. The existing curb cut is shared so must have strict dimensions on the plan prior to the curb cut application.</p> <p><b>Oliver</b> – The existing curb cut probably exceeds the allowed width; suggested reinforced grass for the new parking. The bluestone should be a more organic shape. A picket fence is more appropriate than the proposed arbor. Okay with the brick in the rear. The plan doesn't show the existing brick apron.</p> <p><b>Camp</b> – That's a lot of brick. Suggested a picket-privet mix to separate the private area; suggested using all brick. She'd prefer a more conventional arrangement for the parking.</p> <p><b>Welch</b> – Okay with brick in the back. Suggested softening the edges of the bluestone. Regarding aesthetics of the parking, the privet should be extended <math>\frac{3}{4}</math> of the open space; you can widen parking with the curb cut remaining as is.</p> <p><b>Coombs</b> – Wants to see how Department of Public Works (DPW) handles the curb cut application. Will need to contact the Tree Warden about the Town tree. She'd like to view this.</p> <p><b>Pohl</b> – You need to contact the DPW about what they will grant regarding the curb cut. He's okay with the brick in the back; it won't be visible. The fence idea is preferable over the arbor. Doesn't think an irregular edged bluestone will serve their needs well.</p>				
Motion	<b>Motion to Hold for revisions further information. (Welch)</b>				
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, Welch, and Pohl-aye		Certificate #		
<b>17. Milton Rowland 05-6235</b>					
	18 Mt. Vernon Street	Rev. 05-3784: Roof change	55.4.4/32.1	Milton Rowland	
Voting	Pohl, Coombs, Oliver, Welch, Dutra				
Alternates	Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:49)	Not opened at this time.				
Motion	<b>Motion to Hold for representative. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Welch, Oliver, Dutra, Coombs, and Pohl-aye		Certificate #		

18. Sacha Ross <b>05-6280</b>	110 Surfside Road	New Dwelling	80/6	SMRD
Voting	Pohl, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Steve Roethke, Steve M Roethke Design			
Public	None			
Concerns (8:50)	<b>Roethke</b> – Presented project and visibility study; plan to maintain existing vegetated buffer; natural to weather with white trim; north elevation white clapboard. Consensus agrees the clapboard shouldn't be white.			
Motion	<b>Motion to Approve through staff with north to be natural-to-weather clapboard until framed in. (Welch)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Coombs, Welch, and Pohl-aye		Certificate #	<b>HDC2022-05-6280</b>
19. Sacha Ross <b>05-6278</b>	110 Surfside Road	Studio	80/6	SMRD
Voting	Pohl, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Steve Roethke, Steve M Roethke Design			
Public	None			
Concerns (8:58)	<b>Roethke</b> – Presented project with white clapboard on the north elevation; the white clapboard is meant to spruce up the structure and present the front upon arrival. <b>Welch</b> – Asked the reference for the white clapboard. <b>Coombs</b> – South elevation, the stacked triple-ganged windows would be a concern if you could see it.			
Motion	<b>Motion to Approve through staff with north to be natural-to-weather clapboard until framed in screening to be maintained at time of inspection and thereafter. (Welch)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Coombs, Welch, and Pohl-aye		Certificate #	<b>HDC2022-05-6278</b>
20. Sacha Ross <b>05-6275</b>	110 Surfside Road	Garage	80/6	SMRD
Voting	Pohl, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Steve Roethke, Steve M Roethke Design			
Public	None			
Concerns (9:01)	<b>Roethke</b> – Presented project; white trim and sash, natural to weather roof and mahogany door. <b>Oliver</b> – Her only concern is everything is 2 stories; this is over built. No concerns.			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Coombs, Welch, and Pohl-aye		Certificate #	<b>HDC2022-05-6275</b>
21. Sacha Ross <b>05-6279</b>	110 Surfside Road	Move-Off/ Demo Garage	80/6	SMRD
Voting	Pohl, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Steve Roethke, Steve M Roethke Design			
Public	None			
Concerns (9:04)	<b>Roethke</b> – Presented project including the connector. <b>Backus</b> – The main house is circa 1989; the garage is probably the same. <b>Welch</b> – It would be nice if it were repurposed on the site and good for it to be moved rather than end up in the landfill. No concerns.			
Motion	<b>Motion to Approve as a move-off/demo. (Welch)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Coombs, Welch, and Pohl-aye		Certificate #	<b>HDC2022-05-6279</b>
	Rest held for Thursday.			
22. Mike Romano <b>05-6245</b>	55 Easton Street	Addition to existing	42.4.1/68	Shelter 7
23. Stephen P Cherner Tr <b>05-6246</b>	196 Hummock Pond Rd	New Garage	65/30	Shelter 7
24. David Gray <b>05-6244</b>	17 Clarendon Street	New Garage	76.1.3/92	David Gray
25. David and Kerry McElroy <b>05-6263</b>	14 North Star Lane	Fence	30/205	Sandcastle Contruc.
26. Grey Lady, LLC <b>05-6254</b>	32 Chuck Hollow Road	Move/Demo Garage	75/68	Normand Residential
27. Steven L Cohen Tr <b>05-6258</b>	8 Sachem Road	New Garage/ Studio	30/239	Workshop APD
28. 8 Red Mill Ln, LLC <b>05-6288</b>	8 Red Mill Lane	New dwelling	55/928	EMDA
29. 8 Red Mill Ln, LLC <b>05-6299</b>	8 Red Mill Lane	New Guest House	55/928	EMDA
30. Mathew Dacey <b>05-6315</b>	14 Plover Lane	New dwelling	12/53	EMDA
31. Oceanview Hydroponics <b>05-6316</b>	33 Bartlett Farm Road	Hydroponics grwng factory	82/503	John Bartlett
32. Pocomo 53 Nominee Tr <b>05-6290</b>	53 Pocomo Road	Move or Demo	15/17	Robert Paladino

