



## 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 July 5, 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, Land Use Specialist; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker  
Attending Members: Pohl, Camp, Coombs, Oliver, Welch, Dutra, Thornewill  
Remote Participants: None  
Absent Members: None  
Late Arrivals: Camp, 5:02 pm; Dutra, 5:07 pm; Welch, 5:35 pm  
Early Departures: Camp, 8:18 pm; Thornewill, 8:51 pm

Adoption of Agenda.

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

Roll-call vote Carried 4-0//Thornewill, Oliver, Coombs, and Pohl-aye

### I. COMMISSION COMMENTS

1. None

### II. PUBLIC COMMENT

1. None

### IV. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. NIR- Mother Wolf Gallery 07-6594	5 Old South Wharf	Projecting Sign	42.2.4/2	Samantha Rudofsky
2. Town of Nantucket 06-6557	10 Surfside Road.	Temporary Sign: Dance fest	55/137	Nantucket Atheneum
3. Nantucket Atheneum 06-6556	1 India Street.	Temporary Sign: Dance fest	42.3.1/74	Nantucket Atheneum
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Sign design plans, site plan, and photos, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	<b>Backus</b> – SAC recommends Items 1,2,3,5&6 approved and Item 4 be held for revisions. SAC is retaining legal counsel regarding the fake floral arrangements.			
Motion	<b>Motion to Approve 1-3, 5&amp;6 Coombs</b>			
Roll-call Vote	Carried 5-0	Certificate #	<b>HDC2022-06-(as noted)</b>	
4. BPC 6 N Beach St, LLC 06-6546	6 North Beach Street.	Sign post existing	42.4.1/65	Linda Williams
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Sign design plans, site plan, and photos, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	<b>Backus</b> – SAC recommends Items 1,2,3,5&6 approved and Item 4 be held for revisions. SAC is retaining legal counsel regarding the fake floral arrangements.			
Motion	<b>Motion to Hold Item 4 for revisions. (Coombs)</b>			
Roll-call Vote	Carried 5-0	Certificate #		

Proposed HDC Minutes for July 5, 2022

5. VTT Main St, LLC <b>06-6512</b>	53 Main Street	Wall sign: Town Pool	42.3.1/223	Sean Dew
6. VTT Main St, LLC <b>06-6511</b>	53 Main Street	Projecting sign: Town Pool	42.3.1/223	Sean Dew
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Sign design plans, site plan, and photos, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	<b>Backus</b> – SAC recommends Items 1,2,3,5&6 approved and Item 4 be held for revisions. SAC is retaining legal counsel regarding the fake floral arrangements.			
Motion	<b>Motion to Approve 1-3, 5&amp;6 Coombs</b>			
Roll-call Vote	Carried 5-0		Certificate #	<b>HDC2022-06-(as noted)</b>

**V. CONSENTS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Stephen Fitzpatrick <b>07-6616</b>	4 Grey Lady Lane	Rev. 04-3600: omit railings	66/702	Val Oliver
Voting	Pohl, Camp, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Roll-call Vote	Carried 3-0		Certificate #	<b>HDC2022-07-6616</b>
2. Dan Balling <b>07-6604</b>	66 Fairgrounds Road	Rooftop Solar	67/491	Cotuit Solar
3. Bernadette & Rbt Meyer <b>06-6570</b>	307 Polpis Road	Material/Fenest chng	25/39	CWA
4. Randy Sharp <b>06-6568</b>	8 Whitetail Circle	Move on Shed	71/25	Thornewill Design
5. Graylan Group, LLC <b>07-6603</b>	7 Pond Road	Adtn, Doors & Windows	56/153	Christopher Hall Arc.
6. Girard Ruddick <b>07-6613</b>	6 Bayberry Lane	Renew COA Garage Demo	49/92	Thornewill Design
7. Michael Kane <b>06-6558</b>	38 Vestal Street	New Fence	41/50	Michael Kane
8. Hristo Furnadahiev <b>06-6531</b>	3 Nanina Drive	Rev. 04-6175: Shed	67/589	Hristo Furnadahiev
9. 2 Teasdale Circle, LLC <b>06-6524</b>	2 Teasdale Circle	Roof Change	69/77	LYDM
10. Bernadette & Rbrt Meyer <b>07-6601</b>	307 Polpis Road	Relocate Garage on Site	25/39	CWA
11. Dan Balling <b>06-6591</b>	1 Celtic Drive	Fence	67/661	Linda Williams
12. Norris Building Co <b>06-6589</b>	14A Lowell Place	Door Color Revision	41/164	Linda Williams
13. Lowell Place, LLC <b>06-6588</b>	14R Lowell Place	Door Color Revision	41/164.1	Linda Williams
14. PSTQS, LLC <b>06-6587</b>	105 Surfside Road	Revisions to Dwelling	80/4	Linda Williams
15. Cassidy Padraill <b>07-6608</b>	82 Somerset Road	Renew COA (Bsmt wndw)	66/107	Brook Meerbergen
16. Pierpoint <b>07-6605</b>	17A Washington Street	Roof Material Change	42.3.1/96	Permit Plus
17. Lynn Taliento <b>07-6607</b>	12 Madaquecham Vly Dr	Shed	89/12	Structures Unlimited
18. Diane Catino <b>06-6581</b>	11 D Street	Revisions	60.2.1/17	EMDA
19. 50 Brewster Rd <b>06-6582</b>	50 Brewster Road	Color Change	43/96	EMDA
20. EBWC, LLC <b>07-6606</b>	4 Lincoln Avenue	Rev. 02-2972	30/151	Botticelli + Pohl
21. Julius Pasy <b>06-6571</b>	6 Bayberry Lane	Rotate Cabana	67/73	Thornewill Design
22. James Congdon <b>06-6559</b>	9 Sheep Commons	Ground Mount Solar	54/276	Sunwind LLC
23. Robert and Kasia Mello <b>06-6577</b>	41 Wigwam Road	Rev. 07-3356	77/7.1	Thornewill Design
24. 8 Walbang Nominee Tr <b>07-6599</b>	8 Walbang Avenue	Rev. 03-5967	82/146	Botticelli + Pohl
25. 5 Orange St, LLC <b>06-6578</b>	5 Orange Street	Renew Roof Walk COA	42.3.1/149	Thornewill Design
Voting	Camp (acting chair), Coombs, Oliver			
Alternates	None			
Recused	Pohl, Thornewill			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	<b>Motion to Approve items 2-25. (Coombs)</b>			
Roll-call Vote	Carried 3-0		Certificate #	<b>HDC2022-(as noted)</b>

