



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Tuesday July 19, 2022

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

Called to order at 4:02 pm. and announcements by Mr. Pohl

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

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

Remote Participants: None

Absent Members: Dutra

Late Arrivals: None

Early Departures: Coombs, 8:02 pm

Adoption of Agenda.

Motion **Motion to Approve as amended. (Camp)**

Vote Carried 5-0

I. COMMISSION COMMENTS

1. Welch – The HDC Organizational Committee update
2. Coombs – Section 106 update

II. PUBLIC COMMENT

1. None

IV. SIGNS

| Property owner name | Street Address | Scope of work | Map/Parcel | Agent |
|--|--|-----------------|---------------|---------------------------|
| 1. Boys and Girls Club- 07-6693 | 61 Sparks Avenue | Temporary Sign | 55/143 | A.Cuhna |
| 2. Nantucket Garden Club 07-6684 | Various location | Temporary Sign | Various | Debbie Thomas |
| Voting | Pohl, Camp, Coombs, Oliver, Welch | | | |
| Alternates | Thornewill | | | |
| Recused | None | | | |
| Documentation | Sign design plans, site plan, and photos, photos, and advisory comments. | | | |
| Representing | None | | | |
| Sign Advisory | None | | | |
| Concerns | Martinez – SAC recommendations: approve Item 1&2 | | | |
| Motion | Motion to Approve Items 1&2 (Coombs) | | | |
| Vote | Carried 5-0 | | Certificate # | HDC2022-(as noted) |
| 3. Nantaco 07-6683 | 21 South Water Street | Projecting Sign | 42.4.2/102 | CWA |
| 4. Nantucket Cottage Hospital 07-6682 | 57 Prospect Street | Wall Sign | 55/3 | J. Bridges/Design Co. |
| 5. Nantucket Land Bank 07-6621 | 168 Hummock Pond Rd | Rock Sign | 65/13.2 | John Kuszpa |
| Voting | Pohl, Camp, Coombs, Oliver, Welch | | | |
| Alternates | Thornewill | | | |
| Recused | None | | | |
| Documentation | Sign design plans, site plan, and photos, photos, and advisory comments. | | | |
| Representing | None | | | |
| Sign Advisory | None | | | |
| Concerns | Martinez – SAC recommendations: hold Item 3-5 for revisions | | | |
| Motion | Motion to Hold Items 3-5 for revisions. (Coombs) | | | |
| Vote | Carried 5-0 | | Certificate # | |

V. CONSENTS

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|--|--|---------------------------|-------------------|---------------------------|
| 1. Pocomo, LLC 07-6710 | 1 Lilac Court | R44ev. 10-4925: new dwell | 68/359 | KOH |
| 2. Scrimshaw Prop, LLC 07-6711 | 4 Lilac Court | Rev. 10-4926: new dwell | 68/365 | KOH |
| 3. Ackaire, LLC 07-6712 | 29 Skyline Drive | New Shed | 79/91 | Structure Unlimited |
| 4. 14 MVR, LLC 07-6694 | 14 Madaquecham Valley | Outdoor shower (shed) | 89/13 | Emeritus |
| 5. 14 MVR, LLC 07-6695 | 14 Madaquecham Valley | Outdoor shower (main hse) | 89/13 | Emeritus |
| 6. Christopher Christillo 07-6629 | 3 Bayberry Lane | New shed | 67/59 | Nantucket Structures |
| 7. Town of Nantucket 07-6643 | 6 Fairgrounds Road #1 | Renew 69938: new dwell | 67/917-918 | Sarah F. Alger P.C |
| 8. Town of Nantucket 07-6644 | 6 Fairgrounds Road #2 | Renew 69939: new dwell | 67/917-918 | Sarah F. Alger P.C |
| 9. Town of Nantucket 07-6645 | 6 Fairgrounds Road #3 | Renew 70592: drive/apron | 67/917-918 | Sarah F. Alger P.C |
| 10. Town of Nantucket 07-6646 | 6 Fairgrounds Road #4 | Renew 70593: cmrcl shed | 67/917-918 | Sarah F. Alger P.C |
| 11. Town of Nantucket 07-6649 | 6 Fairgrounds Road #5 | Renew 69936: deck etc | 67/917-918 | Sarah F. Alger P.C |
| 12. Town of Nantucket 07-6648 | 6 Fairgrounds Road #6 | Renew 70595: cmrcl shed | 67/917-918 | Sarah F. Alger P.C |
| 13. Town of Nantucket 07-6663 | 6 Fairgrounds Road #7 | Renew 70594: cmrcl shed | 67/917-918 | Sarah F. Alger P.C |
| 14. Town of Nantucket 07-6664 | 6 Fairgrounds Road #8 | Renew 70596: cmrcl shed | 67/917-918 | Sarah F. Alger P.C |
| 15. Town of Nantucket 07-6647 | 8 Waitt Drive | Renew 69937 | 67/710 | Sarah F. Alger P.C |
| Voting | Pohl, Camp, Coombs, Oliver, Welch | | | |
| Alternates | Thornewill | | | |
| Recused | None | | | |
| Documentation | None | | | |
| Representing | Sarah Alger, Sarah F. Alger P.C, for the Town of Nantucket | | | |
| Public | None | | | |
| Concerns | Alger – 6 Fairgrounds Road items were approved 4 years ago; they were extended under the Permit Extension Act. No concerns | | | |
| Motion | Motion to Approve. (Coombs) | | | |
| Vote | Carried 5-0 | | Certificate # | HDC2022-(as noted) |