Proposed HDC Minutes for June 7, 2022

33.	Pocomo 53 Nominee Tr 05-6289	53 Pocomo Road	New dwelling	15/17	Robert Paladino
34.	Pocomo 53 Nominee Tr 05-6291	53 Pocomo Road	New House Garage	15/17	Robert Paladino
35.	Michael Altman 05-6292	37 Sankaty Head Road	Move main house	48/2	BPC
36.	Michael Altman 05-6293	37 Sankaty Head Road	Move guest house	48.2	BPC
37.	31 Western Ave, LLC 05-6312	31 Western Avenue	Hardscape	82/94	Ahern
38.	Ack 71 Orange St, LLC 05-6301	71 Orange Street	New Garage	55.4.1/167	LINK
39.	17 Ranger Rd, LLC 05-6302	17 Ranger Road	Demo/ Move off Garage	39/28	LINK
40.	17 Ranger Rd, LLC 05-6303	17 Ranger Road	New Garage	39/28	LINK
41.	J Seward Johnson Jr Tr 05-6307	73 Hulbert Avenue	Cottage replace windows	29/5	Shelter 7
42.	Eileen Harkness 05-6314	5 Gardner Perry Drive	Roof Change	55/32.1	Thornewill Design
43.	Nantucket Shire, LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
44.	Nantucket Shire, LLC	30 Dukes Rd	Move Shed and Addition	56/189	Linda Williams

**IX. OLD BUSINESS 05/17/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Maxwell House, LLC 02-5805	15 Cliff Road	Addition & renovation	42.4.4/56	MCA+
2.	OHOM, LLC 03-6026	28 Main Street 'Scosnet	Gate	73.3.1/47	Emeritus
3.	Richard Sotell 02-5632	10 Hydrangea Lane	Rooftop Solar	73/89	Cotuit Solar
4.	God Bless Dad, LLC 03-6059	76 Baxter Road	Pool & hardscape	49/42	Atlantic Landscaping
5.	Melissa Sperau 12-5433	21 Bank Street 'Scosnet	Cottage reno & addition	73.1.3/57	Gryphon Architect
6.	41 Monomoy, LLC 03-5883	42 Monomoy Road	New dwelling	57/79.1	Emeritus
7.	55 Eel Point Holding, LLC	55 Eel Point Road	New garage	32/47	Botticelli + Pohl
8.	Stark Point, LLC 04-6118	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
9.	Steven Cohen Trust 03-6013	12 Codfish Park Road	Rev. dormers & fenestration	73.2.4/9	Shelter 7

