



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 ~~

Tuesday, June 14, 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; Nicky Sheriff, Administrative Specialist; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Coombs, Oliver, Welch, Thornewill
 Remote Participants: Coombs,
 Absent Members: Camp, Dutra
 Late Arrivals: None
 Early Departures: None

Adoption of Agenda.

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

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

I. COMMISSION COMMENTS

Welch – When we approve pools with no grade change, we are referring to the grade as noted on the original application. We’ve had some “clever” issues with grade. Plans get revised but doing this would tie the approval to the original application.

II. PUBLIC COMMENT

1. None

III. DISCUSSION

1. Approve July-October HDC Schedule

Voting Pohl, Camp, Coombs, Oliver, Welch

Alternates Dutra, Thornewill

Documentation HDC meeting Schedule

Discussion **Welch** – He would prefer to have the Tuesday meeting start at 4 or 4:30 and leave at 8:30.

Coombs – Suggested starting at 4:30 and going to 9:00.

Motion **Motion to Approve the July-October schedule. (Welch)**

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

IV. CONSENTS

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|--------------------------------------|-----------------------|--------------------------|-------------------|--------------------|
| 1. Robert Rizika 06-6446 | 18 MacLean Lane | Fence replacement | 55/448 | Robert Rizika |
| 2. Doug Carlson 05-6422 | 2 Blueberry Lane | Fence | 80/178 | Val Oliver |
| 3. Jesse Dutra 05-6393 | 2 Sea Fox Circle | Basement walkout | 55/107.4 | Jesse Dutra |
| 4. Almando Mason 05-6394 | 39 Bartlett Road | Roof replacement to arch | 66/12 | Almando Mason |
| 5. Michael Altman 06-6461 | 37 Sankaty Head Road | Rev. 09-4672: cabana | 48/2 | BPC |
| 6. Over Here Over There Tr 06-6426 | 82 Polpis Road | Reno/addition | 44/25.6 | Gryphon Architects |
| 7. Mark & Sue Ellen Alderman 05-6413 | 17 High Brush Path | Addition | 56/375 | SCI |

Voting Pohl, Coombs, Welch, Thornewill

Alternates None

Recused Oliver

Documentation None

Representing None

Public None

Concerns No concerns.

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

Roll-call Vote Carried 4-0//Thornewill, Welch, Coombs, and Pohl-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. Richard Kotalac Jr. 05-6361 | 156 Miacomet Road | Solar roof array | 81/129 | Ack Smart |
| • Due to lack of visibility | | | | |
| 2. Lilymoor, LLC 05-6423 | 1 Maxey Pond Road | Pool | 40/107 | Val Oliver |
| • 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. Michael Pertieari 06-6435 | 14 Flintlock | Pool and hardscape | 76/44 | Waterscapes |
| • 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. Mark & Sue Ellen Alderman 05-6414 | 17 High Brush Path | Pool | 56/375 | SCI |
| • 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 | Pohl, Coombs, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | Oliver | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns | No additional concerns. | | | |
| Motion | Motion to Approve per noted conditions. (Coombs) | | | |
| Roll-call Vote | Carried 4-0//Thornewill, Welch, Coombs, and Pohl-aye | | Certificate # | HDC2022-(as noted) |

VI. 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 06-4017 | 5 Cudweed Road | Alterations | 82/423 | Oliver |
| Voting | Pohl, Camp, Coombs, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | Oliver | | | |
| Documentation | None | | | |
| Representing | Val Oliver, V. Oliver Design | | | |
| Public | None | | | |
| Concerns (5:07) | Oliver – Asked to hold for Thursday. Not opened at this time. | | | |
| Motion | Motion to Hold for Thursday, June 16th. (Thornewill) | | | |
| Roll-call Vote | Carried 4-0//Coombs, Welch, Thornewill, and Pohl-aye | | Certificate # | |
| 2. Lewis Kelsey 05-6261 | 14 Darling Street | Change color | 42.3.2/114 | Lewis Kelsey |
| Voting | Coombs (acting chair), Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | Pohl | | | |
| Documentation | Architectural elevation plans, site plan, photos, historic documentation, advisory comments, and color samples. | | | |
| Representing | Lewis Kelsey, owner | | | |
| Public | None | | | |
| Concerns (5:44) | (5:12) Skipped over while photos are sent to HDC staff. Kelsey – Presented the blue color options. HSAB comments 5/16: If Hamilton Blue is proposed for the clapboard, then a softer color would be more appropriate for this very prominent site. What will be the door color? Discussion about the 3 options for blue. Thornewill – She prefers the original; Folger Blue is best, but it seems more appropriate for a Victorian house. Welch – The blue on the Ships Inn is darker. Coombs – She likes the lighter greyish blue, the “Boathouse”. | | | |
| Motion | Motion to Approve through staff with Boathouse Sign Top blue. (Thornewill) | | | |
| Roll-call Vote | Carried 2-0//Thornewill, and Coombs-aye; Welch abstain | | Certificate # | HDC2022-05-6261 |

VII. 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. David Pekarcik 04-6213 | 52R Hooper Farm Road | New dwelling | 67/767.1 | David Pekarcik |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | David Pekarcik, owner | | | |
| Public | None | | | |
| Concerns (5:52) | Pakarcik – Presented project. No concerns. | | | |
| Motion | Motion to Approve as submitted subject to updating the address on the plans. (Welch) | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Oliver, Coombs, Welch, and Pohl-aye | | Certificate # | HDC2022-04-6213 |