VI. CONSENTS WITH CONDITIONS

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|--|---|---------------------------------|-------------------|---------------------------|
| 1. Jim & Cindy Helfrich 06-6481 | 37 Fair Street | Alter/ Add Covered Porch | 42.3.2/212 | Emeritus |
| | • Privet will be maintained in perpetuity | | | |
| Voting | Pohl, Camp, Coombs, Oliver, Welch | | | |
| Alternates | Dutra, Thornewill | | | |
| Recused | None | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns | No additional concerns. | | | |
| Motion | Motion to Approve per noted conditions. (Oliver) | | | |
| Vote | Carried 5-0 | | Certificate # | HDC2022-(as noted) |

XIV. NEW BUSINESS 06/21/2022

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|--|--|-------------------------|-------------------|------------------------|
| 1. Richmond Great Pt Prop 06-6536 | 1 Violet Place | New commercial building | 68/340 | KOH |
| Voting | Pohl, Coombs, Oliver, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Dinah Klamert, KOH | | | |
| Public | None | | | |
| Concerns (4:15) | Klamert – Submitted photos of a similar structure already built; reviewed 2 options to make this different. Welch – The gable ends of the secondary masses should be hipped. Oliver – Okay with it as is; though also okay with both the options. Coombs – Agrees with Ms. Oliver. Pohl – West elevation, the hipped roof looks chopped off. The hipped roof reduces the perceived length of the ridge line. Discussion on the motion. | | | |
| Motion | Motion to Approve through staff with the west & south elevations to be hipped roofs and returned to the primary mass and no clapboard. (Welch) | | | |
| Vote | Carried 4-0 | | Certificate # | HDC2022-06-6536 |

