



# 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 ~~

**Thursday, June 9, 2022**

*Conference Room, 2 Fairgrounds Road & Remote Participation via ZOOM.*

Called to order at 1:08 pm. and announcements by Mr. Pohl

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

Attending Members: Pohl, Camp, Coombs, Welch, Thornewill

Remote Participants: Coombs,

Absent Members: Oliver, Dutra

Late Arrivals: None

Early Departures: None

Adoption of Agenda.

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

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

## I. COMMISSION COMMENTS

Welch – Asked for internet hard-wire cable put in the 2 Fairground Road Conference Room to preclude bandwidth issues.

## II. PUBLIC COMMENT

1. None

## III. DISCUSSION

1. None

## IV. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Curtis Wohlers <b>05-6365</b>	12 Field Avenue	Roof replacement	80/161	C. Wohlers
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Thornewill)</b>			
Roll-call Vote	Carried 5-0//Welch, Camp, Coombs, Thornewill, and Pohl-aye		Certificate #	<b>HDC2022-05-6365</b>

## V. OLD BUSINESS 05/03/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jessica Millard <b>06-4017</b>	5 Cudweed Road	Alterations	82/423	Oliver
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:43)	Not opened at this time.			
Motion	<b>Motion to Hold for next Tuesday. (Camp)</b>			
Roll-call Vote	Carried 5-0//Welch, Coombs, Thornewill, Camp, and Pohl-aye		Certificate #	

**VI. 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. Lewis Kelsey <b>05-6261</b>	14 Darling Street	Change Color	42.3.2/114	Lewis Kelsey
Voting	Camp (acting chair), Coombs, Welch, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Lewis Kelsey, owner			
Public	None			
Concerns (1:12)	<p><b>Kelsey</b> – Presented project.</p> <p><b>Backus</b> – Read 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?</p> <p>Within Fish Lots, circa 1830 Greek revival; sister to 12 Darling circa 1843. More muted, lighter tones more appropriate for a Greek revival.</p> <p><b>Thornewill</b> – Agrees a lighter color better; Hamilton blue is too rich for this little house.</p> <p><b>Coombs</b> – Newport blue would be better.</p> <p><b>Welch</b> – Agrees; wants to see a proper color card or a photo showing true to color. Folger, which replaces Hamilton, too Victorian and Newport too dark. A light muted grey might be appropriate.</p> <p><b>Camp</b> – White trim is appropriate but agrees about seeing the color intended for the clapboard. Light blue can go to baby blue real fast.</p>			
Motion	<b>Motion to Hold for a photo of the house with better color balance and a color swatch and to come back Tuesday, June 14<sup>th</sup>. (Welch)</b>			
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Welch, and Camp-aye		Certificate #	
2. David Pekarcik <b>04-6213</b>	52R Hooper Farm Road	New Garage	67/767.1	David Pekarcik
3. David Pekarcik <b>04-6214</b>	52 Hooper Farm Road	New Dwelling	67/316	David Pekarcik
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:22)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Welch)</b>			
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Camp, Welch, and Pohl-aye		Certificate #	
19. Milton Rowland <b>05-6235</b>	18 Mt. Vernon Street	Rev. 05-3784: Roof change	55.4.4/32.1	Milton Rowland
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:23)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Welch)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Coombs, Camp, Welch, and Pohl-aye		Certificate #	

20. Mike Romano **05-6245** 55 Easton Street Addition to existing 42.4.1/68 Shelter 7

Voting Pohl, Camp, Coombs, Welch, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, historical documents, advisory comments, and Resilient Nantucket.  
 Representing Jason Olbres, Shelter 7  
 Public None  
 Concerns (1:23) **Olbres** – Presented project.