**X. NEW BUSINESS 05/24/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	J. Sulzick/B. Elder 05-6327	12 Back Street	Addition	55/35.2	Thornewill Design
2.	Cary Akins 05-6318	11 Washing Pond	Solar (Rooftop)	40/93	Sunwind
3.	Martin Howard 05-6332	2 Back Street	Rooftop Solar	55/359	Karen (Cotuit Solar)
4.	Bob Harrington 05-6330	7 Sherburne Turnpike	Addition/ Renovation	30/112	MCA
5.	Maple Lane, LLC 05-6335	2 Maple Lane	New Dwelling	67/303	Dustin Maury
6.	JK Baxter LLC 05-6336	114 Baxter Road	Extended 2 <sup>nd</sup> Floor Deck	48/35	Thornewill Design
7.	Sarah Murphy 05-6351	Maple Lane (lot 4)	New main dwelling	67/303	Emeritus
8.	Sarah Murphy 05-6380	Maple Lane (lot 4)	New 2 <sup>nd</sup> Dwelling	67/303	Emeritus
9.	Sarah Murphy 05-6350	Maple Lane (lot 4)	New Garage	67/303	Emeritus
10.	Peter Anastos 05-6373	21 Union Street	Alteration	42.3.2/137	Topham Design
11.	John Wise 05-6347	10 Starbuck Road	New Shed	59.3/62	Emeritus
12.	John Wise 05-6345	10 Starbuck Road	New Pool	59.3/62	Emeritus
13.	John Wise 05-6346	10 Starbuck Road	New Garage	59.3/62	Emeritus
14.	One Chester Smiley, LLC 05-6355	1 Chester Street	Rev. to COA for Roof Walk	42.4.3/18	Normand Residential
15.	Cannonbury Ln Hldgs 1, LLC 05-6370	30 Cannonbury Lane	New Patio	73/23	Ahern
16.	David Pekarcik 05-6372	52 Hooper Farm Road	New Garage	67/316	David Pekarcik
17.	David Pekarcik 05-6371	52R Hooper Farm Road	New Garage	67/767.1	David Pekarcik
18.	Richard Kotalac Jr. 05-6361	156 Miacomet Road	Solar Roof Array	81/129	Ack Smart
19.	9 E Street LLC 05-6359	9 E Street	Solar Roof Array	60.2.1/6	Ack Smart
20.	9 E Street LLC 05-6360	9 E Street	Solar Roof Array	60.2.1/6	Ack Smart
21.	Gail Johnson 05-6363	21 South Water Street	Repair Sidewalk	42.4.2/102	CWA
22.	Swedish Foster, LLC 05-6358	18 Cannonbury Lane	Revise Pool COA (06-3910)	74/13	Atlantic Landscaping
23.	Bryan & Toni Franz 05-6357	10 Cannonbury Lane	New Shed	74/9	Workshop APD
24.	Jeffrey Greenburg 05-6381	30 Orange Street	New Stoop & roof walk	42.3.2/176	Emeritus
25.	NHA Properties Inc 05-6377	31 Fairgrounds Rd (#1)	Add Copula & Vert. Siding	67/149	Emeritus
26.	NHA Properties Inc 05-6378	31 Fairgrounds Rd (#8)	Add Copula & Vert. Siding	67/149	Emeritus
27.	Michael Ruby 05-6376	31 Fairgrounds Road	Exterior Fenestration	55/70	Emeritus

**XI. OLD BUSINESS 05/31/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Brew Bean 01-5616	2 Candle House Lane	New dwelling	55.4.1/	Concept Design
2.	Joe Minella 03-5939	9 Gingy Lane	New dwelling	41/851	Robert Newman
3.	Joe Minella 04-6078	9 Gingy Lane	New 2 <sup>nd</sup> dwelling	41/851	Robert Newman
4.	Joe Minella 03-5937	9 Gingy Lane	Pool & Hardscape	41/851	Robert Newman
5.	Joe Minella 03-5938	9 Gingy Lane	Garage/Studio	41/851	Robert Newman
6.	Nick & Kacie Pappas 03-6067	7 Beaver Street	Addition	55.1.4/82	Val Oliver
7.	2 Chestnut, LLC 04-6091	2 Chestnut Street	Color change	42.3.1/69	Emeritus
8.	88 Pocomo, LLC 03-5885	88 Pocomo Road	Main House new dwelling	15/52	Emeritus
9.	88 Pocomo, LLC 04-6092	88 Pocomo Road	New Guest house	15/52	Emeritus