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|-----------------|--|--------------------|-------------------------|---------------|------------------------|
| 2. | Richmond Great Pt Prop 06-6538 | 2 Violet Place | New commercial building | 68/340 | KOH |
| Voting | Pohl, Camp, Coombs, Oliver, Welch | | | | |
| Alternates | Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Dinah Klamert, KOH | | | | |
| Public | None | | | | |
| Concerns (4:34) | Klamert – Presented project. No concerns. | | | | |
| Motion | Motion to Approve as submitted. (Camp) | | | | |
| Vote | Carried 5-0 | | | Certificate # | HDC2022-06-6538 |
| 3. | Richmond Great Pt Prop 06-6537 | 3 Violet Place | New commercial building | 68/340 | KOH |
| Voting | Pohl, Camp, Coombs, Oliver, Welch | | | | |
| Alternates | Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Dinah Klamert, KOH | | | | |
| Public | None | | | | |
| Concerns (4:28) | Klamert – This is a mirror image to 1 Violet Place, so it would have the same issues. Clapboard would be platinum grey with white trim. Camp – No concerns with the same conditions as 1 Violet Place. Asked about the clapboard color pallet. Welch – Asked how many structures of this style are there (1 existing). | | | | |
| Motion | Motion to Approve through staff with the flanking north and west elevation to be hipped roofs and returned to the primary mass and with clapboard to be Platinum grey and white trim. (Camp) | | | | |
| Vote | Carried 5-0 | | | Certificate # | HDC2022-06-6537 |
| 4. | Cailen Casey 06-6474 | 77 Sparks Avenue | Hardscape & driveway | 55/138.1 | Cailen Casey |
| Voting | Pohl, Camp, Coombs, Oliver, Welch | | | | |
| Alternates | Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Landscape design plans, site plan, and photos. | | | | |
| Representing | Cailen Casey | | | | |
| Public | None | | | | |
| Concerns (4:35) | Casey – Presented project; it was suggested that the white shell might be replaced with gravel; the retaining wall is not getting any taller. Backus – this is in the old historic district (OHD) circa 1930/1940 Cape. Belgium block apron and cobblestone wall are too formal for this area. Recommend peastone drive and brick wall and apron. Camp – Okay with the Belgium block apron. Peastone would be better for the driveway. Okay with a cobble or Pennsylvania field stone wall. Coombs – Would go with brick wall and peastone drive. Oliver – Moving the wall forces it to get taller; doesn't care about the material. Welch – Regarding the retaining wall, asked if the top will follow the grade or be level (level); no real concerns with materials. It would help to know the type of brick to be used. Pohl – The proposed wall wouldn't be taller than what exists; it's probably no more than 2' tall. Agrees with Ms. Backus on the brick apron and wall. | | | | |
| Motion | Motion to Approve through staff with brick to be S&H running bond, wall to be the same brick, and the drive to be peastone. (Welch) | | | | |
| Vote | Carried 4-1//Camp opposed | | | Certificate # | HDC2022-06-6474 |
| 5. | Susan O'Malley 06-6490 | 10 New Mill Street | New deck | 59.4.4/9 | Boris Nikolov |
| Voting | Pohl, Camp, Coombs, Welch, Thornewill | | | | |
| Alternates | Oliver | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | | |
| Representing | Boris Nikolov | | | | |
| Public | None | | | | |
| Concerns (4:48) | Nikolov – Presented project. Backus – Recommend go to HSAB with better plans. Contributing OHD, early 19 th century. Pohl – The application is extremely vague; you call it a deck, but it looks like a porch. We need clear architectural drawings; the work should be reflected on the site plan. | | | | |
| Motion | Motion to Hold for more information, accurate drawings, and to go to HSAB. (Camp) | | | | |
| Vote | Carried 5-0 | | | Certificate # | |

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|-----------------|--|--------------------|----------|---------------|---------------|
| 6. | Susan O'Malley 06-6490 | 10 New Mill Street | Fence | 59.4.4/9 | Boris Nikolov |
| Voting | Pohl, Camp, Coombs, Welch, Thornewill | | | | |
| Alternates | Oliver | | | | |
| Recused | None | | | | |
| Documentation | Landscape design plans, site plan, photos, historical documents, and advisory comments. | | | | |
| Representing | Boris Nikolov | | | | |
| Public | None | | | | |
| Concerns (4:53) | <p>Nikolov – Presented project.</p> <p>Pohl – The fence in the photo is a stockade, which aren't approvable. We will need more specific drawings. Also 20'-long, 5'-high board fence along New Mill Street isn't approvable. Suggested Mr. Nikolov talk to staff about what types of fencing are approvable.</p> | | | | |
| Motion | Motion to Hold for revisions, accurate drawings, and to go to HSAB. (Camp) | | | | |
| Vote | Carried 5-0 | | | Certificate # | |
| 7. | Clarke Browne 06-6539 | 23 Ocean Avenue | Addition | 73.3.1/19 | Angus MacLeod |
| Voting | Pohl, Camp, Coombs, Oliver, Welch | | | | |
| Alternates | Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments. | | | | |
| Representing | Angus MacLeod | | | | |
| Public | <p>Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP</p> <p>Sarah Alger, Sarah F. Alger P.C for 1 Pochick Road</p> <p>Linda Williams</p> <p>Lynn Filipski, 'Sconset Civic League</p> <p>Greg Dunbar, 1 Pochick road</p> | | | | |
| Concerns (4:56) | <p>MacLeod – Presented project; overall height is 20' and we aren't exceeding that; 7' floor to floor.</p> <p>Backus – Read SAB comments 7/18: addition is thoughtful in using 'Sconset vernacular; however, the massing changes the streetscape of both Ocean Avenue and Pochick Road.</p> <p>Per HDC survey, circa 1885 double decker, Victorian eclectic, Underhill cottage; per Nantucket Preservation Trust (NPT) history indicates "Fort Sumpter" circa 1870 attributed to Matthew Crosby. Agrees with SAB; this dwelling has lots of history and should not be altered in height, as that's a character-defining feature. It is identified with the Artists' Colony of the 1920s. Asked for a demolition plan and window survey and recommend considering a 1-story additive mass.</p> <p>Reade – Challenges the assertion that this is an Underhill Cottage; explained his reasoning. Reviewed the SAB individual comments: one echoed Ms. Backus, one appreciated not building into the yard, and one had no concerns. A 1-story additive mass would intrude into the wide yard and into the view shed to the ocean. The issue should be the architecture and the public view shed.</p> <p>Alger – Explained why this is in fact an Underhill Cottage. Feels the proposed addition is intrusive into the view shed. There is no explanation how a 2nd story would be added without obliterating the existing 1-story element.</p> <p>Williams – Reviewed the historic packet she prepared. This structure has remained mostly unchanged since construction; a 1-story eclectic addition would be more appropriate. A 2nd-floor deck facing the water is inappropriate. The HDC has been consistent with requiring window surveys. The ganged windows are atypical for a structure of this age. The additive massing is not appropriate.</p> <p>Filipski – Our mission is to preserve the historical character of the village. This area is a very important district developed by Mr. Underhill. The addition ignores the scale of the neighborhood; asked HDC request revisions to bring the proposed into scale with the Underhill architecture.</p> <p>Dunbar – The defining characteristic of this home is that shallow roof; the addition looks to engulf the entire 1st floor of the house.</p> <p>Camp – The historic mass shouldn't be changed. Suggested a 1-story addition off the rear or side. This is a historic structure which has been minimally added onto. The proposed design takes away from the main historic mass and makes the structure appear lopsided.</p> <p>Coombs – Agrees with Ms. Camp. The addition would be fine someplace else but not on this house; it's bigger than the existing house and is overwhelming. Wants to see revisions and have those revisions go back to SAB.</p> <p>Welch – It's inappropriate. An appropriate design should be more subordinate in respect to height and mass. Suggested expanding into a basement.</p> <p>Oliver – Nothing to add. The addition needs to be subordinate to what's there. A basement is a good idea.</p> <p>Pohl – Good points have been raised. He'd be interested in the forensics of how they would get this to work structurally. Ms. Backus requested a demolition plan; that is essential for a house of this vintage. We need a window survey and he'd like to see a framing cross section. South elevation, the ridge is the same height as the main ridge; that's troubling.</p> | | | | |
| Motion | Motion to Hold for revisions to height and mass, additional information relative to revisions, and an option for a basement. (Welch) | | | | |
| Vote | Carried 5-0 | | | Certificate # | |