**VI. 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. Thomas Sleeper <b>06-6583</b>	8 Osprey Way	Revisions (Spa Relocation)	82/40	Christopher Hall Arc.
• 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				
2. Darius Toraby <b>06-6586</b>	11 Bank Street (Sias)	Fence	73.1.3/67	Linda Williams
• due to lack of visibility				
3. Julius Pasys <b>06-6572</b>	6 Bayberry Lane	Rotate Pool, Add 18" Wall	67/73	Thornewill 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				
4. Bernadette & Rbt Meyer <b>07-6615</b>	307 Polpis Road	New Pool, Patio, and Apron	25/39	CWA/ Ernst Designs
• 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				
5. Van and Michelle Velle <b>07-6614</b>	10 Maxey Pond Road	New Pool Cabana	40/100	CWA
• 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, Oliver			
Alternates	None			
Recused	Thornewill			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve per noted conditions. (Oliver)</b>			
Roll-call Vote	Carried 4-0			
		Certificate #	<b>HDC2022-(as noted)</b>	

**XII. NEWBUSINESS 06/07/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jay Maroney <b>06-6453</b>	29 Rhode Island	Shed	60.3.1/132	Jay Maroney
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Jay Maroney, Owner			
Public	None			
Concerns (5:08)	<p><b>Maroney</b> – Presented project; windows match the 1-over-1 windows in the house.</p> <p><b>Backus</b> – Read MAB comments 6/27: location close to road and shouldn't be forward of the front of the house and should be moved back.</p> <p><b>Oliver</b> – No concerns.</p> <p><b>Coombs</b>- No concerns.</p> <p><b>Camp</b> – 6-over-6 windows with a 9-light door would look more traditional.</p> <p><b>Thornewill</b> – She thinks the siting is not unusual for Madaket.</p>			
Motion	<b>Motion to Approve through staff with the windows to be 6-over-6 and door to be a 9-light. (Oliver)</b>			
Vote	Carried 5-0			
		Certificate #	<b>HDC2022-06-6453</b>	
2. Jay Maroney <b>06-6454</b>	29 Rhode Island	Deck	60.3.1/132	Jay Maroney
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Jay Maroney, Owner			
Public	None			
Concerns (5:13)	<p><b>Maroney</b> – Presented project.</p> <p><b>Backus</b> – Read MAB comments 6/27: No concerns. Discussed adding dimensions to the deck and patio. The patio is on the same application as the house.</p> <p><b>Pohl</b> – You don't need a railing around the deck. Could do crossbucks.</p> <p>No other concerns.</p>			
Motion	<b>Motion to Approve through staff with the railing to be cross bucks. (Oliver)</b>			
Vote	Carried 5-0			
		Certificate #	<b>HDC2022-06-6454</b>	

3.	Jamie Kaplan	06-6440	7 Joy Street	Arbor, fence, gate, mv drvwy	55.4.4/32.2	Elaine Johnson
Voting	Pohl, Camp, Coombs, Oliver, Dutra					
Alternates	Thornewill					
Recused	None					
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.					
Representing	Elaine Johnson					
Public	None					
Concerns (5;17)	<p><b>Johnson</b> – Presented project; the driveway might have to remain where it is.</p> <p><b>Backus</b> – Read HSAB comments 6/27: Azek is not appropriate; all materials should be wood. The gate should be a traditional picket style. This is a transitional area between town and countryside, and gates and arbors should lean to the more informal side; this arbor is too formal. The lamp post and mailbox posts should also be less formal. It's not clear where the fence is going, but the example doesn't comply with the standard type-2 picket fence.</p> <p>This is actually 7 Joy Street; the application says 6 Joy Street. Circa 1950s. Agree the material should be wood and that the proposed gate style isn't appropriate for the old historic district (OHD). To change the driveway size, the applicant must go to the Department of Public Works (DPW).</p> <p><b>Coombs</b> – The mail box post should be natural-to-weather cedar. The lamp post should also be natural to weather with the lamp mounted on it, not hung off it. The proposed gate is inappropriate. The capped picket posts are too formal for this street.</p> <p><b>Dutra</b> – Agrees with what's been said.</p> <p><b>Camp</b> – Agrees the mail box post should be natural to weather. The moon gate will be better if privet grows over it.</p> <p><b>Oliver</b> – Speculated that the proposed gate Ms. Johnson photographed was never applied for. Agrees with what's been said; simple is best. Emulate the existing gate in the arbor. The location of the fence isn't shown on the plans.</p> <p><b>Pohl</b> – Don't use the Brant Point gate model; what's there now is more appropriate.</p>					
Motion	<b>Motion to Approve through staff with material to be all traditional wood; the gate should be a more traditional picket; the light post and mailbox post should be natural-to-weather cedar, and driveway should remain as it exists. (Oliver)</b>					
Vote	Carried 5-0			Certificate #	HDC2022-06-6440	
4.	Melissa Kreiser	06-6444	89 Washington Street	FH trim color chng	55.1.4/81	Melissa Kreiser
5.	Melissa Kreiser	06-6513	89 Washington Street	Back hse trim color chng	55.1.4/81	Melissa Kreiser
Voting	Pohl, Camp, Coombs, Oliver, Welch					
Alternates	Dutra, Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Melissa Kreiser, owner					
Public	None					
Concerns (5:35)	<p><b>Kreiser</b> – Presented project.</p> <p><b>Backus</b> – There are no HSAB comments</p> <p>Circa 1998; the cobblestone trim &amp; sashes okay; the black door in the OHD is not appropriate.</p> <p>No concerns.</p>					
Motion	<b>Motion to Approve both structures with the color change to grey and black. (Oliver)</b>					
Vote	Carried 5-0			Certificate #	HDC2022-06-6444&6513	
6.	Rubinstein Bistany	05-6399	51 Tennessee Ave	GH move & Modify	59.4/202	Brook Meerbergen
Voting	Camp (acting chair), Coombs, Oliver, Welch. Dutra					
Alternates	Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Brook Meerbergen					
Public	None					
Concerns (5:41)	<p><b>Meerbergen</b> – Reviewed changes made per previous concerns; the breezeway is not part of this application.</p> <p><b>Oliver</b> – Appreciates the standardized window styles.</p> <p>No concerns.</p>					
Motion	<b>Motion to Approve. (Welch)</b>					
Vote	Carried 5-0			Certificate #	HDC2022-05-6399	