**XII. NEWBUSINESS 016-07/2022**

Proposed HDC Minutes for June 7, 2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Michael & Darya Grant <b>05-6392</b>	6 Forrest Avenue	Move on	68/12	Link/ Thornewill
2. 55 Road, LLC <b>06-6438</b>	56 South Shore Road	New dwelling	80/114	EMDA
3. Robert Rizika <b>06-6446</b>	18 Maclean Lane	Fence replacement	55/448	Robert Rizika
4. Maines Mulloy <b>06-6425</b>	28 Honeysuckle	New dwelling & garage	68/385	Val Oliver
5. Sankaty, LLC <b>06-6439</b>	49 Sankaty Road	New dwelling	49/66	Dustin Maury
6. Michael Altman	37 Sankaty Head Road	Revisions	48/2	BPC
7. K. M. Cannon Trust <b>05-6424</b>	26 Liberty Street	Move windows & + door	42.3.4/115	NAG
8. Richmond Great Point <b>06-6437</b>	29 Beach Grass Road	New dwelling	68/379	KOH
9. P Fox Nantucket, LLC <b>06-6436</b>	20 Orange Street	Hardscape/fence	42.3.2/70	Ahern
10. Bank of America <b>06-6396</b>	65 Main Street	Exterior lighting	42.3.1/197	Bruce Bisbano
11. Jesse Dutra <b>05-6393</b>	2 Sea Fox Circle	Basement walkout	55/107.4	Jesse Dutra
12. Almando Mason <b>05-6394</b>	39 Bartlett Road	Roof replacement 3tab-arch	66/12	Almando Mason
13. Scarlett O'Hara, LLC <b>05-6391</b>	43 Nobadeer Farm Road	Commercial barn	69/17	Reid Builders
14. Nadine Westcott <b>05-6395</b>	3 Angola Street	Fence	55.4.1/62	Nadine Westcott
15. Dan Schiff <b>05-6385</b>	22 Starbuck Road	Fireplace color change	60/118	Dan Schiff
16. John Kane <b>06-6427</b>	12 Pond Road	Addition	56/295	Topham Design
17. Jay Maroney	29 Rhode Island	Shed	60.3.1/132	Jay Maroney
18. Jay Maroney	29 Rhode Island	Deck	60.3.1/132	Jay Maroney
19. Bertyl Johnson	250 Madaket Road	Addition	59.4/213	Brook Meerberger
20. Patrick Quigley <b>06-6441</b>	10 Tashama Lane	Demo Shed	55/478	Patrick Quigley
21. Patrick Quigley <b>06-6442</b>	10 Tashama Lane	Addition	55/478	Patrick Quigley
22. Sankaty Head Foundation	100 Sankaty Road	Penetration and bathroom	49/115	NAG
23. Island Living, LLC <b>05-6403</b>	2B Longwood Drive	New Garage	71/13.4	JB Studio
24. Sara Schwartz <b>05-6407</b>	27 Sconset Avenue	Deck and new door	49.2.3/23.1	JB Studio
25. Sara Schwartz <b>05-6406</b>	27 Sconset Avenue	Fence	49.2.3/23.1	JB Studio
26. Faberia Biff <b>05-6416</b>	58 Walsh Street	Roof material change	29/97	Emeritus
27. Michael Perticari <b>06-6435</b>	14 Flintlock	Pool and hardscape	76/44	Waterscapes
28. Melinda Johnson <b>06-6432</b>	131 Wauwinet Road	Historic determination	12/5	Alan Noll
29. Melinda Johnson <b>06-6433</b>	131 Wauwinet Road	Elevate historical structure	12/5	Alan Noll
30. Jamie Kaplan <b>06-6440</b>	6 Joy Street	Hardscape	55.4.4/32.2	Elaine Johnson
31. Over Here Over There Tr <b>06-6426</b>	82 Polpis Road	Reno/addition	44/25.6	Gryphon Architects
32. Miroslava Ahern <b>05-6411</b>	6.2 Windy Way	Revisions to existing COA	67/864	Ahern
33. Jody & Robert Newman <b>05-6415</b>	6 Topping Lift	Garage studio	66/308	SCI
34. Mark & Sue Ellen Alderman <b>05-6414</b>	17 High Brush Path	Pool	56/375	SCI
35. Mark & Sue Ellen Alderman <b>05-6413</b>	17 High Brush Path	Addition	56/375	SCI