**Backus** – Read HSAB comments 5/16: The original brick porch columns should remain but be placed on a wider stone or plinth block about 18” tall. The outdoor fireplace on the east is inappropriate and should be eliminated. The small, hipped roof wart within the ell is awkward looking and should be eliminated or have projecting eaves. The 4-light French doors are not traditional; they should be 12 lights with kick panel. The roof walk is much too wide; it should be only 7 or 8 feet wide or better yet eliminated completely as this historic house never had a roof walk; a house of this style should not have a roof walk, nor does it meet the HDC standards of the required two-story wall height. The side deck is very large and imposing; it should be considerably reduced in size and not project beyond the rear addition. The back, deck stairs should be less prominent and more integrated into the deck. The old photo shows cross-buck railings; a cross-buck railing with spider web detailing would be an improvement. The ridge height of the rear addition should be dropped to be more subordinate. Moving the structure on the lot is not necessary and changes the existing streetscape and historic spacing along the street; it should remain where it is. What is the foundation material and color? HSAB would like to see revisions.

Circa 1912 bungalow, Windward, individually significant. Agree with HSAB especially that a roof walk is not appropriate on this house. This structure has to abide with “Resilient Nantucket” design guidelines; this house is referenced in that book. Shifting is not appropriate. Proposal will change the characteristics features of this bungalow. Concerned about removal of historic fabric necessary for this structure. Chimney should not be as thick as proposed and not on the exterior. Was noticed by an abutter they had concerns, but they aren’t in the queue.

**Camp** – On the front, the porch plinths should get wider; the roof doesn’t sit well. The addition overwhelms the lines of the side gable and should be reduced.

**Coombs** – Agrees with HSAB. The roof walk on this house doesn’t follow our guidelines. The addition is too large and tall. North elevation, the addition is too large for a bungalow and loses that idea. The roof walk is flanked by dormers and the chimney is too heavy; the addition needs to be reduced and simplified to better suit this small significant structure. Crossbucks with “spiderweb” will be good on the porch. West elevation, prefers the existing dormer or drop the proposed dormer off the ridge.

**Thornewill** – This currently is centered in the yard. The addition should be lower; the rear ell shouldn’t extend past the existing addition. Okay with the proposed deck railing. Agrees with Ms. Camp about the columns getting wider.

**Welch** – South elevation, this is the most visually relevant elevation; suggested lowering the deck one step with one step into the house but keep the top of the plinth; crossbucks with “spiderweb” area appropriate. Addition is massive overall and all of it should come down in height.

**Pohl** – The original design had shingled porch plinths. Rear ell is large in relation to the existing; outdoor fireplace incongruous; the plinths should be wider.

Motion **Motion to Hold for revisions and go back to HSAB. (Coombs)**

Roll-call Vote Carried 5-0//Thornewill, Welch, Camp, Coombs, and Pohl-aye Certificate #

21. Stephen P Cherner Trust **05-6246** 196 Hummock Pond Rd New guesthouse 65/30 Shelter 7

Voting Pohl, Camp, Coombs, Welch, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Jason Olbres, Shelter 7  
 Public None

Concerns (1:48) **Olbres** – Presented project; the main house was approved; natural-to-weather vertical board; trim and sash to match the house.

**Coombs** – The crossbucks should be on the inside of the doors. No other concerns.

**Thornewill** – Agrees with Ms. Coombs, especially on the front; could leave it on doors that aren’t visible.

**Welch** – No concerns.

**Camp** – She would like to see this beside the main house.

Motion **Motion to Approve through staff with no cables on the front garage doors. (Camp)**

Roll-call Vote Carried 5-0//Coombs, Thornewill, Welch, Camp, and Pohl-aye Certificate # **HDC2022-05-6246**