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|-----------------|---|----------------------|-----------------------------|---------------|------------------------|
| 2. | David Pekarcik 04-6214 | 52 Hooper Farm Road | New dwelling | 67/316 | David Pekarcik |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | David Pakarcik, owner | | | | |
| Public | None | | | | |
| Concerns (5:56) | Pakarcik – Presented project. Thornewill – If it were more visible, the proportion of the east gambrel is off but it won't be visible. Oliver – No concerns. Welch – No concerns. Coombs – There's an inordinate number of mulled windows on all sides. | | | | |
| Motion | Motion to Approve as submitted. (Welch) | | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Oliver, Coombs, Welch, and Pohl-aye | | | Certificate # | HDC2022-04-6214 |
| 3. | Milton Rowland 05-6235 | 18 Mt. Vernon Street | Rev. 05-3784: roof chg, etc | 55.4.4/32.1 | Milton Rowland |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | | |
| Representing | Milton Rowland, owner | | | | |
| Public | None | | | | |
| Concerns (5:17) | Rowland – Presented project. HSAB comments 5/16: Apply a cedar board over the vent cover facing Mt. Vernon, otherwise no concerns. No concerns. | | | | |
| Motion | Motion to Approve as submitted. (Welch) | | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Coombs, Oliver, Welch, and Pohl-aye | | | Certificate # | HDC2022-05-6235 |
| 4. | Steven L Cohen Tr 05-6258 | 8 Sachus Road | New Garage/studio | 30/239 | Workshop APD |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Andrew Kotchen, Workshop APD | | | | |
| Public | None | | | | |
| Concerns (5:21) | Kotchen – Presented project; height 22'9". Removing the north elevation basement stairs. Coombs – East elevation, the windows should be separated. Oliver – No concerns. Thornewill – The proportion is tall, but it won't be visible. Welch – No concerns. | | | | |
| Motion | Motion to Approve through staff with the east elevation windows separated and the south elevation stairs removed. (Coombs) | | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Welch, Oliver, Coombs, and Pohl-aye | | | Certificate # | HDC2022-05-6258 |
| 5. | Mathew Dacey 05-6315 | 14 Plover Lane | New dwelling | 12/53 | EMDA |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and correspondence. | | | | |
| Representing | Ethan McMorro, Ethan McMorro Design Associates | | | | |
| Public | Steven Cohen, (bandwidth issues) | | | | |
| Concerns (5:30) | McMorro – Presented project; garage doors cedar natural to weather. Cohen – He submitted a letter. This goes side to side with no 1-story elements; its neighbor 12 Clover does the same so the two will look massive from the street. Oliver – Nicely scaled and in keeping with the neighborhood. Her only concern is the roof walk on a 1.5-story house. Coombs – Agrees with Ms. Oliver. Thornewill – Not sure about the attached 2-car garage. She likes the massing; it has 1-story additive masses. Welch – West elevation gables are atypical but only the 2 nd floor will be visible, so they'll look like additive massing. The ganged garage doors are dense but won't be visible. Pohl – There is no letter in the file. Avoiding the lot-line to lot-line issue is hard because of the shape of this lot. There is only a very modest grade change in the direction of the wetlands. The west elevation does seem like a big wall. The roof walk isn't right for this house. | | | | |
| Motion | Motion to Approve through staff removing the roof walk. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Welch, Coombs, Oliver, and Pohl-aye | | | Certificate # | HDC2022-05-6315 |