36. 31 Old South Rd, LLC <b>06-6428</b>	31 Old South Road	Commercial mixed-use bldg	68/3	Val Oliver
37. Caleb Cressman <b>05-6417</b>	300 Polpis Road	Demo Barn	20/11	Thornewill Design
38. Kerman Karen Tr <b>06-6431</b>	10 Holly Street	Rev. 10-4888: add door	80/23	Thornewill Design
39. Melissa Kreiser <b>06-6444</b>	89 Washington Street	Alteration	55.1.4/81	Melissa Kreiser
40. Jonathan Delgado <b>06-6443</b>	1 Parson Lane	Rooftop solar	75/143	Cotuit Solar
41. Cannonbury Ln Partners, LLC	7 Cannonbury Lane	Rev. 08-1581	74/29	Patrick Lewis
42. Thomas & Margaret Montgomery <b>06-6447</b>	33 North Liberty Street	Outdoor Shower/ Arbor	41/157	Thomas/ Margaret
43. Ellen Hoeffel <b>05-6409</b>	85 Cliff Road	Garage/Studio	30/167	Vallerlis
44. Rubinstein Bistany <b>05-6398</b>	51 Tennessee Avenue	Demo or move garage	59.4/202	Brook Meerberger
45. Rubinstein Bistany <b>05-6399</b>	51 Tennessee Avenue	GH move or modify	59.4/202	Brook Meerberger
46. Rubinstein Bistany <b>05-6400</b>	51 Tennessee Avenue	New main dwelling	59.4/202	Brook Meerberger
47. Rubinstein Bistany <b>05-6402</b>	51 Tennessee Avenue	New garage	59.4/202	Brook Meerberger
48. Rubinstein Bistany <b>05-6401</b>	51 Tennessee Avenue	New Pool & deck	59.4/202	Brook Meerberger
49. Green Family Trust	4 Doc Ryder Drive	Addition	66/220	Gryphon Architects
50. Okay Okay Café, LLC	15 Washington Street	Addition	42.3.1/99	BPC
51. Ack Tack LLC <b>06-6434</b>	19 Bishops Rise	Secondary dwelling	40/31.3	Chris Hall Architects
52. Auburn Cottage, LLC	46 Easton Street	Relocate shed	42.4.1/22	Botticelli + Pohl
53. Auburn Cottage, LLC	46 Easton Street	MH add/renovation	42.4.1/22	Botticelli + Pohl
54. 44 Monomoy, LLC	44 Monomoy Road	MH add/renovation	54/72	WAPD
55. 44 Monomoy, LLC	44 Monomoy Road	New Garage/studio	54/72	WAPD
56. Lilymoor, LLC <b>05-6423</b>	1 Maxey Pond Road	Pool	40/107	Val Oliver
57. Carison <b>05-6422</b>	2 Blueberry Lane	Fence	80/178	Val Oliver
58. 88 Pocomo, LLC <b>05-6419</b>	88 Pocomo Road	Sports Court	15/42	Ahern
59. 88 Pocomo, LLC <b>05-6420</b>	88 Pocomo Road	Pool & hardscape	15/42	Ahern
60. Eel Point Holdings, LLC <b>05-6421</b>	55 Eel Point Road	Driveway & apron	32/47	Ahern

**XIII. OTHER BUSINESS**

Approved Minutes | May 24 & 26, 2022

Motion	<b>Motion to Approve. (Coombs)</b>
Roll-call vote	Carried 4-0//Thornewill, Oliver, Coombs, and Pohl-aye; Welch abstain
Review Minutes	June 2, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Thursday, June 9<sup>th</sup> @ 1:00 pm</b> Hybrid – Zoom @ 2 Fairgrounds Rd, Conference Room</li> <li>• Discussion of Wind Turbines</li> <li>• Section 106 – Sunrise Wind Farm Project, intro (update as needed)</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>

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:08 pm. (Welch)**  
 Roll-call vote Carried 5-0//Thornewill, Oliver, Coombs, Welch, and Pohl-aye

Submitted by:  
 Terry L. Norton

Historic Structures Advisory Board    Scosnet Advisory Board    Madaket Advisory Board    Sign Advisory