22. David Gray <b>05-6244</b>	17 Clarendon Street	New Garage	76.1.3/92	David Gray
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	David Gray			
Public	None			
Concerns (1:55)	<p><b>Gray</b> – Presented project.</p> <p><b>Thornewill</b> – It’s a little tall at 26’3” but not a deal breaker.</p> <p><b>Coombs</b> – The maximum height of a garage-apartment is 24’; this should come down some. The main house would be only a few feet taller than this.</p> <p><b>Camp</b> – It would be nice to have it come down.</p> <p>Discussion about ways to bring the height down and lights in the garage doors.</p>			
Motion	<b>Motion to Approve through staff with 6” to come out of the height and no lights in the garage doors. (Camp)</b>			
Roll-call Vote	Carried 5-0//Welch, Thornewill, Coombs, Camp, and Pohl-aye		Certificate #	<b>HDC2022-05-6244</b>
23. David & Kerry McElroy <b>05-6263</b>	14 North Star Lane	Fence & replace wall	30/205	SCI
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (2:03)	<p><b>Newman</b> – Presented project.</p> <p><b>Welch</b> – This is at the end of a dead-end road behind 3 houses; he has no concerns.</p> <p><b>Thornewill</b> – Agrees.</p> <p><b>Camp</b> – No concerns.</p> <p><b>Coombs</b> – She’d like some vegetation to break up the expanse of fence.</p>			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Coombs, Camp, Welch, and Pohl-aye		Certificate #	<b>HDC2022-05-6253</b>
24. Grey Lady, LLC <b>05-6254</b>	32 Chuck Hollow Road	Move/Demo Garage	75/68	Normand Residential
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (2:11)	<p><b>Normand</b> – Presented project; main house renovation is approved; circa 1980s-1990s.</p> <p><b>Coombs</b> – She would like it to be advertised if it can’t be relocated and repurposed on the lot.</p> <p>Consensus agrees.</p>			
Motion	<b>Motion to Approve with this to be advertised before demolition. (Welch)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Coombs, Camp, Welch, and Pohl-aye		Certificate #	<b>HDC2022-05-6254</b>
25. Steven L Cohen Tr <b>05-6258</b>	8 Sachem Road	New Garage/ Studio	30/239	Workshop APD
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (2:15)	<b>Backus</b> – Representative asked this be held.			
Motion	<b>Motion to Hold for Tuesday, (Camp)</b>			
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Welch, Camp, and Pohl-aye		Certificate #	

**26. 8 Red Mill Ln, LLC 05-6288**      8 Red Mill Lane      New dwelling      55/928      EMDA

Voting      Pohl, Camp, Coombs, Welch, Thornewill  
 Alternates      None  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, photos, and advisory comments.  
 Representing      Ethan McMorrow, Ethan McMorrow Design Associates  
 Public      None  
 Concerns (2:16)      **McMorrow** – Presented project; there is a 5’ easement along the south side.

**Backus** – Read HSAB comments 5/23: Ok with the design in general. The stone type should be more rounded and less horizontal. This subdivision is so densely built out, it would be nice to see more separation between the buildings instead of lot line to lot line. Traditionally, the main house should be in front of the guest house.

**Camp** – This is beautifully designed and is reminiscent of Owls Nest in ‘Sconset. Her only concern is that the guest house hides it.

**Coombs** – Reduce it so it doesn’t go from sideline to sideline.

**Thornewill** – It’s really good looking. To Ms. Coombs point, there is a lot of open land to the south and west.

**Welch** – Agrees with what’s been said. Unlike some homes in there, this goes to an easement. The wrap-around porch breaks down the mass.

**Pohl** – Agrees.

Motion      **Motion to Approve as submitted. (Welch)**

Roll-call Vote      Carried 5-0//Thornewill, Coombs, Camp, Welch, and Pohl-aye      Certificate #      **HDC2022-05-6288**

**27. 8 Red Mill Ln, LLC 05-6299**      8 Red Mill Lane      New Guest House      55/928      EMDA

Voting      Pohl, Camp, Coombs, Welch, Thornewill  
 Alternates      None  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, photos, and advisory comments.  
 Representing      Ethan McMorrow, Ethan McMorrow Design Associates  
 Public      None  
 Concerns (2:26)      **McMorrow** – Presented project.