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|---|---|---------------------------|------------------------|-----------------|
| 6. Oceanview Hydroponics 05-6316 | 33 Bartlett Farm Road | Hydroponics growing bldg. | 82/503 | John Bartlett |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | John Bartlett | | | |
| Public | None | | | |
| Concerns (6:00) | <p>Bartlett – Presented project; Sandtone siding and Natural green trim and sash; has blackout curtains for interior lighting.</p> <p>Thornewill – The green trim pops out too much. Location is good behind most visual features.</p> <p>Welch – Suggested painting a smaller mass green with the rest sandstone to break up the overall mass; the contrasting colors accentuate the overall size.</p> <p>Coombs – She has no concerns. Likes the proposed green.</p> <p>Pohl – He thinks it'll be fine.</p> | | | |
| Motion | Motion to Approve as submitted. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Oliver, Welch, Thornewill, Coombs, and Pohl-aye | Certificate # | HDC2022-05-6316 | |
| 7. Pocomo 53 Nominee Tr 05-6290 | 53 Pocomo Road | Move or demo garage | 15/17 | Robert Paladino |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, and historic documentation. | | | |
| Representing | Robert Paladino | | | |
| Public | None | | | |
| Concerns (6:11) | <p>Paladino – Presented project; set back about 320' from the road and won't be visible, circa 1989</p> <p>Coombs – She wants it advertised to be moved.</p> <p>No concerns with consensus hoping that parts can be repurposed.</p> | | | |
| Motion | Motion to Approve as a move-off/demolition with this to be advertised for being moved. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Oliver, Thornewill, Welch, Coombs, and Pohl-aye. | Certificate # | HDC2022-05-6290 | |
| 8. Pocomo 53 Nominee Tr 05-6289 | 53 Pocomo Road | New dwelling | 15/17 | Robert Paladino |
| Voting | Welch (acting chair), Coombs, Oliver, Thornewill | | | |
| Alternates | None | | | |
| Recused | Pohl | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Robert Paladino | | | |
| Public | None | | | |
| Concerns (6:17) | <p>Paladino – Presented project; couple-hundred feet from the water; thinks the client owns the road.</p> <p>Oliver – It's tall and unusual but it won't be visible. The front door needs more articulation.</p> <p>Thornewill – The front elevation presents as a very large, flat façade; the front porch looks applied to a massive wall with no depth. Thinks the north elevation will be visible from the water. 6-over-6 windows are more traditional.</p> <p>Coombs – East elevation, the 2nd-floor has too much shingle space; the windows should be larger. North elevation, the little windows should be larger.</p> <p>Welch – Asked about disposition of Proprietors Road to the west. Looking at the east, there will be a 6' grade change adjacent to the setback. On the west, it will have about a 3' grade change. He would like to see two north-south cross sections: one slightly to the east and one slightly to the west to show the extent of the grade change. Modulation along the front is minimal.</p> | | | |
| Motion | Motion to Hold for revisions and cross sections as requested and clarification on the proprietor's road. (Oliver) | | | |
| Roll-call Vote | Carried 4-0//Oliver, Coombs, Thornewill, and Welch-aye | Certificate # | | |
| 9. Pocomo 53 Nominee Tr 05-6291 | 53 Pocomo Road | New guesthouse/garage | 15/17 | Robert Paladino |
| Voting | Welch (acting chair), Coombs, Oliver, Thornewill | | | |
| Alternates | None | | | |
| Recused | Pohl | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Robert Paladino | | | |
| Public | None | | | |
| Concerns (6:32) | <p>Paladino – Presented project; 23'2" tall.</p> <p>Thornewill – This is about 1' from the Proprietor's Road; the status of the road needs to be clarified. The French doors should match the house.</p> <p>Coombs – It's not tall and will be hard to see. The proposed solar panels shouldn't face the street or water.</p> <p>Oliver – On the west elevation, the enclosed shower encroaches into the setback. Only concern would be the balcony.</p> <p>Welch – The solar panels should be removed at this time and applied for under separate application. The elevation and site plans should match revisions on the main house. The hardscape plan should be provided with this set of revisions.</p> | | | |
| Motion | Motion to Hold for revisions and additional information. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Oliver, Coombs, and Pohl-aye | Certificate # | | |

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| 10. Michael Altman 05-6292 | 37 Sankaty Head Road | Move main house on site | 48/2 | BPC |
| Voting | Coombs (acting chair), Oliver, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | Pohl | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Joe Paul, BPC | | | |
| Public | None | | | |
| Concerns (6:40) | <p>Paul – Presented project; to move away from the bluff.</p> <p>Oliver – No concern.</p> <p>Thornewill – If it were parallel to the road, it might have more longevity.</p> <p>Welch – No concerns.</p> | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | |
| Roll-call Vote | Carried 4-0//Welch, Thornewill, Oliver, and Coombs-aye | | Certificate # | HDC2022-05-6292 |
| 11. Michael Altman 05-6293 | 37 Sankaty Head Road | Move guesthouse & addtn | 48.2 | BPC |
| Voting | Coombs (acting chair), Oliver, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | Pohl | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Joe Paul, BPC | | | |
| Public | None | | | |
| Concerns (6:48) | <p>Paul – Presented project.</p> <p>No concerns.</p> | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | |
| Roll-call Vote | Carried 4-0//Welch, Thornewill, Oliver, and Coombs-aye | | Certificate # | HDC2022-05-6293 |
| 12. 31 Western Ave, LLC 05-6312 | 31 Western Avenue | Hardscape & pergola | 82/94 | Ahern |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Landscape design plans, site plan, photos, historic documentation, and advisory comments. | | | |
| Representing | Miroslava Ahern, Ahern Design, LLC | | | |
| Public | None | | | |
| Concerns (6:51) | <p>Ahern – Presented project.</p> <p>Sheriff – Read HSAB comments 5/16: The existing boardwalk close to the main building should remain parallel to the building.; the proposed angles are chaotic; any changes should conform as close as possible to the existing linear pattern. The existing tone of the landscaping is very simple and natural looking, almost entirely grass; the proposed graveled areas are very much out of character with that appearance, and they don't comply with American with Disability Act (ADA) standards. The free-standing pergola is an unusual feature for this setting and alters the character of the compound. The parking area should be brick, not asphalt.</p> <p>Backus – This was the Surfside Lifesaving Station, gothic style. Nantucket Preservation Trust (NPT) comments are important and we don't have those. Agree with HSAB on the complexity of the boardwalk and the pergola. Recommends keeping the existing boardwalk layout to harken to its use as US Navy barracks and a Youth Hostel. The gravel courtyard, pergola, and Goshen stones do not fit into its historical setting.</p> <p>Oliver – Agrees with HASB about running the boardwalks close to the buildings. Out there, driveways and parking are anything but bluestone with brick in the minority; keep it informal.</p> <p>Coombs – The parking area should not be brick or paved; formal paving of the parking isn't appropriate. The pergola is inappropriate. Summer sweet planted around the buildings would be nice.</p> <p>Welch – Agrees with HSAB that the boardwalk angles are overly accentuated, but no boardwalks are parallel with the buildings. Visibility from the street will be mitigated. The pergola is okay. Only the ADA parking spot must be paved. If they plan to put in a berm of more the 2', it should be noted on the plans.</p> <p>Thornewill – Agrees with Mr. Welch about the boardwalk; they are a bit extensive so could eliminate the eastern most one. Okay with the pergola; it's better than the bike racks.</p> <p>Pohl – Agrees about the complexity of the boardwalk design; it can be simplified. Likes minimal landscaping.</p> | | | |
| Motion | Motion to Hold for revisions and more information from NPT. (Oliver) | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Welch, Coombs, Oliver, and Pohl-aye | | Certificate # | |