7.	Rubinstein-Bistany	05-6402	51 Tennessee Avenue	New garage	59.4/202	Brook Meerbergen
Voting	Pohl, Camp, Coombs, Oliver, Welch					
Alternates	Dutra, Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Brook Meerbergen					
Public	None					
Concerns (5:46)	<p><b>Meerbergen</b> – Presented project.</p> <p><b>Backus</b> – Read MAB comments: No concerns.</p> <p><b>Welch</b> – Skylights should be framed out with red cedar</p> <p>No others have concerns.</p>					
Motion	<b>Motion to Approve through staff with a red-cedar cover on skylights. (Welch)</b>					
Roll Vote	Carried 5-0				Certificate #	<b>HDC2022-05-6402</b>
8.	Rubinstein-Bistany	05-6401	51 Tennessee Avenue	New pool & deck	59.4/202	Brook Meerbergen
Voting	Pohl, Camp, Coombs, Oliver, Welch					
Alternates	Dutra, Thornewill					
Recused	None					
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.					
Representing	Brook Meerbergen					
Public	None					
Concerns (5:49)	<p><b>Meerbergen</b> – Presented project; pool and deck at grade; mechanicals in vault under the deck; existing native vegetative buffer to remain; bench to have natural to weather vertical board.</p> <p><b>Backus</b> – Read MAB comments 6/27: Visibility from M Street; size okay. More detailed native planting plan along lot line. A shingled-wall deck bench more appropriate. Ask there be no exterior landscape lighting.</p> <p>This is subject to a ZBA Special Permit.</p> <p><b>Camp</b> – Her concern is visibility from M Street.</p> <p><b>Coombs</b> – No concerns if the existing vegetation remains to screen it.</p> <p><b>Welch</b> – No comments.</p>					
Motion	<b>Motion to Approve with existing vegetation to remain. (Welch)</b>					
Vote	Carried 5-0				Certificate #	<b>HDC2022-05-6401</b>
9.	Okay Okay Café, LLC	06-6449	15 Washington Street	Addition	42.3.1/99	BPC
Voting	Pohl, Camp, Coombs, Welch, Thornewill					
Alternates	Dutra					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Joe Paul, BPC					
Public	None					
Concerns (5:54)	<p><b>Paul</b> – Presented project – The Handlebar Café; existing is circa 1990 Neil Parent; applicant also owns 10 Union Street.</p> <p><b>Backus</b> – Read HSAB comment 6/13: Skylights are not appropriate on one story roofs; the north skylight may be blocked by the adjacent building, but the south one may be visible from Union Street. Putting two skylights opposite each other has always been disallowed to avoid seeing light through the roof.</p> <p>National Historic Landmarks (NHL) and the Tax Assessor indicate this is circa 1962; would like to have information regarding Neil Parent’s work in 1990. Agrees regarding the skylight; suggested a view if there are concerns about visibility from Union Street.</p> <p><b>Thornewill</b> – South elevation, the 2-story broke-back shed piece is atypical and as seen from the north is a shallow pitch; it would be okay to continue it down. Thinks the rest won’t be visible.</p> <p><b>Camp</b> – No concerns; thinks the skylights won’t be visible.</p> <p><b>Coombs</b> – A view from Union Street would be helpful; previously we’ve been fussy about two skylights opposite one another.</p> <p><b>Welch</b> – Suggested there should be no skylight on the north elevation; might want to hold off on the south elevation skylight in favor of solar. He has little concern about the broke back.</p> <p><b>Pohl</b> – Appreciates Ms. Thornewill concern about the broken back. His only concern is the two skylights either side of the gable looking like a hole in the roof.</p>					
Motion	<b>Motion to Approve through staff with removal of the south elevation skylight. (Coombs)</b>					
Vote	Carried 5-0				Certificate #	<b>HDC2022-06-6449</b>

10. Ack Tack, LLC **06-6434**      19 Bishops Rise Road      Secondary dwelling      40/31.3      Chris Hall Architects

Voting      Pohl, Camp, Coombs, Oliver, Welch  
 Alternates      Dutra, Thornewill  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, and photos.  
 Representing      Chris Hall, Chris Hall Architects  
 Public      None  
 Concerns (6:05)      **Hall** – Presented project; clients purchased this property for the purpose of having a secondary dwelling; the colors to match house at 18 Greenleaf.  
                                  **Welch** – Its 250’ from the street in a bowl; the architecture is atypical but allowable because it isn’t visible.  
                                  **Camp** – Agrees with Mr. Welch; it was designed nicely within the bowl.  
                                  **Coombs** – It fits in with the main house. East elevation, the 2<sup>nd</sup>-floor deck should be all baluster railing, no shingle railing.  
                                  **Oliver** – This fits the main house very well; the color in the rendering is off but it’s appropriate.

Motion      **Motion to Approve through staff with a full baluster rail on the 2<sup>nd</sup>-floor of the east elevation and trim color to match the existing house. (Coombs)**

Vote      Carried 4-1//Welch opposed.      Certificate #      **HDC2022-06-6344**