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|-----------------|---|---------|--------------------|--------------------------------------|------------|-------------------|
| 8. | India & Rose Tr | 06-6484 | 28 India Street | Rev. 5776: fenst & ptl demo | 42.3.4/108 | Botticelli + Pohl |
| Voting | Camp (acting chair), Coombs, Oliver, Welch, Thornewill | | | | | |
| Alternates | None | | | | | |
| Recused | Pohl | | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | | | |
| Representing | Lisa Botticelli, Botticelli & Pohl | | | | | |
| Public | None | | | | | |
| Concerns (7:45) | <p>Botticelli – Presented project; the rear ell is old but has a nearly flat roof and asymmetrical gable. The flat roof will have to come off.</p> <p>Backus – Read HSAB comments 6/27: Traditional basement windows were never mullied; it would be preferable to have 3 separated windows.</p> <p>Circa 1830s Federal built for David Baxter by John Brown Coleman. HSAB discussed the proposed demolitions of a wing dating back to the 1800s; she wants more information verifying the age of the rear ell. Okay with the proposed fenestration change.</p> <p>Thornewill – What’s being proposed is minor; she has no concerns. Didn’t realize this included a demolition of the rear ell. To do the proposed additions, much would have to be demolished. Asked if any of the existing windows are reusable. We need a defining demolition plan.</p> <p>Welch – He’s fine with the proposed changes but we need a demolition plan on file as well as a window survey.</p> <p>Oliver – Nothing to add. We need a demolition plan.</p> <p>Coombs – Wants to see the demolition plan before any approval of the work, and that should be reviewed by HSAB.</p> <p>Camp – Okay with the side fenestrations. She too would like to see the demo plan.</p> | | | | | |
| Motion | Motion to Hold for additional information – demolition plan, window survey, and narrative list of architectural elements to be removed. (Welch) | | | | | |
| Vote | Carried 5-0 | | | Certificate # | | |
| 9. | Guy Wisinski | 06-6545 | 13 Arkansas Avenue | Solar roof array | 59.4/158 | Ack Smart |
| Voting | Pohl, Camp, Coombs, Oliver, Welch | | | | | |
| Alternates | Thornewill | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, photos, advisory comments, and manufacture spec sheet. | | | | | |
| Representing | Tobias Glidden, ACK Smart | | | | | |
| Public | Linda Williams, MAB | | | | | |
| Concerns (5:53) | <p>Glidden – Presented project; heavy year-round vegetative screening exists; visibility is limited.</p> <p>Williams – Read MAB comments: There was disagreement on MAB: 2 want a ground array on the north side. Her concern is that a ground array might be more visible; feels the proposal would be only obliquely visible. The Madaket Area Plan will be reviewed to address solar arrays.</p> <p>Oliver – This is the type of application we find appropriate – on a 1st-floor mass on the rear.</p> <p>Camp and Coombs agree.</p> <p>Welch – This is appropriate. Cautions people against lobbying against the Energy Resiliency Workgroup. HDC aesthetics have a different concern.</p> | | | | | |
| Motion | Motion to Approve. (Camp) | | | | | |
| Vote | Carried 5-0 | | | Certificate # HDC2022-06-6545 | | |
| 10. | Sergey & Yuliya Chumak | 06-6500 | 8 Parson Lane | New pool cabana | 75/97 | WAPD |
| 11. | | | | | | |
| Voting | Pohl, Camp, Coombs, Welch, Thornewill | | | | | |
| Alternates | Oliver | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | | |
| Representing | Andrew Kotchen, Workshop APD | | | | | |
| Public | Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP, for Alan Meyer | | | | | |
| Concerns (6:00) | <p>Kotchen – Presented project; contends no visibility; height 22’.</p> <p>Reade – This is described as a pool cabana but it’s 1.5 stories with 2 bathrooms and kitchen and sauna; that doesn’t seem typical for a cabana, and it’s adjacent to an outdoor area with a free-standing chimney. It should be a low, 1-story structure adjacent to the pool. He thinks this is cottage masquerading as a cabana.</p> <p>Camp – This isn’t an ordinary pool cabana; however, the size of the lot can handle the design. She has no objections.</p> <p>Thornewill – She agrees. If you call it a cottage, you’re good; it’s simple.</p> <p>Coombs – It’s large for a cabana.</p> <p>Welch – He’s concerned about the overall height; agrees with Mr. Reade, the term cabana doesn’t suit this. This is an accessory structure and should be labeled as such; however, there are no sleeping areas.</p> <p>Pohl – This appellation of cabana would apply to one portion that’s connected by a pergola to the structure. There’s nothing objectionable about it.</p> | | | | | |
| Motion | Motion to Approve as submitted. (Camp) | | | | | |
| Vote | Carried 5-0 | | | Certificate # HDC2022-06-6500 | | |