**Backus** – Read HSAB comments 5/23: Ok with the design in general. The stone type should be more rounded and less horizontal. The horizontal skirt boards are not typical and should be changed to vertical or lattice panels. Traditionally, the main house should be in front of the guest house.

No concerns.

Motion      **Motion to Approve as submitted. (Welch)**

Roll-call Vote      Carried 5-0//Thornewill, Coombs, Camp, Welch, and Pohl-aye      Certificate #      **HDC2022-05-6299**

Rest held for Tuesday.

28. Mathew Dacey <b>05-6315</b>	14 Plover Lane	New dwelling	12/53	EMDA
29. Oceanview Hydroponics <b>05-6316</b>	33 Bartlett Farm Road	Hydroponics grwng factory	82/503	John Bartlett
30. Pocomo 53 Nominee Tr <b>05-6290</b>	53 Pocomo Road	Move or Demo	15/17	Robert Paladino
31. Pocomo 53 Nominee Tr <b>05-6289</b>	53 Pocomo Road	New dwelling	15/17	Robert Paladino
32. Pocomo 53 Nominee Tr <b>05-6291</b>	53 Pocomo Road	New House Garage	15/17	Robert Paladino
33. Michael Altman <b>05-6292</b>	37 Sankaty Head Road	Move main house	48/2	BPC
34. Michael Altman <b>05-6293</b>	37 Sankaty Head Road	Move guest house	48.2	BPC
35. 31 Western Ave, LLC <b>05-6312</b>	31 Western Avenue	Hardscape	82/94	Ahern
36. Ack 71 Orange St, LLC <b>05-6301</b>	71 Orange Street	New Garage	55.4.1/167	LINK
37. 17 Ranger Rd, LLC <b>05-6302</b>	17 Ranger Road	Demo/ Move off Garage	39/28	LINK
38. 17 Ranger Rd, LLC <b>05-6303</b>	17 Ranger Road	New Garage	39/28	LINK
39. J Seward Johnson Jr Tr <b>05-6307</b>	73 Hulbert Avenue	Cottage replace windows	29/5	Shelter 7
40. Eileen Harkness <b>05-6314</b>	5 Gardner Perry Drive	Roof Change	55/32.1	Thornewill Design
41. Nantucket Shire, LLC	30 Dukes Road	New Dwelling	56/189	Linda Williams
42. Nantucket Shire LLC	30 Dukes Rd	Move Shed and Addition	56/189	Linda Williams

**VII. 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 <b>02-5805</b>	15 Cliff Road	Addition & renovation	42.4.4/56	MCA+
2. OHOM, LLC <b>03-6026</b>	28 Main Street ‘Sconset	Gate	73.3.1/47	Emeritus
3. Richard Sotell <b>02-5632</b>	10 Hydrangea Lane	Rooftop Solar	73/89	Cotuit Solar
4. God Bless Dad, LLC <b>03-6059</b>	76 Baxter Road	Pool & hardscape	49/42	Atlantic Landscaping
5. Melissa Sperau <b>12-5433</b>	21 Bank Street ‘Sconset	Cottage reno & addition	73.1.3/57	Gryphon Architect
6. 41 Monomoy, LLC <b>03-5883</b>	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 <b>04-6118</b>	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
9. Steven Cohen Trust <b>03-6013</b>	12 Codfish Park Road	Rev. dormers & fenestration	73.2.4/9	Shelter 7

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

**IX. 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 Gingly Lane	New dwelling	41/851	Robert Newman
3.	Joe Minella 04-6078	9 Gingly Lane	New 2 <sup>nd</sup> dwelling	41/851	Robert Newman
4.	Joe Minella 03-5937	9 Gingly Lane	Pool & Hardscape	41/851	Robert Newman
5.	Joe Minella 03-5938	9 Gingly Lane	Garage/Studio	41/851	Robert Newman
6.	Nick & Kacie Pappas 03-6067	7 Beaver Street	Addition	55.1.4/82	Val Oliver
7.	2 Chestnut, LLC 04-6091	2 Chestnut Street	Color change	42.3.1/69	Emeritus
8.	88 Pocomo, LLC 03-5885	88 Pocomo Road	Main House new dwelling	15/52	Emeritus
9.	88 Pocomo, LLC 04-6092	88 Pocomo Road	New Guest house	15/52	Emeritus