11. Auburn Cottage, LLC **06-6463**      46 Easton Street      MH add/renovation      42.4.1/22      Botticelli + Pohl

Voting      Camp (acting chair), Coombs, Oliver, Welch, Dutra  
 Alternates      Thornewill  
 Recused      Pohl  
 Documentation      Architectural elevation plans, site plan, photos, historical documents, advisory comments, and “Resilient Nantucket”.  
 Representing      Lisa Botticelli, Botticelli & Pohl  
 Public      None  
 Concerns (6:15)      **Botticelli** – Presented project; the Auburn cottage was approved to be raised; has Chapter 91 license and Conservation Commission restrictions. Presented 3 options based upon the HSAB comments.  
                                  **Backus** – Read HSAB comments 6/13: North – windows should align vertically. East – center stoop on front door. Second floor balcony would be more appropriate if a flared partial shingled wall were incorporated into the design. Shed dormers should be used to avoid interrupting the continuous line at the break between the two Mansard sections. A little more detailing of the railings such as post caps would be appropriate. Restore rather than replace the existing windows. The lower Mansard roof section should be left natural to weather rather than painted white; the entire mansard roof should read as a consistent architectural element.  
                                  Auburn cottage circa 1760; moved to this location in 1897. Due to Chapter 91 requirements Massachusetts Historical Commission and Massachusetts Environmental Policy Act requested a review; they issued a letter of concurrence with the condition the applicant receive a HDC permit. This needs to meet Resilient Nantucket guidelines. Photo evidence is helpful in making a color determination. When looking from the harbor, plans should accurately reflect the existing conditions versus what’s proposed. Appreciate the Mansard roof and photo documentation.  
                                  **Welch** – The addition completes the structure in a way that’s proportional. The front porch entry way with the size of the posts due to the height and size of balustrades feel inappropriate. North and east stair railings would be appropriate with crossbucks. Prefers the roof be wood. He’s okay with a slight whitewash on the brick; east elevation, need a center post under the stairs.  
                                  **Coombs** – Option A south elevation, likes the shed dormer roofs with gables on the old mass. Would prefer a wood roof.  
                                  **Oliver** – Agrees with Ms. Coombs; it shows a difference between old and new. A shingled roof is more appropriate.  
                                  **Camp** – She likes the idea of crossback railings. Likes Option C without the dormer. West and east, the posts supporting the stairs and porch should have to them blend in.  
                                  **Dutra** – This is an overall improvement. If a white roof is historic, he’s okay with it.

Motion      **Motion to Approve Option A through staff with a center post for the east elevation stairs and brick to have a light whitewash and shutters to be a light grey, per Exhibit A. (Coombs)**

Vote      Carried 5-0      Certificate #      **HDC2022-06-6463**

12. 44 Monomoy, LLC **06-6451**      44 Monomoy Road      New garage/studio      54/72      WAPD

Voting      Pohl, Camp, Coombs, Oliver, Welch  
 Alternates      Dutra, Thornewill  
 Recused      None  
 Documentation      None  
 Representing      None  
 Public      None  
 Concerns (6:47)      **Backus** – The representative asked to hold for next Tuesday

Motion      **Motion to Hold for Tuesday, July 12<sup>th</sup>. (Camp)**

Vote      Carried 5-0      Certificate #

**XIII. 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 <b>03-5844</b>	9 Sherburne Way	MH move off or demo	30/37	Topham Designs
Voting	Camp (acting chair), Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (6:48)	<b>Topham</b> – Reviewed additional information as requested; asked if they want to hold for review of that information. <b>Bakus</b> – She had questions on the information; this is an important contributing structure; if we hold for Thursday, HSAB won't be able review that information.			
Motion	<b>Motion to Hold for Tuesday, July 12<sup>th</sup> and to go to HSAB. (Coombs)</b>			
Vote	Carried 5-0		Certificate #	
2. Ocean Dojo, LLC <b>03-5847</b>	20 Bartlett Farm Road	Pool & hardscape	65/76	Atlantic Landscaping
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Lindsay Congleton, Atlantic Landscaping			
Public	None			
Concerns (6:50)	<b>Congleton</b> – Reviewed changes made per previous concerns. <b>Camp</b> – No concerns as long as it isn't visible through the vegetation. No additional concerns.			
Motion	<b>Motion to Approve with 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 original application. (Welch)</b>			
Vote	Carried 5-0		Certificate #	<b>HDC2022-03-5847</b>
3. Bishop Rise, LLC <b>01-5597</b>	20B Bishop Rise Road	Garage/cottage	40/127	Topham Designs
Voting	Pohl, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (6:54)	<b>Topham</b> – Reviewed changes made per previous concerns. <b>Oliver</b> – Appreciates the changes but the 3D of the sight makes it seem the garage and parking is the same size as the main house. The cathedral ceiling could be dropped without impacting the interior; this is too large for a 2 <sup>nd</sup> dwelling. <b>Coombs</b> – Would like the height to come down more though 23' is okay. <b>Welch</b> – Appreciates the fenestration changes. This is in a hole and is well screened. It's generally appropriate. <b>Thornewill</b> – It's still big but he did what we asked.			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Vote	Carried 4-1//Oliver opposed		Certificate #	<b>HDC2022-01-5597</b>

4. The Iren Hollo 05-6268		31 Low Beach Road	Add/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, historic documentation, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (6:59)	<p><b>Botticelli</b> – Reviewed changes made per previous concerns; the 12-over-2 windows are existing and original.</p> <p><b>Backus</b> – Read SAB comments: No concerns.</p> <p>1989 HDC survey circa 1938 Victorian eclectic and indicates existing 16/2, 12-over-2, and 8-over-1 windows; Nantucket Preservation Trust (NPT) said it might be circa 1895-1912 attributed to Jared Coffin. Rear portion is within setback so understand need to relocate. Plans need to be clear about existing conditions versus proposed regarding what will be demolished.</p> <p><b>Coombs</b> – The mixture of 12-over-2 and 2-over-2 is odd.</p> <p><b>Welch</b> – The different window mullion patterns tell a story of the evolution. Add a small skirt board under the open-porch windows. We should consider, on contributing structures, issuing a letter for the file indicating the changes don't degrade the status of the structure.</p> <p><b>Oliver</b> – No concerns.</p> <p><b>Camp</b> – Loves the new front porch. Suggested the porch columns at the front door go to the ground.</p> <p><b>Dutra</b> – The improvements are nice. West elevation, the two high windows seem to lack upper trim (existing).</p>				
Motion	<b>Motion to Approve through staff with a skirt added to east, south, and west of the porch under the sill. (Welch)</b>				
Vote	Carried 5-0		Certificate #	<b>HDC2022-05-6268</b>	
5. Juraj Bencat 03-5957		15 Wappossett Circle	Solar roof array	67/571	ACK Smart
Voting	Camp (acting chair), Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Tobias Glidden, ACK Smart				
Public	None				
Concerns (7:14)	<p><b>Glidden</b> – Reviewed supplemental information regarding painting the roof shingles black. Have approval of the neighborhood association. According to code, the panels shouldn't pass the edge of the roof; if we can fit 1 more in, we will.</p> <p><b>Oliver</b> – Being able to paint roof shingles could be a game changer for a lot of solar applications.</p> <p><b>Thornewill</b> – You have to paint the whole roof, including the porch roof.</p> <p><b>Coombs</b> – Looks like a bottom panel could go in either side of the dormer.</p> <p><b>Camp</b> – She'd prefer a design rather than 1 roof painted black. Would prefer the panels moved toward the back because this will be visible obliquely. Suggested they research adding another panel and to come back on Thursday.</p>				
Motion	<b>Motion to Hold for Thursday for more information on if another panel will fit each side of the dormer. (Coombs)</b>				
Vote	Carried 4-0		Certificate #		