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|-----------------------------------|---|----------------------|---------------|------------------------|
| 13. Ack 71 Orange St, LLC 05-6301 | 71 Orange Street | New garage | 55.4.1/167 | LINK |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | |
| Representing | Victoria Ewing, LINK | | | |
| Public | None | | | |
| Concerns (7:42) | <p>Ewing – Presented project; she didn't catch the discrepancy in size so asked to hold it for revisions.</p> <p>Backus – Read HSAB comments 5/16: The main house at 71 Orange is a very simple typical Nantucket house, and the detailing for the garage should relate to that style; the soffit overhangs and the long clerestory-type dormers should be eliminated. The garage doors should be of a simpler style. The existing Belgian block driveway is not an appropriate surface; question if it ever approved.</p> <p>Main house is circa 1822 typical Nantucket with Federal influence. Landscaping was reviewed and approved, excluding the 2nd curb cut. Agrees the garage should be a simple gable structure with no shed dormers.</p> <p>Coombs – East elevation the 1st-floor window seems too low; that's somewhat true with the other elevations. West elevation could use another 1st-floor window.</p> <p>Oliver – The application says it's 16X14 while the plans say 16X25.</p> <p>Thornewill – She's okay with the dormers.</p> <p>Welch – Asked for information on the roofing material.</p> | | | |
| Motion | Motion to Hold for revisions and clarification on the length of the building. (Welch) | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Oliver, Coombs, Welch, and Pohl-aye | | Certificate # | |
| 14. 17 Ranger Rd, LLC 05-6302 | 17 Ranger Road | Demo/move off garage | 39/28 | LINK |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, and historical documents. | | | |
| Representing | Victoria Ewing, LINK | | | |
| Public | None | | | |
| Concerns (7:53) | <p>Ewing – Presented project.</p> <p>Backus – Circa 1985-1990; the salvage aspect is for residential, and this has an apartment component.</p> <p>No concerns.</p> | | | |
| Motion | Motion to Approve as a move-off/demolition. (Oliver) | | | |
| Roll-call Vote | Carried 5-0//Coombs, Thornewill, Welch, Oliver, and Pohl-aye | | Certificate # | HDC2022-05-6302 |
| 15. 17 Ranger Rd, LLC 05-6303 | 17 Ranger Road | New garage | 39/28 | LINK |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Victoria Ewing, LINK | | | |
| Public | None | | | |
| Concerns (7:56) | <p>Ewing – Presented project; they intend to change the main house windows to 2 over 2.</p> <p>Welch – North elevation, the roof configuration of the shed dormers and deck is awkward. The style seems very different from the house. This might require a 2nd-means of egress.</p> <p>Thornewill – Agrees. The north elevation deck is funky but extending the shed dormer roofs would help.</p> <p>Coombs – The east elevation windows should be separated. The north elevation is disturbing; suggested single-window dormers. Height at 22'9" is good.</p> <p>Oliver – North elevation, the double dormers could be gables with a shed between. Eliminate the middle west elevation window – same on the south. Windows should be 6 over 6.</p> <p>Pohl – The north-elevation 2nd-floor deck would be a serious water-proofing nightmare; also, it will be visible.</p> | | | |
| Motion | Motion to Hold for revisions. (Welch) | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Oliver, Coombs, Welch, and Pohl-aye | | Certificate # | HDC2022-05-6303 |

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|---|--|--------------------------------|------------------------|------------------|
| 16. J Seward Johnson Jr Tr 05-6307 | 73 Hulbert Avenue | Cottage replace windows | 29/5 | Shelter 7 |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | |
| Representing | Victoria Ewing, for Jason Olbres, Shelter 7 | | | |
| Public | None | | | |
| Concerns (7:14) | <p>Backus – Read HSAB comments 5/16: Approved plans show simulated divided-light (SDL) windows, yet photos appear to show full glass; replacement windows should be divided light and match the existing style. Ok with wood SDL's with spacer bars</p> <p>Circa 1960s with HDC survey saying 1975; attributed to Seward Johnson; named Sand and Weed Guesthouse. Concurs with HSAB.</p> <p>Ewing – The “single-pane” windows are existing windows which have been removed for repair.</p> <p>No concerns.</p> | | | |
| Motion | Motion to Approve. (Oliver) | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Welch, Coombs, Oliver, and Pohl-aye | Certificate # | HDC2022-05-6307 | |

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|------------------------------------|---|--------------------|----------------|--------------------------|
| 17. Eileen Harkness 05-6314 | 5 Gardner Perry Drive | Roof change | 55/32.1 | Thornewill Design |
| Voting | Pohl, Coombs, Oliver, Welch | | | |
| Alternates | None | | | |
| Recused | Thornewill | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | |
| Representing | Carrie Thornewill, Thornewill Design | | | |
| Public | None | | | |
| Concerns (7:21) | <p>Thornewill – Presented project; if grey frost is available, we could use that.</p> <p>Backus – Read HSAB comments 5/16: Grey or natural to weather would be preferable for garage doors. Circa 1985; Should match the new garage roof; Georgetown gray is on the approved list; architectural is approvable in this area. Should note it's also for the existing and proposed HDC 2021-07-4126.</p> <p>Pohl – Asked to hold for Thursday for more information on the color.</p> | | | |
| Motion | Motion to Hold for Thursday, (Welch) | | | |
| Roll-call Vote | Carried 4-0//Oliver, Coombs, Welch, and Pohl-aye | Certificate # | | |

