



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Thursday, May 12, 2022

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

Called to order at 1:08 pm. and announcements by Ms. Camp

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, HDC Compliance Coordinator; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker

Attending Members: Camp, Coombs, Welch

Remote Participants: Coombs

Absent Members: Pohl, Oliver, Dutra, Thornewill

Late Arrivals: None

Early Departures: None

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

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

Welch – **Motion that HDC welcomes this opportunity to recognize John McLaughlin for his years of service.** (Welch)

Carried 3-0//Coombs, Welch, and Camp-aye

II. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. High Tide Partners 05-6343	8 Ackermuck	Rev. Window clr chng	41/618	Linda Williams
2. Jeanette and Bob, LLC 05-6266	43 Kendrick	MH Revisions	76.4.3/31	CWA
3. James and Dawn Didden 05-6274	8B Hawthorne Lane	New Shed	56/801	Workshop APD
4. William P. Hamlen 05-6276	4B Hawthorne Lane	New Shed	56/805	Workshop APD
5. Steven L Cohen Tr 05-6259	8 Sachem Road	Move Existing Shed	30/239	Workshop APD
6. Steven L Cohen Tr 05-6260	8 Sachem Road	Relocated Garage Cabana	30/239	Workshop APD
7. Grey Lady, LLC 05-6256	32 Chuck Hollow Road	Main House Renovations	75/68	Normand Residential
8. Chris Frankenhoff 05-6232	4 Middle Tawpawshaw	Main House Renovations	53/50	Normand Residential
9. Chris Frankenhoff 05-6234	4 Middle Tawpawshaw	Demo Pool	53/50	Normand Residential
10. Island Living, LLC 05-6300	77 Eel Point Road	New Beach Stairs	32/44	JB Studio

Voting Camp, Coombs, Welch

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns No concerns.

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

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

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

III. CONSENTS WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Chris Frankenhoff 05-6233	4 Middle Tawpawshaw	New Pool and Hardscape	53/50	Normand Residential
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application.				
Voting	Camp, Coombs, Welch			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Coombs)			
Roll-call Vote	Carried 3-0//Welch, Coombs, and Camp-aye		Certificate #	HDC2022-(as noted)

VII. OLD BUSINESS 04/19/2022

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

VIII. NEW BUSINESS 04/26/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 5 Martins, LLC 04-6135	5 Martins Lane	Mini split heat pump	42.3.2/132	South Shore Climate
Voting	Camp, Coombs, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Wayne Enos, South Shore Climate Inc.			
Public	None			
Concerns (1:16)	<p>Enos – Presented project; condenser could go on the north elevation.</p> <p>Backus – Read HSAB comments 5/2: Perhaps the line set could be boxed in to mimic a boxed downspout; if not, it should be placed on the north face of the corner. Please fence in the propane tank on the side.</p> <p>Circa 1850. Agrees with HSAB comments</p> <p>Welch – Does meet our guidelines; noted the existing downspouts aren't boxed so boxing the line set would look out of place; you would also end up with an overly wide corner board. West elevation, suggested a plant with height to help screen the line set.</p> <p>Coombs – She likes the idea of putting the condenser going on the north elevation.</p> <p>Camp – Suggested a shrub to help screen the condenser.</p>			
Motion	Motion to Approve through staff with a plant at the base of the line set and the condenser to be moved to the north elevation. (Welch)			
Roll-call Vote	Carried 3-0//Coombs, Welch, and Camp-aye		Certificate #	HDC2022-04-6135