**X. 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.	Robert Rizika 06-6446	18 Maclean Lane	Fence replacement	55/448	Robert Rizika
4.	Maines Mulloy 06-6425	28 Honeysuckle	New dwelling & garage	68/385	Val Oliver
5.	Sankaty, LLC 06-6439	49 Sankaty Road	New dwelling	49/66	Dustin Maury
6.	Michael Altman	37 Sankaty Head Road	Revisions	48/2	BPC
7.	K.M. Cannon Trust 05-6424	26 Liberty Street	Move windows & + door	42.3.4/115	NAG
8.	Richmond Great Point 06-6437	29 Beach Grass Road	New dwelling	68/379	KOH
9.	P Fox Nantucket, LLC 06-6436	20 Orange Street	Hardscape/fence	42.3.2/70	Ahern
10.	Bank of America 06-6396	65 Main Street	Exterior lighting	42.3.1/197	Bruce Bisbano
11.	Jesse Dutra 05-6393	2 Sea Fox Circle	Basement walkout	55/107.4	Jesse Dutra
12.	Almando Mason 05-6394	39 Bartlett Road	Roof replacement 3tab-arch	66/12	Almando Mason
13.	Scarlett O'Hara, LLC 05-6391	43 Nobadeer Farm Road	Commercial barn	69/17	Reid Builders
14.	Nadine Westcott 05-6395	3 Angola Street	Fence	55.4.1/62	Nadine Westcott
15.	Dan Schiff 05-6385	22 Starbuck Road	Fireplace color change	60/118	Dan Schiff
16.	John Kane 06-6427	12 Pond Road	Addition	56/295	Topham Design
17.	Jay Maroney	29 Rhode Island	Shed	60.3.1/132	Jay Maroney
18.	Jay Maroney	29 Rhode Island	Deck	60.3.1/132	Jay Maroney
19.	Bertyl Johnson	250 Madaket Road	Addition	59.4/213	Brook Meerberger
20.	Patrick Quigley 06-6441	10 Tashama Lane	Demo Shed	55/478	Patrick Quigley
21.	Patrick Quigley 06-6442	10 Tashama Lane	Addition	55/478	Patrick Quigley
22.	Sankaty Head Foundation	100 Sankaty Road	Fenestration and bathroom	49/115	NAG
23.	Island Living, LLC 05-6403	2B Longwood Drive	New Garage	71/13.4	JB Studio
24.	Sara Schwartz 05-6407	27 Sconset Avenue	Deck and new door	49.2.3/23.1	JB Studio