VIII. 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+ |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | |
| Representing | Doug Mills, Mark Cutone Architecture | | | |
| Public | None | | | |
| Concerns (7:28) | <p>Mills – Reviewed changes made per previous concerns; chimneys will be faux chimneys.</p> <p>Backus – Read HSAB comments 5/23: The proposed new front door and entry have an overall awkward appearance. The projecting 2nd floor over the front door creates a negative massing; the negative mass should be filled in and a hipped porch roof provided to create a proper front porch. The door should be separated from the attached windows and have a more formal surround and be a more formal front door. The porch post to the left should align with the corner board above. The lights in the “B” windows on the southeast are horizontal rather than vertical; they narrower them to correct this. The northwest elevation of the garage is under-fenestrated and could use a couple windows. HSAB would like to see revisions.</p> <p>Queen Ann(ish) circa 1900 per HDC survey and altered in 1996. Appreciates the historic documentation. We should have a window survey. Attached garages are atypical with Nantucket vernacular. Not clear if the chimneys are being removed or rebuilt. Northeast fan-light window should remain. Previously approved garage roof pitches should be used. A simple breezeway attaching the garage would be more appropriate.</p> <p>Oliver – The size of the garage on the street is a concern; it's as tall as the house and should be more subservient; the doors shouldn't face the road. Connector would be only discernable on the rear.</p> <p>Thornewill – Appreciates the 6-over-1s. Agrees with Ms. Oliver about the garage; the hedge on the street side somewhat screens the 1st floor.</p> <p>Coombs – The garage needs to be lower and simple; it has 3 roof plains and is almost as tall as the house. The chimneys should remain. Southeast elevation has too many double- and triple-ganged windows and lacks originality.</p> <p>Welch – Agrees with comments made. The hipped roof on the garage drives its height.</p> <p>Pohl – Need clarification about the chimneys. Existing garage is charming, and this is not so and larger.</p> | | | |
| Motion | Motion to Hold for revisions and to go to HSAB. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Welch, Oliver, Coombs, and Pohl-aye | Certificate # | | |

| | | | | | |
|-----------------|--|-------------------------|------------------|---------------|----------------------|
| 2. | OHOM, LLC 03-6026 | 28 Main Street 'Sconset | Gate | 73.3.1/47 | Emeritus |
| Voting | Pohl, Coombs, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Landscape plans, site plan, photos, historical documents, and advisory comments. | | | | |
| Representing | Matt MacEachern, Emeritus Development | | | | |
| Public | None | | | | |
| Concerns (8:08) | <p>MacEachern – Reviewed changes made per previous concerns.</p> <p>Backus – Read SAB comments 5/23: changes don't reflect HDC previous concerns; prefer rectangular gate without top flourish.</p> <p>This is a 'Sconset cottage attributed to Matthew Crosby. The commission asked for this to be simplified.</p> <p>Coombs – The flourished top is not appropriate.</p> <p>Welch – Too ornate for a 1700 Dutch colonial. The posts and caps have an incongruity to the gate height. Referenced the arbor in the historic photo and how it fits with the slat fence; the gate could do something similar.</p> <p>Pohl – He has the same concerns. Doesn't like the circle where the cross bucks meet or the broken pediment.</p> | | | | |
| Motion | Motion to Hold for revisions. (Welch) | | | | |
| Roll-call Vote | Carried 3-0//Coombs, Welch, and Pohl-aye | | | Certificate # | |
| 3. | Richard Sotell 02-5632 | 10 Hydrangea Lane | Rooftop solar | 73/89 | Cotuit Solar |
| Voting | Camp (acting chair) , Coombs (acting chair), Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and manufacturer spec sheet. | | | | |
| Representing | Karen Alence, Cotuit Solar | | | | |
| Public | None | | | | |
| Concerns (8:15) | <p>Alence – Will go forward with a 3-person board. Reviewed proposed screening. Owner has asked for an approval or denial tonight. Willing to try moving panels to locations specified by HDC.</p> <p>Oliver – It looks like the panels could be placed in other locations to be less visible; her concern is the front as proposed can't be successfully screened. Explained how she feels the panels could be placed.</p> <p>Welch – Mr. Sotell's request for a decision tonight makes this feel it is a hostile application and was submitted to test our solar guidelines. No one disputes its distance from Milestone Road, but they are highly visible from Hydrangea Lane and doesn't meet our guidelines. There are no false panels to help disguise these. This is an example of why installations on a primary mass visible from the road are not appropriate. This does not seek to integrate the panels into the harmoniously into structural and aesthetic elements. It's inappropriate to ask the HDC to prove or disprove.</p> <p>Coombs – This proposal is terrible looking and makes no effort to follow our guidelines. This will also be visible from the golf club and the road to the club. This is an inappropriate application.</p> | | | | |
| Motion | Motion to Hold for removal of the panels from right most front primary roof mass on the south elevation and relocate them to the secondary mass on the rear of the south elevation, and on the west elevation add 2 angular panels on the left and right to parallel the hipped roof edges. (Welch) | | | | |
| Roll-call Vote | Carried 3-0//Oliver, Welch, and Coombs-aye | | | Certificate # | |
| 4. | God Bless Dad, LLC 03-6059 | 76 Baxter Road | Pool & hardscape | 49/42 | Atlantic Landscaping |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | None | | | | |
| Representing | None | | | | |
| Public | None | | | | |
| Concerns (8:28) | Backus – Mr. Congleton asked to hold. Not opened at this time. | | | | |
| Motion | Motion to Hold at representative's request. (Welch) | | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Oliver, Coombs, Welch, and Pohl-aye | | | Certificate # | |