2.	Richmond Co	05-6248	24a Evergreen Way	Demo or move dwelling	63/711	Richmond Co
Voting	Camp, Coombs, Welch					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.					
Representing	Dave Armanetti, Director Real Estate for Richmond Company					
Public	None					
Concerns (1:24)	<p>Armanetti – Presented project; was advertised the requisite 30 days with no responses.</p> <p>Backus – She’s curious if the approval will be conditioned for submittal of the original construction dates.</p> <p>Coombs – Nantucket Housing could probably use this; it looks a good size to be moved. If it has to be demolished, people should be able to salvage off it. She too would like to know the aged of the front section.</p> <p>Welch – No concerns. Noted that allowing salvaging opens the owner up for liability; we should discuss that.</p>					
Motion	Motion to Approve through staff with Nantucket Housing to be notified and to open it up for salvage of parts and provide the history of the structure. (Coombs)					
Roll-call Vote	Carried 3-0//Welch, Coombs, and Camp-aye			Certificate #	HDC2022-05-6248	
3.	Ken & Jeff Musi	05-6237	20 Willard Road	HVAC condenser revision	29/73	George Wing
Voting	Camp, Coombs, Welch					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	George Wing					
Public	None					
Concerns (1:32)	<p>Wing – Presented project; condenser will be enclosed similarly to the shower.</p> <p>Welch – The site plan shows the condenser in the front 1/3 of the primary mass; it should be in the rear half of the primary mass.</p> <p>Coombs – She’s okay with it as proposed.</p> <p>Camp – Wants it moved closer to the shower.</p>					
Motion	Motion to Approve through staff with the condenser relocated closer to the shower under the 3-over-3 double-hung window. (Welch)					
Roll-call Vote	Carried 3-0//Welch, Coombs, and Camp-aye			Certificate #	HDC2022-05-6237	
4.	Julia Brondi	04-6137	70 Orange Street	Outside Shower	55.4.1/88	Peter Fernandes
Voting	Camp, Coombs, Welch					
Alternates	None					
Recused	None					
Documentation	None					
Representing	None					
Public	None					
Concerns (1:37)	Not opened at this time.					
Motion	Motion to Hold for representation. (Coombs)					
Roll-call Vote	Carried 3-0//Welch, Coombs, and Camp-aye			Certificate #		
5.	Sandy Ack, LLC	04-6138	6 Sandy Drive	Move Off	29/76	NAG
6.	Sandy Ack, LLC	04-6147	6 Sandy Drive	New Dwelling	29/76	NAG
Voting	Camp, Coombs, Welch					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Steve Theroux, Nantucket Architectural Group					
Public	None					
Concerns (time)	<p>Theroux – Asked to hold for full board</p> <p>Not opened at this time.</p>					
Motion	Motion to Hold at representative’s request. (Welch)					
Roll-call Vote	Carried 3-0//Coombs, Welch, and Camp-aye			Certificate #		

7.	Peter Michalowski 04-6142	9R Bayberry Court	New Dwelling	67/62	Brook Meerbergen
8.	Peter Michalowski 04-6141	9R Bayberry Court	Garage/Cabana	67/62	Brook Meerbergen
9.	Peter Michalowski 04-6140	9R Bayberry Court	Pool Hardscape	67/62	Brook Meerbergen
Voting	Camp, Coombs, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (1:40)	Backus – Mr. Meerbergen asked these be held for a full board. Not opened at this time.				
Motion	Motion to Hold for Tuesday. (Welch)				
Roll-call Vote	Carried 3-0//Coombs, Welch, and Camp-aye			Certificate #	
10.	Wianno Family Nant. 04-6146	27 Brewster Road.	Porch	54/173	NAG
Voting	Camp, Coombs, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (1:41)	Theroux – Presented project. No concerns.				
Motion	Motion to Approve as submitted. (Welch)				
Roll-call Vote	Carried 3-0//Coombs, Welch, and Camp-aye			Certificate #	HDC2022-04-6146
11.	Fitzpatrick 04-6127	4 Grey Lady Lane	Shed	66/702	Val Oliver
Voting	Camp, Coombs, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (1:42)	Not opened at this time.				
Motion	Motion to Hold for representative. (Coombs)				
Roll-call Vote	Carried 3-0//Welch, Camp, and Coombs-aye			Certificate #	
12.	Dan Driscoll 04-6144	15 Madaket Road	Roof material change	41/299.3	Gerardo Nolasco
Voting	Camp, Coombs, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	None				
Public	None				
Concerns (1:42)	Backus – She would have put this on consent. No concerns.				
Motion	Motion to Approve. (Coombs)				
Roll-call Vote	Carried 3-0//Welch, Camp, and Coombs-aye			Certificate #	HDC2022-04-6146
13.	31 Western, LLC	31 Western Avenue	Shed	87/94	Emeritus
Voting	Camp, Coombs, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	None				
Public	Mary Bergman, Executive Director Nantucket Preservation Trust (NPT)				
Concerns (1:45)	Backus – This is Star of the Sea; NPT holds a preservation restrict; the shed is okay. Bergman – This shed is approvable. No concerns.				
Motion	Motion to Approve as submitted. (Welch)				
Roll-call Vote	Carried 3-0//Coombs, Camp, and Welch-aye			Certificate #	HDC2022-