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25. Sara Schwartz <b>05-6406</b>	27 Sconset Avenue	Fence	49.2.3/23.1	JB Studio
26. Faberia Biff <b>05-6416</b>	58 Walsh Street	Roof material change	29/97	Emeritus
27. Michael Pertieari <b>06-6435</b>	14 Flintlock	Pool and hardscape	76/44	Waterscapes
28. Melinda Johnson <b>06-6432</b>	131 Wauwinet Road	Historic determination	12/5	Alan Noll
29. Melinda Johnson <b>06-6433</b>	131 Wauwinet Road	Elevate historical structure	12/5	Alan Noll
30. Jamie Kaplan <b>06-6440</b>	6 Joy Street	Hardscape	55.4.4/32.2	Elaine Johnson
31. Over Here Over There Tr <b>06-6426</b>	82 Polpis Road	Reno/addition	44/25.6	Gryphon Architects
32. Miroslava Ahern <b>05-6411</b>	6.2 Windy Way	Revisions to existing COA	67/864	Ahern
33. Jody & Robert Newman <b>05-6415</b>	6 Topping Lift	Garage studio	66/308	SCI
34. Mark & Sue Ellen Alderman <b>05-6414</b>	17 High Brush Path	Pool	56/375	SCI
35. Mark & Sue Ellen Alderman <b>05-6413</b>	17 High Brush Path	Addition	56/375	SCI
36. 31 Old South Rd, LLC <b>06-6428</b>	31 Old South Road	Commercial mixed-use bldg	68/3	Val Oliver
37. Caleb Cressman <b>05-6417</b>	300 Polpis Road	Demo Barn	20/11	Thornewill Design
38. Kerman Karen Tr <b>06-6431</b>	10 Holly Street	Rev. 10-4888: add door	80/23	Thornewill Design
39. Melissa Kreiser <b>06-6444</b>	89 Washington Street	Alteration	55.1.4/81	Melissa Kreiser
40. Jonathan Delgado <b>06-6443</b>	1 Parson Lane	Rooftop solar	75/143	Cotuit Solar
41. Cannonbury Ln Partners, LLC	7 Cannonbury Lane	Rev. 08-1581	74/29	Patrick Lewis
42. Thomas & Margaret Montgomery <b>06-6447</b>	33 North Liberty Street	Outdoor Shower/ Arbor	41/157	Thomas/ Margaret
43. Ellen Hoeffel <b>05-6409</b>	85 Cliff Road	Garage/Studio	30/167	Vallerlis
44. Rubinstein Bistany <b>05-6398</b>	51 Tennessee Avenue	Demo or move garage	59.4/202	Brook Meerberger
45. Rubinstein Bistany <b>05-6399</b>	51 Tennessee Avenue	GH move or modify	59.4/202	Brook Meerberger
46. Rubinstein Bistany <b>05-6400</b>	51 Tennessee Avenue	New main dwelling	59.4/202	Brook Meerberger
47. Rubinstein Bistany <b>05-6402</b>	51 Tennessee Avenue	New garage	59.4/202	Brook Meerberger
48. Rubinstein Bistany <b>05-6401</b>	51 Tennessee Avenue	New Pool & deck	59.4/202	Brook Meerberger
49. Green Family Trust	4 Doc Ryder Drive	Addition	66/220	Gryphon Architects
50. Okay Okay Café, LLC	15 Washington Street	Addition	42.3.1/99	BPC
51. Ack Tack LLC <b>06-6434</b>	19 Bishops Rise	Secondary dwelling	40/31.3	Chris Hall Architects
52. Auburn Cottage, LLC	46 Easton Street	Relocate shed	42.4.1/22	Botticelli + Pohl
53. Auburn Cottage, LLC	46 Easton Street	MH add/renovation	42.4.1/22	Botticelli + Pohl
54. 44 Monomoy, LLC	44 Monomoy Road	MH add/renovation	54/72	WAPD
55. 44 Monomoy, LLC	44 Monomoy Road	New Garage/studio	54/72	WAPD
56. Lilymoor, LLC <b>05-6423</b>	1 Maxey Pond Road	Pool	40/107	Val Oliver
57. Carison <b>05-6422</b>	2 Blueberry Lane	Fence	80/178	Val Oliver
58. 88 Pocomo, LLC <b>05-6419</b>	88 Pocomo Road	Sports Court	15/42	Ahern
59. 88 Pocomo, LLC <b>05-6420</b>	88 Pocomo Road	Pool & hardscape	15/42	Ahern
60. Eel Point Holdings, LLC <b>05-6421</b>	55 Eel Point Road	Driveway & apron	32/47	Ahern

<b>XI. OTHER BUSINESS</b>	
Approved Minutes	None
Motion	
Roll-call vote	
Review Minutes	June 2, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Tuesday, June 14<sup>th</sup> @ 5:00 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 2:30 (Camp)**  
 Roll-call vote Carried 5-0//Thornewill, Welch, Coombs, Camp, and Pohl-aye

Submitted by:  
 Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board