| | | | | | | |
|-----------------|--|---------|-------------------------|-----------------------------|---------------|------------------------|
| 5. | Melissa Sperau | 12-5433 | 21 Bank Street 'Sconset | Cottage reno & addition | 73.1.3/57 | Gryphon Architect |
| Voting | Welch (acting chair), Coombs, Oliver | | | | | |
| Alternates | None | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | | | |
| Representing | Ethan Griffin, Gryphon Architects | | | | | |
| Public | None | | | | | |
| Concerns (8:30) | <p>Griffin – Will move forward with 3 people. Reviewed changes made per previous concerns.</p> <p>Backus – Read SAB comments 5/23: Would like to continue the idea of limiting 2nd-floor additions and decks. Circa 1938 within the 'Sconset old historic district of Codfish Park. Appreciates keeping the 3-tab roof and reduction in height. North and south elevation keep the existing roof pitches which are character-defining features on the historic cottages. Asked if existing vegetation will be retained.</p> <p>Oliver – She likes this; he's done an excellent job of keeping it as low as possible; it's quirky. You'd be hard pressed to argue keeping it 1 story with the number of 2-story structures in Codfish Park. It's less the 20' tall.</p> <p>Coombs – They brought the height down to something more in keeping. North elevation, she questions the roof with a single window and stacked roof lines; this elevation is much too busy and should be simple.</p> <p>Welch – He thinks Mr. Griffin has done a great job of making this more reflective of Codfish Park and appropriate. North elevation, asked how much will be directly visible, obliquely visible, and blocked.</p> | | | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | | | |
| Roll-call Vote | Carried 3-0//Coombs, Oliver, and Welch-aye | | | | Certificate # | HDC2021-12-5433 |
| 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 |
| Voting | Welch (acting chair), Coombs, Oliver, Thornewill | | | | | |
| Alternates | None | | | | | |
| Recused | Pohl | | | | | |
| Documentation | None | | | | | |
| Representing | None | | | | | |
| Public | None | | | | | |
| Concerns (time) | Not opened at this time. | | | | | |
| Motion | Motion to Hold Items 6-9 for Thursday. (Oliver) | | | | | |
| Roll-call Vote | Carried 3-0// Oliver, Thornewill, and Welch-aye; Coombs no response | | | | Certificate # | |

IX. 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 |
| Voting | Pohl, Coombs, Oliver, Welch | | | | | |
| Alternates | None | | | | | |
| Recused | Thornewill | | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | | | |
| Representing | Carrie Thornewill, Thornewill Design | | | | | |
| Public | None | | | | | |
| Concerns (8:44) | <p>Thornewill – Presented project; built in the early 1980s; hedge in front of addition will remain.</p> <p>Backus – Read HSAB comments 6/6: The west elevation broken-back saltbox roof should face the rear instead of the street; the higher plate should be on the street side. The addition should be slid farther back from the street as much as possible. The bay window should have a shingled base, either vertical or sloped, but this may not be visible. The street side of the addition is under-fenestrated; add a window. If visible, only one skylight should be on the south side. Roof color to match existing. HSAB would like to see revisions.</p> <p>Circa 1970 infill. Concur with HSAB on flipping the broke-back roof plain. Okay with rear bay window. Skylights might not be visible. Any existing windows should be reused in the addition.</p> <p>Oliver – Only the front is visible. This is true additive massing. With the broken back facing the street, the existing, west-elevation, 2nd-floor window is not disturbed.</p> <p>Coombs – No concerns.</p> <p>Welch – The access to the roof walk is atypical. North elevation, it would be more historically correct to lower the top plate, so the roof beam becomes the header for the window and brings that eave down. Doesn't agree about switching the broke-back roof.</p> <p>Pohl – He likes the idea of dropping the front eave; doing that might eliminate the broke-back roof and bring the eave below the main house break point.</p> | | | | | |
| Motion | Motion to Approve through staff with the north elevation addition eave dropped to be lower than the main mass break point. (Welch) | | | | | |
| Roll-call Vote | Carried 4-0//Oliver, Coombs, Welch, and Pohl-aye | | | Certificate # | HDC2022-05-6327 | |

| | | | | |
|------------------------------|--|---------------|---------------|---------|
| 2. Cary Akins 05-6318 | 11 Washing Pond | Rooftop solar | 40/93 | Sunwind |
| Voting | Coombs (acting chair), Oliver, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | Pohl | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns (8:55) | Not opened at this time. | | | |
| Motion | Motion to Hold for representation. (Oliver) | | | |
| Roll-call Vote | Carried 4-0//Welch, Thornewill, Oliver, and Coombs-aye | | Certificate # | |

| | | | | |
|---------------------------------|---|---------------|---------------|------------------------|
| 3. Martin Howard 05-6332 | 2 Back Street | Rooftop solar | 55/359 | Karen (Cotuit Solar) |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, advisory comments, and manufacturer spec sheet. | | | |
| Representing | Karen Alence, Cotuit Solar | | | |
| Public | None | | | |
| Concerns (8:56) | <p>Alence – Presented project; roof is black asphalt.</p> <p>Backus – Read HSAB comments 6/6: One more column of panels would fill the roof plane better. Panels should not project more than 4” off roof surface.</p> <p>This is an infill approved last year with a grey roof; might want to include the black roof in any approval. Agrees with HSAB about filling the roof plane; it’s possible it will be visible from Williams Street so recommend a view.</p> <p>Oliver – Agrees with HSAB about filling the roof. This is appropriate as to how we want panels integrated into our town.</p> <p>Welch – If we approve this, it will be with the addition of 2 sets of two panels.</p> <p>Coombs – Agrees with extending the panels but also agrees about having a view as Ms. Backus recommended.</p> <p>Thornewill – Nothing to add.</p> <p>Discussion on the motion</p> | | | |
| Motion | Motion to Approve as submitted. (Welch) | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Oliver, Coombs, Welch, and Pohl-aye | | Certificate # | HDC2022-05-6332 |

Rest held for Thursday.