14. David Pokarcik 05-6297	52 Hooper Farm Road	Like Kind Roof Repair	67/316	David Pokarcik
Voting	Camp, Coombs, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	None			
Public	None			
Concerns (1:47)	No concerns.			
Motion	Motion to Hold for representation. (Coombs) Motion to reopen. (Welch) Carried. Motion to Approve as submitted. (Welch)			
Roll-call Vote	Carried 3-0//Coombs, Camp, and Welch-aye		Certificate #	HDC2022-05-6297
15. Piya Phattanaphuti 04-6148	16 Waydale Road	Rooftop Solar	67/870	Cotuit Solar
Voting	Camp, Coombs, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	None			
Public	None			
Concerns (1:48)	Welch – Disclosed he lives across the street but has no financial interest. The solar will be on the back. Coombs – It’s not on the front. Camp – Likes the layout			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call Vote	Carried 3-0//Coombs, Camp, and Welch-aye		Certificate #	HDC2022-04-6148
16. Peter Lothefeld 04-6149	11 Essex Road	Rooftop Solar	67/605	Cotuit Solar
Voting	Camp, Coombs, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Karen Alence, Cotuit Solar			
Public	None			
Concerns (2:20)	(1:52) Motion to Hold for representation. (Welch) Carried 3-0//Coombs, Camp, and Welch-aye Alence – Presented project. Welch – He’s concerned about it being on the front mass, given its orientation to the street. The 2 nd floor would be less visible but needs to be cleaned up to better cover the roof. It looks like you could have 2 or more panels on the main roof and 3 on the bumpout roof in front of the deck; there would be none on the right 1-story mass. Coombs – This goes contrary to our solar guidelines. As presented on the secondary roof close to the road, she can’t approve this. She wants to see revisions. Camp – Her main concern is the 6 panels on the right 1-story mass. Feels a little more creativity would make this work.			
Motion	Motion to Hold for revisions and to come back on Tuesday. (Coombs)			
Roll-call Vote	Carried 3-0//Welch, Coombs, and Camp-aye		Certificate #	
17. Kevin Jacobs 04-6158	1 Judith Chase Lane	Shingle change (3-tab-arch)	42.3.2/4.1	T&T Roofing
Voting	Camp, Coombs, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	None			
Public	None			
Concerns (time)	Bachus – Maury black appropriate within the OHD. Per NHL data, this is a 2006 infil. No concerns.			
Motion	Motion to Approve as submitted subject to being on a 2-story structure. (Welch)			
Roll-call Vote	Carried 3-0//Coombs, Welch, and Camp-aye		Certificate #	HDC2022-04-6158

18. Ariana Costakes **04-6164** 8A Toombs Court New Dwelling 68/153.3 Val Oliver
 Voting Camp, Coombs, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Ariana Costakes, owner
 Public None
 Concerns (time) **Costakes** – Trim natural to weather trim; front door Hamilton blue.
 No concerns.
 Motion **Motion to Approve as submitted. (Welch)**
 Roll-call Vote Carried 3-0//Coombs, Camp, and Welch-aye Certificate # **HDC2022-04-6164**