6.	Arline Bartlett <b>12-5454</b>	21 Pleasant Street	Windows, doors, sml add	55.4.1/1	LINK
Voting	Camp (acting chair), Coombs, Oliver (read back in), Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Victoria Ewing, LINK				
Public	None				
Concerns (7:23)	<p><b>Ewing</b> – Reviewed changes made per previous concerns; no change in grade on the north side; the topographical survey was done prior to the grade change.</p> <p><b>Backus</b> – Read HSAB comments 6/27: The front shingled railing should remain. The side porch brackets should change to vertical posts; the left bracket might interfere with head height for the stairs. It would be preferable to have the back stair in a less visible location.</p> <p>Circa 1923-1949 individually significant 4-square. Agrees with HSAB. The placement of the driveway will be important. Shame to lose the traditional additive massing. Appreciates no change in grade. Through the process she has repeatedly asked for a window survey, which has not been submitted.</p> <p><b>Oliver</b> – At previous hearings, she repeatedly addressed the lack of additive massing and that the secondary mass should drop so the eave lines are lower than the main mass.</p> <p><b>Welch</b> – Agrees with Ms. Oliver, We need to strike the dimensions referenced on the plan and indicate in our approval that the grade will revert to pre-2019 elevations, prior to the fill.</p> <p><b>Camp</b> – The back-porch stairs are visible from Candle House Lane; the posts should be covered with lattice. Would like to see this and the neighboring house together.</p> <p><b>Coombs</b> – She has repeatedly asked that the addition be dropped down so that the eaves and the ridge are lower than the main mass. Would like to have the elevation heights on the drawings. The dirt needs to be removed.</p>				
Motion	<b>Motion to Hold for revisions and to come back Tuesday, July 12<sup>th</sup>. (Welch)</b>				
Vote	Carried 4-0				Certificate #
7.	Amenda & Kevin Jacobs <b>04-6226</b>	4 Rays Court	Addition & historical reno.	42.3.2/3	Design Assoc. Inc.
Voting	Pohl, Camp, Coombs, Welch, Thornewill				
Alternates	Oliver				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Patrick Guthrie, Design Associates Inc.				
Public	None				
Concerns (7:39)	<p><b>Guthrie</b> – Reviewed changes made per previous concerns.</p> <p><b>Backus</b> – Read HSAB comments 6/27: The rear addition is still disproportionately wide; rear ells are usually narrower and don't normally conceal so much of the rear elevation; the ridge should drop a couple feet below the main ridge. Exterior fireplaces are not appropriate anywhere in the OHD where visible from a public way. Adding a roof walk to a significantly historic house that never had one drastically changes the appearance and character of the building and should never be allowed. A skylight as a roof walk hatch is not appropriate. The 9-light barn sash doesn't relate to other glass pane sizes. Chimney is too tall and should not be modified to accommodate a roof walk. The dormer peak should drop down from the ridge.</p> <p>Circa 1797 attributed to George Ray. The age of the structure is from an era where it could have had a roof walk; we don't have evidence. Addition is circa 1835. Appreciates dropping the additive massing. Garages are not a typical feature of a 1797 home; it's too modern and should be a separate structure. Adding bays to pre-Civil War houses is not appropriate. Agrees the external chimney is not appropriate. The plans don't clarify what's being demolished and the vintage of the material being removed; that should be indicated in red. Appreciate relocating windows into the issue.</p> <p><b>Welch</b> – North elevation shed roof, the 9-light window would be more appropriate as a 12-light. East elevation, the interior of the ell is not visible. Okay if the garage doors match the shutters, which are proposed as Chrome green.</p> <p><b>Thornewill</b> – North elevation, the 9-light window above the garage doors draws the eye to the garage. Not convinced the roof walk is appropriate; agrees with HSAB that it changes the character of the structure. East elevation, the massively wide gable addition needs to be reduced with the ridge and eaves dropped below the main mass. South elevation, 3<sup>rd</sup>-floor window is should be reduced.</p> <p><b>Camp</b> – North elevation, the 9-light secondary door should be a simple 9-over-9 window with the door in a different location; it detracts from the history of the house. Without the roof walk, the chimney doesn't need to be raised.</p> <p><b>Coombs</b> – Agrees with Ms. Camp. It's important that this not have a roof walk. What's being demolished should be indicated with a different color. West elevation, that's a long wall and should be reduced.</p> <p><b>Pohl</b> – Agrees about the north elevation 9-light door and going to a 9-light window and the window on the garage. The roof walk is more than 1/3 of the ridge length; the chimney could be lower and still not hit the roof walk ridge; the location of the scuttle doesn't justify the width of the roof walk.</p>				
Motion	<b>Motion to Hold for revision. (Coombs)</b>				
Vote	Carried 5-0				Certificate #