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|---|------------------------|-------------------------------------|------------|----------------------|
| 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 nd 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 nd 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. 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 Pekarck 05-6372 | 52 Hooper Farm Road | New garage | 67/316 | David Pekarck |
| 17. David Pekarck 05-6371 | 52R Hooper Farm Road | New garage | 67/767.1 | David Pekarck |
| 18. 9 E Street LLC 05-6359 | 9 E Street | Solar roof array | 60.2.1/6 | Ack Smart |
| 19. 9 E Street LLC 05-6360 | 9 E Street | Solar roof array | 60.2.1/6 | Ack Smart |
| 20. Gail Johnson 05-6363 | 21 South Water Street | Repair sidewalk | 42.4.2/102 | CWA |
| 21. Swedish Foster, LLC 05-6358 | 18 Cannonbury Lane | Rev. 06-3910: pool | 74/13 | Atlantic Landscaping |
| 22. Bryan & Toni Franz 05-6357 | 10 Cannonbury Lane | New shed | 74/9 | Workshop APD |
| 23. Jeffrey Greenburg 05-6381 | 30 Orange Street | New stoop & roof walk | 42.3.2/176 | Emeritus |
| 24. NHA Properties Inc 05-6377 | 31 Fairgrounds Rd (#1) | Add cupola & vert. siding | 67/149 | Emeritus |
| 25. NHA Properties Inc 05-6378 | 31 Fairgrounds Rd (#8) | Add cupola & vert. siding | 67/149 | Emeritus |
| 26. Michael Ruby 05-6376 | 31 Fairgrounds Road | Exterior fenestration | 55/70 | Emeritus |

X. 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 nd 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 |

Proposed HDC Minutes for June 14, 2022

| | | | | | |
|----|-------------------------|-------------------|-------------------------|-----------|----------|
| 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 |