19. Marty McGowan **04-6162** 42 Easton Street Hardscape 42.4.1/21 Linda Williams
 20. Milestone Prop Mngmt **04-6171** 28A Evergreen Way Guest House 68/713.2 BPC
 21. Milestone Prop Mngmt **04-6174** 28A Evergreen Way Pool 68/713.2 BPC
 22. High Tide Partners, LLC **04-6196** 26 Douglas Way New Dwelling 39/41 BPC
 23. High Tide Partners, LLC **04-6198** 26 Douglas Way Garage 39/41 BPC
 24. High Tide Partners, LLC **04-6172** 26 Douglas Way Shed 39/41 BPC
 25. High Tide Partners, LLC **04-6173** 26 Douglas Way Gazebo 39/41 BPC
 26. High Tide Partners, LLC **04-6197** 26 Douglas Way Pool 39/41 BPC
 27. Pamela Alexander **04-6178** 4 Mayhew Road Cottage 92.4/221 SMRD
 28. Pamela Alexander **04-6177** 4 Mayhew Road Pool 92.4/221 SMRD
 29. Pamela Alexander **04-6176** 4 Mayhew Road Shed 92.4/221 SMRD
 Voting Camp, Coombs, Welch
 Alternates None
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (1:59) Not opened at this time.
 Motion **Motion to Hold Items 20-30 for representation. (Welch)**
 Roll-call Vote Carried 3-0//Coombs, Welch, and camp-aye Certificate #

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

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

Rest held for Tuesday, May 17.

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

IX. OLD BUSINESS 05/03/2022

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

X. NEW BUSINESS 05/10/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Robert O'Day 04-6203	13 Chatham Road	Shed	54/125	Robert O'Day
2. Kevin and Kelly Purcell 04-6208	32 Dukes Road	New Dwelling	56/188	Topham Designs
3. Rachel Gates 05-6284	12B Daffodil Lane	Solar Roof Array	68/769.2	Rachel Gates
4. Scott Valero 04-6224	9 Exeter Street	New Shed	76.4.1/410.1	Val Oliver
5. Michael & Ivelina Eldridge 05-6285	23 Beach Grass Road	New Dwelling	68/382	Val Oliver
6. N.H. A 04-6192	89 A & B Bartlett Road	Roof Replacement	66/410	Jim
7. Lewis Kelsey 05-6261	14 Darling Street	Change Color	42.3.2/114	Lewis Kelsey
8. Luciana Bretz-Pavie 04-6216	17 Tetawkimmo Drive	New Inground Pool	53/38	LINK
9. David Pekarcik	52R Hooper Farm Road	New Garage	67/767.1	David Pekarcik
10. David Pekarcik	52 Hooper Farm Road	New Dwelling	67/316	David Pekarcik
11. Jean Francois Formela 04-6212	8 Old Westmoor Fm Rd	Fence	41/822	Ahern
12. Stop This Train LLC 04-6218	31 Pequot Street	New Dwelling (Renewal)	80/130	MCA+
13. Ann Swart 05-6236	94 Quidnet Road	Roof replacement	21/107	Thornwill Designs
14. Fairgrounds Properties LLC 05-6240	71 Fairgrounds Rd(lot 1)	New Dwelling	67/693	Normand Residential
15. Fairgrounds Properties LLC 05-6239	71 Fairgrounds Rd(lot 1)	New Garage/Studio	67/693	Normand Residential
16. Fairgrounds Properties LLC 05-6241	71 Fairgrounds Rd(lot 1)	Pool and Hardscaping	67/693	Normand Residential
17. Ethan Devine 05-6243	Tuckernuck	Re-roof MH	94/21	Val Oliver
18. 11 Hulbert LLC 05-6253	11 Hulbert Avenue	Fence and Driveway	29.2.3/2	Val Oliver
19. James and Jennifer Soltesz 05-6252	2 Grey Lady	Fence and Driveway	66/701	Val Oliver

HDC Minutes for May 12, 2022, adopted May 24

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

XI. OTHER BUSINESS	
Approved Minutes	April 26 & 28, 2022
Motion	No action at this time.
Roll-call vote	N/A
Review Minutes	May 5, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Tuesday, May 17th @ 5:00 pm Hybrid – Zoom @ 2 Fairgrounds Rd, Conference Room • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:30 pm. (Coombs)**
Roll-call vote Carried 3-0//Welch, Coombs, and Camp-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council

Tuckernuck Advisory Board