



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

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

~~ MINUTES ~~

**Tuesday, June 14, 2022**

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

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

Staff in attendance: Holly Backus, Historic Planner; Nicky Sheriff, Administrative Specialist; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker  
 Attending Members: Pohl, Coombs, Oliver, Welch, Thornewill  
 Remote Participants: Coombs,  
 Absent Members: Camp, Dutra  
 Late Arrivals: None  
 Early Departures: None

Adoption of Agenda.

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

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

## I. COMMISSION COMMENTS

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

## II. PUBLIC COMMENT

1. None

## III. DISCUSSION

1. Approve July-October HDC Schedule

Voting Pohl, Camp, Coombs, Oliver, Welch

Alternates Dutra, Thornewill

Documentation HDC meeting Schedule

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

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

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

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

## IV. CONSENTS

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

Voting Pohl, Coombs, Welch, Thornewill

Alternates None

Recused Oliver

Documentation None

Representing None

Public None

Concerns No concerns.

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

Roll-call Vote Carried 4-0//Thornewill, Welch, Coombs, and Pohl-aye

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

**V. CONSENTS WITH CONDITIONS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Richard Kotalac Jr. <b>05-6361</b>	156 Miacomet Road	Solar roof array	81/129	Ack Smart
• Due to lack of visibility				
2. Lilymoor, LLC <b>05-6423</b>	1 Maxey Pond Road	Pool	40/107	Val Oliver
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application.				
3. Michael Pertieari <b>06-6435</b>	14 Flintlock	Pool and hardscape	76/44	Waterscapes
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application.				
4. Mark & Sue Ellen Alderman <b>05-6414</b>	17 High Brush Path	Pool	56/375	SCI
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application.				
Voting	Pohl, Coombs, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve per noted conditions. (Coombs)</b>			
Roll-call Vote	Carried 4-0//Thornewill, Welch, Coombs, and Pohl-aye	Certificate #	<b>HDC2022-(as noted)</b>	

**VI. OLD BUSINESS 05/03/2022**

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

**VII. NEW BUSINESS 05/10/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. David Pekarck <b>04-6213</b>	52R Hooper Farm Road	New dwelling	67/767.1	David Pekarck
Voting	Pohl, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	David Pekarck, owner			
Public	None			
Concerns (5:52)	<b>Pakarck</b> – Presented project. No concerns.			
Motion	<b>Motion to Approve as submitted subject to updating the address on the plans. (Welch)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Coombs, Welch, and Pohl-aye	Certificate #	<b>HDC2022-04-6213</b>	

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

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

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

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



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

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

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

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
<b>1. Maxwell House, LLC 02-5805</b>	<b>15 Cliff Road</b>	<b>Addition &amp; renovation</b>	<b>42.4.4/56</b>	<b>MCA+</b>
Voting	Pohl, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Doug Mills, Mark Cutone Architecture			
Public	None			
Concerns (7:28)	<p><b>Mills</b> – Reviewed changes made per previous concerns; chimneys will be faux chimneys.</p> <p><b>Backus</b> – Read HSAB comments 5/23: The proposed new front door and entry have an overall awkward appearance. The projecting 2<sup>nd</sup> floor over the front door creates a negative massing; the negative mass should be filled in and a hipped porch roof provided to create a proper front porch. The door should be separated from the attached windows and have a more formal surround and be a more formal front door. The porch post to the left should align with the corner board above. The lights in the “B” windows on the southeast are horizontal rather than vertical; they narrower them to correct this. The northwest elevation of the garage is under-fenestrated and could use a couple windows. HSAB would like to see revisions.</p> <p>Queen Ann(ish) circa 1900 per HDC survey and altered in 1996. Appreciates the historic documentation. We should have a window survey. Attached garages are atypical with Nantucket vernacular. Not clear if the chimneys are being removed or rebuilt. Northeast fan-light window should remain. Previously approved garage roof pitches should be used. A simple breezeway attaching the garage would be more appropriate.</p> <p><b>Oliver</b> – The size of the garage on the street is a concern; it's as tall as the house and should be more subservient; the doors shouldn't face the road. Connector would be only discernable on the rear.</p> <p><b>Thornewill</b> – Appreciates the 6-over-1s. Agrees with Ms. Oliver about the garage; the hedge on the street side somewhat screens the 1<sup>st</sup> floor.</p> <p><b>Coombs</b> – The garage needs to be lower and simple; it has 3 roof plains and is almost as tall as the house. The chimneys should remain. Southeast elevation has too many double- and triple-ganged windows and lacks originality.</p> <p><b>Welch</b> – Agrees with comments made. The hipped roof on the garage drives its height.</p> <p><b>Pohl</b> – Need clarification about the chimneys. Existing garage is charming, and this is not so and larger.</p>			
Motion	<b>Motion to Hold for revisions and to go to HSAB. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Welch, Oliver, Coombs, and Pohl-aye	Certificate #		