**XIV. NEW BUSINESS 06/21/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Cornell French <b>06-6517</b>	35 Main Street (Sias)	Porch rails change	73.3.1/7	Normand Residential
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (8:00)	<b>Normand</b> – Presented project. <b>Backus</b> – SAB didn't see this. Circa 1888 Victorian eclectic. There is evidence of v-board on the structure. No concerns.			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Vote	Carried 5-0		Certificate #	<b>HDC2022-06-6517</b>
2. Sam Phelan	65 Pleasant Street	New fence	55/36.2	Sam Phelan
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:05)	<b>Backus</b> – The applicant asked this be held for next Tuesday.			
Motion	<b>Motion to Hold for Tuesday, July 12<sup>th</sup>. (Coombs)</b>			
Vote	Carried 5-0		Certificate #	
3. 18 Sherburne TP Nominee Tr	18 Sherburne Turnpike	New dwelling	30/196	S. Metz
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	Dutra			
Recused	Welch			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Sophie Metz, S. Metz Design			
Public	None			
Concerns (8:06)	<b>Metz</b> – Presented project. <b>Oliver</b> – Appreciates the additive massing; however, it's too complicated with so many pieces; suggested combining the two narrow pieces with the two dormered pieces. Details are appropriate. <b>Thornewill</b> – All the eaves should come down; 29'11" is very tall. Agrees with Ms. Oliver. <b>Coombs</b> – It is too tall and should be simplified; Ms. Oliver's suggestion is good. Separate the ganged windows. The roof walk is too long and is overpowering. North elevation, the 2 <sup>nd</sup> -floor 4-light windows should be closer together and larger. East elevation, separate the ganged windows; on the left, the 3 roofs coming into the chimney look like a fan. <b>Camp</b> – Agrees about the complicated additive massing. <b>Pohl</b> – Nothing to add: symmetry, height, roof walk.			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Vote	Carried 5-0		Certificate #	
4. Anna & Daniel Day <b>06-6466</b>	7 Bayberry Lane	New dwelling	67/61 (lot A)	Val Oliver
Voting	Pohl, Camp, Coombs, Welch, Dutra			
Alternates	Thornewill			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, V. Oliver Design Daniel Day, owner			
Public	None			
Concerns (8:15)	<b>Oliver</b> – Presented project; height 26'6"; natural to weather trim and siding with black sash, roof, & doors. No concerns.			
Motion	<b>Motion to Approve as submitted with an option to shingle. (Welch)</b>			
Vote	Carried 5-0		Certificate #	<b>HDC2022-06-6466</b>

5.	Lisa Dobue Holby	19 Low Beach Road	2 <sup>nd</sup> dwelling	74/83	Val Oliver
Voting	Pohl, Coombs, Welch, Dutra, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (8:18)	<p><b>Oliver</b> – Presented project; colors to match the main house; height is 24’6”; modular construction; at over 100’ from the road, doesn’t think it will be very visible. Would make the gable windows “D” and front dormer windows “C”.</p> <p><b>Backus</b> – Read SAB comments 6/27: would like it to reflect the feel of the existing main house; bring down the dormer roof; glass sliders not appropriate; vertical light on garage doors preferred.</p> <p>Existing structure is circa 1975 Cape per HDC survey.</p> <p><b>Welch</b> – The west elevation sliders and garage doors are facing into the lot. South elevation, suggested burying the window headers into the fascia and reducing the window trim to help lowering the dormer.</p> <p><b>Thornewill</b> – Agree the front dormer should come down. The “F” doors are inappropriate even though they are facing into the property.</p> <p><b>Dutra</b> – Agrees the front dormer would look better if it were a little lower. The garage door windows should be vertical.</p> <p><b>Coombs</b> – West elevation, that’s a lot of shingle wall; questions the visibility of the garage doors.</p> <p><b>Pohl</b> – Nothing to add.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried 5-0			Certificate #	
6.	308 Madaket Rd, LLC 06-6533	308 Madaket Road	Addition & revisions	60.2.1/67	EMDA
Voting	Pohl, Coombs, Oliver, Dutra, Thornewill				
Alternates	None				
Recused	Welch				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Ethan McMorrow, Ethan McMorrow Design Associates				
Public	None				
Concerns (8:29)	<p><b>McMorrow</b> – Circa 1971, presented project.</p> <p><b>Backus</b> – No MAB comments. She has no comments.</p> <p><b>Oliver</b> – The changes are an improvement; bump up the gable pitch to 7/12.</p> <p>No additional concerns.</p>				
Motion	<b>Motion to Approve through staff with the north elevation gable pitched changed to 7/12 or 8/12. (Oliver)</b>				
Vote	Carried 5-0			Certificate #	<b>HDC2022-06-6533</b>
7.	Elizabeth Dorn	23 Front Street	Roof chng (3 tab – Arch)	73.1.3/92	James Lydon
Voting	Pohl, Coombs, Oliver, Welch, Dutra				
Alternates	Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:36)	Not opened at this time.				
Motion	<b>Motion to Hold for representative. (Oliver)</b>				
Vote	Carried 5-0			Certificate #	
8.	4.5 Cathcart, LLC 06-6465	4.5 Cathcart Road	Remove roof walk	54/8	David Nagys
Voting	Pohl, Coombs, Oliver, Welch, Dutra				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	David Nagys				
Public	None				
Concerns (8:37)	<p><b>Nagys</b> – Presented project.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Vote	Carried 5-0			Certificate #	<b>HDC2022-06-6465</b>

<b>9. Hospital Thrift Shop Inc 06-6478</b>					
	17 India Street	Deck removable bridge	42.3.1/117	EMDA	
Voting	Pohl, Coombs, Oliver, Welch, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Ethan McMorrow, Ethan McMorrow Design Associates Catherine Ward, past President of Hospital Thrift Shop Inc				
Public	None				
Concerns (8:40)	<b>McMorrow</b> – Presented project. <b>Backus</b> – Read HSAB comments 6/27: would be more acceptable if it added wheelchair access and were straight. This is the Timothy Horsfield house circa 1792. There is a preservation restriction on this property; any approved changes need a letter of concurrence from NPT. Discussion about making the bridge and deck wheelchair accessible. <b>Ward</b> – This building isn't conducive to widening anything; the rooms are very small; it can't accommodate a wheelchair. Mary Bergman has looked at this. No concerns.				
Motion	<b>Motion to Approve through staff with a letter from Mary Bergman that this is acceptable to NPT. (Coombs)</b>				
Vote	Carried 5-0		Certificate #	<b>HDC2022-06-6478</b>	
<b>10. Charles Dermody 06-6535</b>					
	11 Hydrangea Lane	New shed	73/93	Structures Unlimited	
Voting	Pohl, Coombs, Oliver, Welch, Dutra				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	None				
Public	None				
Concerns (8:47)	No concerns.				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Vote	Carried 5-0		Certificate #	<b>HDC2022-06-6535</b>	
<b>11. Jim &amp; Cindy Helfrich</b>					
	37 Fair Street	Alter & add covered porch	42.3.2/212	Emeritus	
Voting	Pohl, Coombs, Oliver, Welch, Dutra				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:48)	<b>Backus</b> – They are changing the previous approval by scaling down the project. She asked for a couple of revisions and would then place on Consent with Conditions. <b>Welch</b> – Asked that they remove the roof walk; it's shown on previous iterations.				
Motion	<b>Motion to Hold. (Dutra)</b>				
Vote	Carried 5-0		Certificate #		
<b>12. Richmond Great Point Pt</b>					
	1 Violet Place	New commercial building	68/340	KOH	
Voting	Pohl, Camp, Coombs, Oliver, Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and site plan.				
Representing	Dinah Klamert, KOH				
Public	None				
Concerns (8:50)	<b>Klamert</b> – Presented project; this matches 8 Orchid Place and 3 Violet is a mirror image. Explained why Mr. Welch's and Mr. Dutra's suggestions won't work. <b>Welch</b> – Suggests it would be appropriate that the wings connected with sheds be clip-tipped or hipped roof; they would reflect the commercial buildings at the front of the development. <b>Oliver</b> – Nothing to add. Mr. Welch's suggestion would help them look different. <b>Coombs</b> – Agrees; we need something different. There are a building being repeated 3 times. <b>Dutra</b> – He agrees. Suggested they could be 2 separate building. <b>Pohl</b> – Mr. Welch's suggestion would help reduce the perception of length. Suggested Ms. Klamert take comments under consideration and to come back with photos.				
Motion	<b>Motion to Hold for Thursday. (Welch)</b>				
Vote	Carried 5-0		Certificate #		