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|------------------------------------|--|------------------|---------------|------------------------|
| 12. Ack N Back, LLC 06-6502 | 33 Quidnet Road | Move off/demo | 21/27.2 | WAPD |
| Voting | Pohl, Camp, Coombs, Oliver, Thornewill | | | |
| Alternates | Welch | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, and historic documentation. | | | |
| Representing | Andrew Kotchen, Workshop APD | | | |
| Public | None | | | |
| Concerns (6:12) | <p>Kotchen – Presented project; we are trying to determine if there are access issues to get it out; it’s been advertised.</p> <p>Backus – Circa 1996. Not in the old core of Quidnet.</p> <p>Thornewill – It’s a nice in great shape and it’s a shame to demolish it but it’s no different than other demolitions.</p> <p>Coombs – She’s talked to people who don’t want this moved.</p> <p>Oliver – Okay with the demolition.</p> <p>Camp – She is also okay with the demolition though it is a waste.</p> | | | |
| Motion | Motion to Approve the move off/demolition. (Camp) | | | |
| Vote | Carried 5-0 | | Certificate # | HDC2022-06-6502 |
| 13. Ack N Back, LLC 06-6501 | 33 Quidnet Road | Primary dwelling | 21/27.2-27.4 | WAPD |
| Voting | Pohl, Camp, Coombs, Oliver, Thornewill | | | |
| Alternates | Welch | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, and correspondence. | | | |
| Representing | Andrew Kotchen, Workshop APD | | | |
| Public | None | | | |
| Concerns (6:17) | <p>Kotchen – presented project; basement walk-out faces east; southeast faces the pond; white trim and windows; chimneys grey concrete.</p> <p>Backus – Referenced a letter from an abutter asking that the vegetative screen remain in place.</p> <p>Oliver – The plan has contours but no elevation numbers; a cross section through the lot would be helpful. This will be visible from the Massachusetts Audubon property. The forms are simple, but the house is 2X larger than the existing with trim going to white. The connector with glass is the same on both and will be like a lantern at night, which isn’t appropriate to the Dark Skies Initiative. Most buildings in the area are 1.5 stories; this is 2 stories with parts being 3 stories. Appreciates removing the 2-story windows.</p> <p>Coombs – The size of the windows is a concern as well as visibility through the connector. Northwest elevation, the window will impact the Dark Skies. This is essentially 3 stories in a simple area. Too many mulled windows. Should be simpler.</p> <p>Camp – Doesn’t think white is appropriate for this size; natural to weather or grey would be better. The front door is overly wide at 5’. The breezeway is not appropriate here where it’s adverse to the environment; the amount of glass should be toned down.</p> <p>Thornewill – This is a very prominent hilltop. White trim isn’t appropriate here; an abutting white-trim house sticks out. The wells creating a 3-story element aren’t working. The 9’-tall breezeway doors are too much. Overall massing is good. The window wells should be subtle; don’t open up the earth for them.</p> <p>Pohl – Asked if the proposed grade is the same as existing (yes). Agrees with what’s been said, especially the white trim. The southwest elevation is 38’ tall; the maximum zoning allows is 32’ on one side. He too would like to see a cross section.</p> | | | |
| Motion | Motion to Hold for revisions, a cross section through the site, and the existing house. (Oliver) | | | |
| Vote | Carried 5-0 | | Certificate # | |
| 14. Ack N Back, LLC 06-6503 | 33 Quidnet Road | Garage studio | 21/27.4 | WAPD |
| Voting | Pohl, Camp, Coombs, Oliver, Thornewill | | | |
| Alternates | Welch | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, and correspondence. | | | |
| Representing | Andrew Kotchen, Workshop APD | | | |
| Public | None | | | |
| Concerns (6:34) | <p>Kotchen – Presented project; has white trim.</p> <p>Backus – This property is adjacent to Massachusetts Audubon property.</p> <p>Oliver – Same issues with the connector piece being see-through.</p> <p>Coombs – The 2nd-floor deck looks out toward the water; suggested the 2nd floor be changed to a 1-story element going off the left section.</p> <p>Camp – Same issues as with the house – no white trim and too much glass in the connector.</p> <p>Thornewill – Ditto. The southeast 2nd-floor French doors add to the too much glass issue.</p> <p>Pohl – The 2-story gable is too narrow and vertical.</p> | | | |
| Motion | Motion to Hold for revisions. (Coombs) | | | |
| Vote | Carried 5-0 | | Certificate # | |