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



5.	Melissa Sperau	12-5433	21 Bank Street 'Sconset	Cottage reno & addition	73.1.3/57	Gryphon Architect
Voting	Welch (acting chair), Coombs, Oliver					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Ethan Griffin, Gryphon Architects					
Public	None					
Concerns (8:30)	<p><b>Griffin</b> – Will move forward with 3 people. Reviewed changes made per previous concerns.</p> <p><b>Backus</b> – Read SAB comments 5/23: Would like to continue the idea of limiting 2<sup>nd</sup>-floor additions and decks. Circa 1938 within the 'Sconset old historic district of Codfish Park. Appreciates keeping the 3-tab roof and reduction in height. North and south elevation keep the existing roof pitches which are character-defining features on the historic cottages. Asked if existing vegetation will be retained.</p> <p><b>Oliver</b> – She likes this; he's done an excellent job of keeping it as low as possible; it's quirky. You'd be hard pressed to argue keeping it 1 story with the number of 2-story structures in Codfish Park. It's less the 20' tall.</p> <p><b>Coombs</b> – They brought the height down to something more in keeping. North elevation, she questions the roof with a single window and stacked roof lines; this elevation is much too busy and should be simple.</p> <p><b>Welch</b> – He thinks Mr. Griffin has done a great job of making this more reflective of Codfish Park and appropriate. North elevation, asked how much will be directly visible, obliquely visible, and blocked.</p>					
Motion	<b>Motion to Approve as submitted. (Oliver)</b>					
Roll-call Vote	Carried 3-0//Coombs, Oliver, and Welch-aye			Certificate #	<b>HDC2021-12-5433</b>	
6.	41 Monomoy, LLC	03-5883	42 Monomoy Road	New dwelling	57/79.1	Emeritus
7.	55 Eel Point Holding, LLC		55 Eel Point Road	New garage	32/47	Botticelli + Pohl
8.	Stark Point, LLC	04-6118	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
9.	Steven Cohen Trust	03-6013	12 Codfish Park Road	Rev. dormers & fenestration	73.2.4/9	Shelter 7
Voting	Welch (acting chair), Coombs, Oliver, Thornewill					
Alternates	None					
Recused	Pohl					
Documentation	None					
Representing	None					
Public	None					
Concerns (time)	Not opened at this time.					
Motion	<b>Motion to Hold Items 6-9 for Thursday. (Oliver)</b>					
Roll-call Vote	Carried 3-0// Oliver, Thornewill, and Welch-aye; Coombs no response			Certificate #		

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

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	J. Sulzick/B. Elder	05-6327	12 Back Street	Addition	55/35.2	Thornewill Design
Voting	Pohl, Coombs, Oliver, Welch					
Alternates	None					
Recused	Thornewill					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Carrie Thornewill, Thornewill Design					
Public	None					
Concerns (8:44)	<p><b>Thornewill</b> – Presented project; built in the early 1980s; hedge in front of addition will remain.</p> <p><b>Backus</b> – Read HSAB comments 6/6: The west elevation broken-back saltbox roof should face the rear instead of the street; the higher plate should be on the street side. The addition should be slid farther back from the street as much as possible. The bay window should have a shingled base, either vertical or sloped, but this may not be visible. The street side of the addition is under-fenestrated; add a window. If visible, only one skylight should be on the south side. Roof color to match existing. HSAB would like to see revisions.</p> <p>Circa 1970 infill. Concur with HSAB on flipping the broke-back roof plain. Okay with rear bay window. Skylights might not be visible. Any existing windows should be reused in the addition.</p> <p><b>Oliver</b> – Only the front is visible. This is true additive massing. With the broken back facing the street, the existing, west-elevation, 2<sup>nd</sup>-floor window is not disturbed.</p> <p><b>Coombs</b> – No concerns.</p> <p><b>Welch</b> – The access to the roof walk is atypical. North elevation, it would be more historically correct to lower the top plate, so the roof beam becomes the header for the window and brings that eave down. Doesn't agree about switching the broke-back roof.</p> <p><b>Pohl</b> – He likes the idea of dropping the front eave; doing that might eliminate the broke-back roof and bring the eave below the main house break point.</p>					
Motion	<b>Motion to Approve through staff with the north elevation addition eave dropped to be lower than the main mass break point. (Welch)</b>					
Roll-call Vote	Carried 4-0//Oliver, Coombs, Welch, and Pohl-aye			Certificate #	<b>HDC2022-05-6327</b>	

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

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

Rest held for Thursday.