Rest held for Thursday.

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13.	Richmond Great Point Pt	2 Violet Place	New commercial building	68/340	KOH
14.	Richmond Great Point Pt	3 Violet Place	New commercial building	68/340	KOH
15.	Julia Morash	18½ Gray Avenue	New cottage	67/183.1	Thornewill Design
16.	Cailen Casey	77 Sparks Avenue	Hardscape & driveway	55/138.1	Cailen Casey
17.	Jennifer Dobue Cheul	1 Stone Post Way	Garage/apartment	74/82	Val Oliver
18.	26 Pine Crest, LLC	26 Pine Crest Lane	New dwelling	68/426	EMDA
19.	18 Center St, LLC	18 Center Street (Sias)	Addition & raise roof	73.1.3/105	Twig Perkins
20.	Susan O'Malley	10 New Mill Street	New deck	59.4.4/9	Boris Nikolov
21.	Susan O'Malley	10 New Mill Street	Fence	59.4.4/9	Boris Nikolov
22.	Horchow & Routman	33 Cliff Road	MH fenest, ramp, dormer	42.4.4/5	CWA
23.	Horchow & Routman	33 Cliff Road	Guest house: addtn/fenest	42.4.4/5	CWA
24.	Horchow & Routman	33 Cliff Road	Garage	42.4.4/5	CWA
25.	Clarke Browne	23 Ocean Avenue	Addition	73.3.1/19	Angus Macleod
26.	India & Rose Tr	28 India Street	Rev. 02-5776: fenestration	42.3.4/108	Botticelli + Pohl
27.	Frank Rovinski	33 Main Street (Sias)	Reno/alteration	73.4.2/34	Emeritus
28.	Chicken Box	12 Dave Street (Bldg. 1)	New dwelling	55/158	Emeritus
29.	Chicken Box	12 Dave Street (Bldg. 2)	New dwelling	55/158	Emeritus
30.	Glidden	24 Rugged Road	Move off dwelling	67/164	Emeritus
31.	HMSW, LLC	25 Sankaty Head Road	MH addition/demolition	48/3	Emeritus
32.	HMSW, LLC	25 Sankaty Head Road	New shed	48/3	Emeritus
33.	Guy Wisinski	13 Arkansas Avenue	Solar roof array	59.4/158	Ack Smart
34.	Sergey & Yuliya Chumak	8 Parson Lane	New pool/cabana	75/97	WAPD
35.	Ack N Back, LLC	33 Quidnet Road	Move off/demo	21/27.2	WAPD
36.	Ack N Back, LLC	33 Quidnet Road	Primary dwelling	21/27.2-27.4	WAPD
37.	Ack N Back, LLC	33 Quidnet Road	Garage studio	21/27.4	WAPD
38.	Ack N Back, LLC	33 Quidnet Road	Pool cabana	21/27.4	WAPD
39.	Nantucket Shire, LLC	30 Dukes Road	New dwelling	56/189	Linda Williams
40.	Nantucket Shire, LLC	30 Dukes Road	Move shed & addition	56/189	Linda Williams

**XIV. OLD BUSINESS 06/28/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Lindsay Matthews <b>03-5955</b>	37 West Chester Street	Addition	41/150	NAG
2.	Milestone Property M.	28A Evergreen Way	Guest House	68/713.2	BPC
3.	Maple Lane, LLC	Maple Lane Lot 1	New Dwelling	67/303	Val Oliver/ Maury
4.	Pocomo 53 Trust <b>05-6289</b>	53 Pocomo Road	Main House	15/17	Mellows & Paladino
5.	Pocomo 53 Trust <b>05-6291</b>	53 Pocomo Road	Guest House	15/17	Mellows & Paladino
6.	31 Western Ave, LLC <b>05-6312</b>	31 Western Avenue	Pergola & Hardscape	87/94	Ahern
7.	Victor Haley <b>03-5943</b>	94 Orange Street	Addition	55.4.4/47	Paul Dreher
8.	K225, LLC	126 Main Street	Renovation	42.3.2/98	Linda Williams
9.	Mike Romano <b>05-6245</b>	55 Easton Street	Addition	42.4.1/68	Shelter 7
10.	Erik Gersten <b>03-6027</b>	25 India Street	Skylight	42.3.4/106	Linda Williams
11.	High Tide Partners, LLC <b>04-6196</b>	26 Douglas Way	New dwelling	39/41	BPC
12.	High Tide Partners, LLC <b>04-6198</b>	26 Douglas Way	Garage	39/41	BPC
13.	High Tide Partners, LLC <b>04-6173</b>	26 Douglas Way	Gazebo	39/41	BPC
14.	High Tide Partners, LLC <b>04-6172</b>	26 Douglas Way	Shed	39/41	BPC
15.	High Tide Partners, LLC <b>04-6197</b>	26 Douglas Way	Pool	39/41	BPC
16.	450 Green Park, LLC <b>11-5272</b>	2 Stone Alley	Addtn, alter. & foundation	42.3.1/103	Emeritus
17.	17 Ranger Rd, LLC	17 Ranger Road	New garage	39/28	LINK
18.	ACK 71 Orange St, LLC	71 Orange Street	New garage	55.4.1/167	LINK
19.	High Cliff Trust <b>04-6202</b>	11 East Hollowell Lane	Mh addition & renovation	30/17	Botticelli + Pohl
20.	High Cliff Trust <b>04-6191</b>	11 East Hollowell Lane	New garage	30/17	Botticelli + Pohl
21.	Stark Point, LLC <b>04-6118</b>	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
22.	Nant. 62 Walsh St, LLC <b>04-3608</b>	62 Walsh Street	Rev 12-2551: siding change	29/85	Botticelli + Pohl
23.	32 Hulbert Trust <b>11-5220</b>	32 Hulbert Avenue	New dwelling	29/72	Botticelli + Pohl
24.	Sarah Murphy <b>05-6351</b>	Maple Lane Lot 4	New Dwelling	67/303	Emeritus
25.	Sarah Murphy <b>05-6380</b>	Maple Lane Lot 4	New Guest house	67/303	Emeritus
26.	John Wise <b>05-6346</b>	10 Starbuck Road	New shed	59.3/62	Emeritus
27.	Jeffrey Greenberg <b>05-6381</b>	30 Orange Street	New stoop & rev roofwalk	42.3.2/176	Emeritus