15. Ack N Back, LLC **06-6504** 33 Quidnet Road Pool cabana 21/27.4 WAPD
 Voting Pohl, Camp, Coombs, Oliver, Thornewill
 Alternates Welch
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and correspondence.
 Representing Andrew Kotchen, Workshop APD
 Public None
 Concerns (6:40) **Kotchen** – Presented project; need to table this in the event the trim color changes on the other structures.
Camp – No concerns.
Thornewill – She might question the amount of glass based upon the site cross section.
Oliver – Of the structures, this is the most appropriate.
Coombs – A good size and not overpowered by windows.
 Motion **Motion to Hold to track. (Camp)**
 Vote Carried 5-0 Certificate #

XV. OLD BUSINESS 06/28/2022

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|---------------------------------------|--|----------------------|-------------------|--------------|
| 1. Conway Family Trust 08-4328 | 11 Western Avenue | New dwelling | 87/117 | Val Oliver |
| Voting | Pohl, Camp, Coombs, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | Oliver | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | |
| Representing | Val Oliver, V. Oliver Design | | | |
| Public | Jane Conway, co-owner | | | |
| Public | None | | | |
| Concerns (6:43) | Oliver – Presented the redesign per previous concerns from August 2021; height 28’ with white trim Camp – The front elevation hipped porch shouldn’t wrap the corner; it partially covers the 1 st -floor triple windows. Agrees with Ms. Thornewill about the height of the windows. Welch – The porch column height should come down by making the porch deeper; it will translate to the wrap around. The cardinal points should be added to the plans. Coombs – No concerns. Thornewill – Shares Mr. Welch’s concerns regarding the height of the porch columns; if it wraps, the side should be as deep as the front. Due to the location, she has no concerns with the front elevation 2 nd -floor deck. There’s a lot of space between the beam of the porch and the window header height; that shingle space should be reduced. Pohl – The front door needs more of a frontispiece. | | | |
| Motion | Motion to Hold for revisions. (Camp) | | | |
| Vote | Carried 5-0 Certificate # | | | |