XI. NEWBUSINESS 016-07/2022

| | <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 05-6392 | 6 Forrest Avenue | Move on | 68/12 | Link/ Thornewill |
| 2. | 55 Road, LLC 06-6438 | 56 South Shore Road | New dwelling | 80/114 | EMDA |
| 3. | Maines Mulloy 06-6425 | 28 Honeysuckle | New dwelling & garage | 68/385 | Val Oliver |
| 4. | Sankaty, LLC 06-6439 | 49 Sankaty Road | New dwelling | 49/66 | Dustin Maury |
| 5. | K.M. Cannon Trust 05-6424 | 26 Liberty Street | Move windows & + door | 42.3.4/115 | NAG |
| 6. | Richmond Great Point 06-6437 | 29 Beach Grass Road | New dwelling | 68/379 | KOH |
| 7. | P Fox Nantucket, LLC 06-6436 | 20 Orange Street | Hardscape/fence | 42.3.2/70 | Ahern |
| 8. | Bank of America 06-6396 | 65 Main Street | Exterior lighting | 42.3.1/197 | Bruce Bisbano |
| 9. | Scarlett O'Hara, LLC 05-6391 | 43 Nobadeer Farm Road | Commercial barn | 69/17 | Reid Builders |
| 10. | Nadine Westcott 05-6395 | 3 Angola Street | Fence | 55.4.1/62 | Nadine Westcott |
| 11. | Dan Schiff 05-6385 | 22 Starbuck Road | Fireplace color change | 60/118 | Dan Schiff |
| 12. | John Kane 06-6427 | 12 Pond Road | Addition | 56/295 | Topham Design |
| 13. | Jay Maroney | 29 Rhode Island | Shed | 60.3.1/132 | Jay Maroney |
| 14. | Jay Maroney | 29 Rhode Island | Deck | 60.3.1/132 | Jay Maroney |
| 15. | Bertyl Johnson | 250 Madaket Road | Addition | 59.4/213 | Brook Meerberger |
| 16. | Patrick Quigley 06-6441 | 10 Tashama Lane | Demo shed | 55/478 | Patrick Quigley |
| 17. | Patrick Quigley 06-6442 | 10 Tashama Lane | Addition | 55/478 | Patrick Quigley |
| 18. | Sankaty Head Foundation | 100 Sankaty Road | Penetration and bathroom | 49/115 | NAG |
| 19. | Island Living, LLC 05-6403 | 2B Longwood Drive | New garage | 71/13.4 | JB Studio |
| 20. | Sara Schwartz 05-6407 | 27 Sconset Avenue | Deck and new door | 49.2.3/23.1 | JB Studio |
| 21. | Sara Schwartz 05-6406 | 27 Sconset Avenue | Fence | 49.2.3/23.1 | JB Studio |
| 22. | Faberia Biff 05-6416 | 58 Walsh Street | Roof material change | 29/97 | Emeritus |
| 23. | Melinda Johnson 06-6432 | 131 Wauwinet Road | Historic determination | 12/5 | Alan Noll |
| 24. | Melinda Johnson 06-6433 | 131 Wauwinet Road | Elevate historical structure | 12/5 | Alan Noll |
| 25. | Jamie Kaplan 06-6440 | 6 Joy Street | Hardscape | 55.4.4/32.2 | Elaine Johnson |
| 26. | Miroslava Ahern 05-6411 | 6.2 Windy Way | Rev COA | 67/864 | Ahern |
| 27. | Jody & Robert Newman 05-6415 | 6 Topping Lift | Garage studio | 66/308 | SCI |
| 28. | 31 Old South Rd, LLC 06-6428 | 31 Old South Road | Commercial mixed-use bldg | 68/3 | Val Oliver |
| 29. | Caleb Cressman 05-6417 | 300 Polpis Road | Demo Barn | 20/11 | Thornewill Design |
| 30. | Kerman Karen Tr 06-6431 | 10 Holly Street | Rev. 10-4888: add door | 80/23 | Thornewill Design |
| 31. | Melissa Kreiser 06-6444 | 89 Washington Street | Alteration | 55.1.4/81 | Melissa Kreiser |
| 32. | Jonathan Delgado 06-6443 | 1 Parson Lane | Rooftop solar | 75/143 | Cotuit Solar |
| 33. | Cannonbury Ln Partners, LLC | 7 Cannonbury Lane | Rev. 08-1581 | 74/29 | Patrick Lewis |
| 34. | Thomas & Margaret Montgomery 06-6447 | 33 North Liberty Street | Outdoor shower/arbor | 41/157 | Thomas/ Margaret |
| 35. | Ellen Hoeffel 05-6409 | 85 Cliff Road | Garage/studio | 30/167 | Vallerlis |
| 36. | Rubinstein Bistany 05-6398 | 51 Tennessee Avenue | Demo or move garage | 59.4/202 | Brook Meerberger |
| 37. | Rubinstein Bistany 05-6399 | 51 Tennessee Avenue | GH move or modify | 59.4/202 | Brook Meerberger |
| 38. | Rubinstein Bistany 05-6400 | 51 Tennessee Avenue | New main dwelling | 59.4/202 | Brook Meerberger |
| 39. | Rubinstein Bistany 05-6402 | 51 Tennessee Avenue | New garage | 59.4/202 | Brook Meerberger |
| 40. | Rubinstein Bistany 05-6401 | 51 Tennessee Avenue | New pool & deck | 59.4/202 | Brook Meerberger |
| 41. | Green Family Trust | 4 Doc Ryder Drive | Addition | 66/220 | Gryphon Architects |
| 42. | Okay Okay Café, LLC | 15 Washington Street | Addition | 42.3.1/99 | BPC |
| 43. | Ack Tack LLC 06-6434 | 19 Bishops Rise | Secondary dwelling | 40/31.3 | Chris Hall Architects |
| 44. | Auburn Cottage, LLC | 46 Easton Street | Relocate shed | 42.4.1/22 | Botticelli + Pohl |
| 45. | Auburn Cottage, LLC | 46 Easton Street | MH add/renovation | 42.4.1/22 | Botticelli + Pohl |
| 46. | 44 Monomoy, LLC | 44 Monomoy Road | MH add/renovation | 54/72 | WAPD |
| 47. | 44 Monomoy, LLC | 44 Monomoy Road | New garage/studio | 54/72 | WAPD |
| 48. | 88 Pocomo, LLC 05-6419 | 88 Pocomo Road | Sports court | 15/42 | Ahern |
| 49. | 88 Pocomo, LLC 05-6420 | 88 Pocomo Road | Pool & hardscape | 15/42 | Ahern |
| 50. | Eel Point Holdings, LLC 05-6421 | 55 Eel Point Road | Driveway & apron | 32/47 | Ahern |
| 51. | Nantucket Shire, LLC | 30 Dukes Road | New dwelling | 56/189 | Linda Williams |
| 52. | Nantucket Shire, LLC | 30 Dukes Road | Move shed & addition | 56/189 | Linda Williams |

XII. OLD BUSINESS 06/14/2022

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----|----------------------------|-----------------------|----------------------|-------------------|----------------------|
| 1. | Lions Foot, LLC 03-5844 | 9 Sherburne Way | MH move off or demo | 30/37 | Topham Designs |
| 2. | Ocean Dojo, LLC 03-5847 | 20 Bartlett Farm Road | Pool & hardscape | 65/76 | Atlantic Landscaping |
| 3. | Bishop Rise, LLC 01-5597 | 20B Bishop Rise Road | Garage/cottage | 40/127 | Topham Designs |
| 4. | The Iren Hollo 05-6268 | 31 Low Beach Road | Add/move on site | 74/36 | Botticelli + Pohl |
| 5. | Juraj Bencat 03-5957 | 15 Wappossett Circle | Solar roof array | 67/571 | ACK Smart |

| XIII. OTHER BUSINESS | |
|-----------------------------|--|
| Approved Minutes | June 2, 2022 |
| Motion | Motion to Approve. (Coombs) |
| Roll-call vote | Carried 5-0//Thornewill, Welch, Oliver, Coombs, and Pohl-aye |
| Review Minutes | June 7 & 9, 2022 |
| Other Business | <ul style="list-style-type: none"> • Next HDC Meeting: Thursday, June 16th @ 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 |

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:06 pm. (Welch)**

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