**XIV. NEW BUSINESS 07/05/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Kara Gibson	1 Todd Circle	Inground Pool	66/298	Kara Gibson
2.	JFM Cacique, LLC	36 Easton Street	Revisions	42.1.4/19	EMDA
3.	Erik Kaminski	2 Seven Mile Lane	Change Front Door Style	72/52	Erik Kaminski
4.	Girard Ruddick	6 Bayberry Lane	New Garage Studio	49/92	Thornewill Design
5.	11 Hulbert Ave, LLC	11 Hulbert Avenue	Addition/Alterations	29.2.3/2	Val Oliver

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6.	Ivey Braine	10 Lily Court	Addition	73.3.1/111	Val Oliver
7.	Vic Ferrantella	18B Gray Avenue	Spa/ Pool	67/183	Val Oliver
8.	Jonas Jeffrey	9 Columbus Avenue	Addition	59.3/112	NAG
9.	Jason Vogel	6 Hedgebury Lane	New Shed	41/590	Structures Unlimited
10.	PFox Nantucket, LLC	20 Orange Street	Remove Exterior Stair	42.3.2/70	Botticelli + Pohl
11.	Patience Killen	1 Old North Wharf	Demo/Move Shed	42.3.1/80.1	Linda Williams
12.	Norris Building Co	14A Lowell Place	Hardscape Revisions	41/164	Linda Williams
13.	Michael Wilson	7 Cornwall Street	Fence	71.3.2/9	Linda Williams
14.	7 New St, LLC	7 New Street	Hardscape	55.4.1/37	Ahern
15.	Island Energy	6 New Whale Street	Fuel Tanks	42.3.1/89.1	Val Oliver
16.	Chris Gould	7 Beach Grass Road	Duplex	68/882	Val Oliver
17.	Frederick Bisailon	65A Surfside Road	Move On	67/223.5	DTA
18.	Sheila Coffin Harshman	1 Windsor Road	Windows, Doors, Roof	49/195	Val Oliver
19.	Conway Family	167 Surfside Drive	Revisions to New Dwelling	87/118	Val Oliver
20.	Faro Strada, LLC	20 Sankaty Head Road	Rev. 04-3524	48/31	Botticelli + Pohl
21.	Faro Strada, LLC	20 Sankaty Head Road	Rev. 10-1951	48/31	Botticelli + Pohl
22.	30 Pearl, LLC	30 India Street	Addition	42.3.4/137	Botticelli + Pohl
23.	Shenandoah Tr	40 Easton Street	Rev. 11-5235	42.1.4/20	Botticelli + Pohl
24.	James Rockett	70 Pochick Avenue	Roof Extension and Porch	79/155	Thornewill Design
25.	Ripley A. Petrillo and Thomas Tr	92 Washington Street	Revisions to 0589	42.2.3/22	Smith & Hutton LLC
26.	Michael Dobbert	38 Surfside Road	Roof Mount Solar	67/15.1	Sunwind LLC
27.	36 Surfside, LLC	36 Surfside Road	Roof Mount Solar	67/15.2	Sunwind LLC
28.	Not So Easy, LLC	26 Easy Street	Mixed Use Structure	42.4.2/23	Emeritus
29.	55 Eel Point Holdings, LLC	55 Eel Point Road	New Cabana	32/47	Botticelli + Pohl
30.	Huckleberry Friend Tr	15 E. Tristram Avenue	Adtn & windows chngs	31/4	Botticelli + Pohl
31.	Daniel Wight Tr	15 Milestone Crossing	Rev. 5185	68/457	Sanne Payne
32.	Nashaquisset Corp Inc.	15 Washaman Avenue	Trash Enclosure	55/522	LINK
33.	Nashaquisset Corp Inc.	15 Washaman Avenue	New Patio Extension	55/522	LINK
34.	4 The Kids Realty Tr	79 Pocomo Road	Rev. 10-4971	15/5	CWA
35.	Robert and Bernadette Meyer	307 Polpis Road	New Spa	25/39	CWA/ Ernst Designs
36.	Swedish Foster, LCL	18 Cannonbury Lane	New Shed	74/13	CWA
37.	3 Tetankimmo Dr, LLC	3 Tetakimmo Drive	Rev. 12-5374	53/30	CWA
38.	27 Cato Ln, LLC	27 Cato Lane	Rev. COA	55/118	CWA
39.	Back 41, LLC	105 Tom Nevers Road	New Pool Cabana	91/25	CWA
40.	Nantucket Shire, LLC	30 Dukes Road	Move shed & addition	56/189	Linda Williams

<b>XV. OTHER BUSINESS</b>	
Approved Minutes	June 21 & 23, 2022
Motion	<b>Motion to Approve. (Dutra)</b>
Vote	Carried 3-0//Welch abstain
Review Minutes	June 28, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Thursday, July 7<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 9:03 pm. (Dutra)**

Vote Carried 4-0

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council