4. Bob Harrington <b>05-6330</b>	7 Sherburne Turnpike	Addition/renovation	30/112	MCA
5. Maple Lane, LLC <b>05-6335</b>	2 Maple Lane	New dwelling	67/303	Dustin Maury
6. JK Baxter LLC <b>05-6336</b>	114 Baxter Road	Extended 2 <sup>nd</sup> floor deck	48/35	Thornewill Design
7. Sarah Murphy <b>05-6351</b>	Maple Lane (lot 4)	New main dwelling	67/303	Emeritus
8. Sarah Murphy <b>05-6380</b>	Maple Lane (lot 4)	New 2 <sup>nd</sup> dwelling	67/303	Emeritus
9. Sarah Murphy <b>05-6350</b>	Maple Lane (lot 4)	New garage	67/303	Emeritus
10. Peter Anastos <b>05-6373</b>	21 Union Street	Alteration	42.3.2/137	Topham Design
11. John Wise <b>05-6347</b>	10 Starbuck Road	New shed	59.3/62	Emeritus
12. John Wise <b>05-6345</b>	10 Starbuck Road	New pool	59.3/62	Emeritus
13. John Wise <b>05-6346</b>	10 Starbuck Road	New garage	59.3/62	Emeritus
14. One Chester Smiley, LLC <b>05-6355</b>	1 Chester Street	Rev. roof walk	42.4.3/18	Normand Residential
15. Cannonbury Ln Hldgs 1, LLC <b>05-6370</b>	30 Cannonbury Lane	New patio	73/23	Ahern
16. David Pekarck <b>05-6372</b>	52 Hooper Farm Road	New garage	67/316	David Pekarck
17. David Pekarck <b>05-6371</b>	52R Hooper Farm Road	New garage	67/767.1	David Pekarck
18. 9 E Street LLC <b>05-6359</b>	9 E Street	Solar roof array	60.2.1/6	Ack Smart
19. 9 E Street LLC <b>05-6360</b>	9 E Street	Solar roof array	60.2.1/6	Ack Smart
20. Gail Johnson <b>05-6363</b>	21 South Water Street	Repair sidewalk	42.4.2/102	CWA
21. Swedish Foster, LLC <b>05-6358</b>	18 Cannonbury Lane	Rev. 06-3910: pool	74/13	Atlantic Landscaping
22. Bryan & Toni Franz <b>05-6357</b>	10 Cannonbury Lane	New shed	74/9	Workshop APD
23. Jeffrey Greenburg <b>05-6381</b>	30 Orange Street	New stoop & roof walk	42.3.2/176	Emeritus
24. NHA Properties Inc <b>05-6377</b>	31 Fairgrounds Rd (#1)	Add cupola & vert. siding	67/149	Emeritus
25. NHA Properties Inc <b>05-6378</b>	31 Fairgrounds Rd (#8)	Add cupola & vert. siding	67/149	Emeritus
26. Michael Ruby <b>05-6376</b>	31 Fairgrounds Road	Exterior fenestration	55/70	Emeritus

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

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Brew Bean <b>01-5616</b>	2 Candle House Lane	New dwelling	55.4.1/	Concept Design
2. Joe Minella <b>03-5939</b>	9 Gingy Lane	New dwelling	41/851	Robert Newman
3. Joe Minella <b>04-6078</b>	9 Gingy Lane	New 2 <sup>nd</sup> dwelling	41/851	Robert Newman
4. Joe Minella <b>03-5937</b>	9 Gingy Lane	Pool & hardscape	41/851	Robert Newman
5. Joe Minella <b>03-5938</b>	9 Gingy Lane	Garage/studio	41/851	Robert Newman
6. Nick & Kacie Pappas <b>03-6067</b>	7 Beaver Street	Addition	55.1.4/82	Val Oliver

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7.	2 Chestnut, LLC 04-6091	2 Chestnut Street	Color change	42.3.1/69	Emeritus
8.	88 Pocomo, LLC 03-5885	88 Pocomo Road	Main house new dwelling	15/52	Emeritus
9.	88 Pocomo, LLC 04-6092	88 Pocomo Road	New guest house	15/52	Emeritus

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

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

**XII. OLD BUSINESS 06/14/2022**

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

**XIII. OTHER BUSINESS**

Approved Minutes	June 2, 2022
Motion	<b>Motion to Approve. (Coombs)</b>
Roll-call vote	Carried 5-0//Thornewill, Welch, Oliver, Coombs, and Pohl-aye
Review Minutes	June 7 & 9, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Thursday, June 16<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 9:06 pm. (Welch)**

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board