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|------------------------------------|--|----------|--------|-----|
| 2. Lindsay Matthews 03-5955 | 37 West Chester Street | Addition | 41/150 | NAG |
| Voting | Camp (acting chair), Coombs, Oliver, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, historic documentation, and advisory comments. | | | |
| Representing | Bill McGuire, Nantucket Architectural Group | | | |
| Public | None | | | |
| Concerns (6:57) | McGuire – Reviewed changes made per previous concerns; windows are true divided lights. Backus – Read HSAB comments 7/11: This is a better direction; however, the dormers overwhelm the main roof plane and should come in a foot on each side. The fenestration on the front and back should be traditional using all 6 over 6’s; if the dormer windows are changed to 6-over-6, then an additional window can be added to avoid too much shingled wall in the dormer. The front door would be more identifiable by adding to the door surround and a different color. The east elevation open porch should have a shed or hipped roof. Screen the air-conditioning units (A/C) on the north side with fencing. HSAB would like to see revisions. Circa 1953 cape with attached garage infill in the OHD. Agrees with HSAB on the direction and fenestration. West elevation gable peak seems too steep. Suggested bringing in more details seen in the OHD. Welch – South elevation, the casement windows width is inappropriate; dormer height & window size are overwhelming. North elevation dormer has the same issues. East elevation, fenestration is a challenge due to overall mass. West elevation, dormer is overwhelming. Coombs – South elevation, the 8-over-8 windows don’t relate; the north elevation dormer will be visible from Sunset and has the same issues. The dormers should come off the ridge. South elevation front door needs more trim. Oliver – Agrees with what’s been said. The dormer faces should be less high and off the ridge and reduce the pitch. Thornewill – Reduce the dormer as Ms. Oliver suggested; both sides need to be sensitive. Camp – Agrees with what’s been said. Dormer windows have no relation to the 1 st -floor windows. | | | |
| Motion | Motion to Hold for revisions and to go back to HSAB. (Coombs) | | | |
| Vote | Carried 5-0 Certificate # | | | |

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|--|---|---------------------|---------------|------------------------|
| 3. Milestone Property M 04-6171 | 28A Evergreen Way | Guest house | 68/713.2 | BPC |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Joe Paul, BPC | | | |
| Public | None | | | |
| Concerns (7:10) | <p>Paul – Reviewed changes made per previous concerns – brought height down to 24’3” and reduced the footprint. Oliver – This is appropriate, no concerns. Coombs – Agrees. Thornewill – Front elevation dormer should be setback from the front wall 1’. Welch – Agrees with Ms. Thornewill.</p> | | | |
| Motion | Motion to Approve through staff with the front elevation dormer setback 6” more from the 1st-floor wall. (Coombs) | | | |
| Vote | Carried 5-0 | | Certificate # | HDC2022-04-6171 |
| 4. Pocomo 53 Trust 05-6289 | 53 Pocomo Road | Main house | 15/17 | Mellows & Paladino |
| Voting | Welch (acting chair), Coombs, Oliver, Thornewill | | | |
| Alternates | None | | | |
| Recused | Pohl | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Bob Paladino, Mellows & Paladino Mike Coutu, Landscape architect. | | | |
| Public | None | | | |
| Concerns (7:14) | <p>Paladino – Reviewed changes made pe previous concerns. Coutu – Explained how the fill relates to the topographical and capturing the runoff. Thornewill – Still seems very formal, but visibility will be negligible. Understands topsoil not being put back but doesn’t understand why they are adding 5’ of fill. Coombs – Okay with the architecture; would like it dropped and no increasing the grade. Oliver – Architecture is fine. Doesn’t understand grading the back yard up to the level of the driveway. Welch – It’s appropriate for us to address fill now. One thing they addressed is the grade change east to west relative to filling the low spot where material was removed for removal of the previous structure. The main house is considerably lower than the road. His grading concerns have been mitigated. No concerns with the architectural elements.</p> | | | |
| Motion | Motion to Approve as submitted. (Coombs) | | | |
| Vote | Carried 4-0 | | Certificate # | HDC2022-05-6289 |
| 5. Pocomo 53 Trust 05-6291 | 53 Pocomo Road | Guest house | 15/17 | Mellows & Paladino |
| Voting | Welch, Coombs, Oliver, Thornewill | | | |
| Alternates | None | | | |
| Recused | Pohl | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Bob Paladino, Mellows & Paladino Mike Coutu, Landscape architect. | | | |
| Public | None | | | |
| Concerns (7:35) | <p>Paladino – Reviewed changes made per previous concerns. No concerns.</p> | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | |
| Vote | Carried 4-0 | | Certificate # | HDC2022-05-6291 |
| 6. 31 Western Ave, LLC 05-6312 | 31 Western Avenue | Pergola & hardscape | 87/94 | Ahern |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns (7:36) | <p>Backus – Ms. Ahern asked to hold this for Next Tuesday. Not opened at this time.</p> | | | |
| Motion | Motion to Hold for Tuesday, July 25. (Coombs) | | | |
| Vote | Carried 5-0 | | Certificate # | |

| 7. K225, LLC 03-5944 | 126 Main Street | Renovation | 42.3.2/98 | Linda Williams |
|----------------------|---|---------------|-----------|----------------|
| Voting | Pohl, Camp, Coombs, Oliver, Welch | | | |
| Alternates | Thornewill | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, advisory comments, and licensed engineer letter. | | | |
| Representing | Linda Williams | | | |
| | Juraj Bencat, SB Studio | | | |
| Public | None | | | |
| Concerns (7:37) | Williams – Have an engineer’s letter, which supports moving it 2’ over; reviewed changes made per previous concerns. Contends it’s impossible to reinforce the existing foundation from the inside. | | | |
| | Backus – Read HSAB comments 7/11: Adding a roof walk to a house of this age that never had one is not appropriate; a roof walk drastically changes the appearance of a house; it is a huge ornament sitting on the middle of the roof distracting from the natural simplicity of a Typical Nantucket house; this house should be allowed to remain with its simple historic character intact. Raising the chimney to 6’ above the ridge to accommodate the roof walk is completely out of character with the age of this house; another reason not to approve the roof walk. The chimney should remain in its original location and size, not moved to the edge of the house. Moving this house and completely rebuilding the foundation is unnecessary; there are ways to structurally reinforce the existing foundation from the interior leaving it with its original material and appearance; a newly built brick foundation will never look the same as an old one. The plans call for lowering the 1 st floor and the 1 st -floor windows and doors 18”; this completely alters the relationship of the fenestration on the front of the house by adding space between the 1 st - and 2 nd -floor windows and removing shingle space below the 1 st -floor windows; the door is now oddly sitting at the level of the shingle line. This creates a conflict with the 1 st -floor framing and the basement windows; the front façade should absolutely remain as is; doing this affects the other elevations as well. A flush dormer facing Main Street is not appropriate. The raised deck on the west side should have a skirt rather than leaving it open and very visible from Main Street. HSAB would like to see revisions. Circa 1750 E.W. Cobb house. Agrees with HSAB’s last 2 comments and their comment regarding 1 st -floor windows and relation of windows and door. Appreciates the June 11, 2022, engineer’s letter but noted the proximity to the abutter was a condition the owner brought about by subdividing the lot. A new foundation is needed but should be the same material and color. The chimney should remain as is since it’s a character-defining feature. Fenestration should be true-divided lights (TDL). The dormer facing the street is concerning. The east elevation addition creates a wall along the street. South elevation 2 nd -floor balcony might be visible from Vestal Street. | | | |
| | Oliver – She doesn’t support moving this. Keep the existing exterior material on the foundation. She won’t mind the roof walk with it sited off-center to include the chimney. Front flush dormer is inappropriate. | | | |
| | Coombs – It never had a roof walk so that’s inappropriate and the chimney shouldn’t be replaced. The foundation could be reinforced from the inside without raising or moving the house; the house should not be moved. | | | |
| | Welch – North elevation, the door sill is too low; that will present a structural problem. This has 3 steps in the grade with the base of the stair under the right-most 9-light window left of the entry. The grey paint is inappropriate and not typical to the treatment. Looking at the foundation photos, he would not be averse to wrapping the corner with granite rubble stone with the rest of the front brick. It’s appropriate to lift this onto a new foundation and doesn’t think moving 2’ will adversely impact the historic character. | | | |
| | Camp – The proposed addition is too wide, dormers are overwhelming, renovate to the rear of the house, don’t touch the front. It should not be moved with the foundation repaired in place. The original chimney should be restored in place. | | | |
| | Pohl – Moving the roof walk off-center of the ridge is a viable alternative. The rubble vs brick, rubble was normally used on the side with decorative brick on the front. Okay with moving it 2’. The front flush dormer is not working. There should be no roof walk skirt on the front. | | | |
| Motion | Motion to Hold for revisions and to go back to HSAB. (Camp) | | | |
| Vote | Carried 5-0 | Certificate # | | |

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|-----------------|---|---------|------------------|--------------------------|-----------|-----------|
| 8. | Mike Romano | 05-6245 | 55 Easton Street | Addition & shift on site | 42.4.1/68 | Shelter 7 |
| Voting | Pohl, Camp, 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 (8:02) | <p>Olbres – Reviewed changes made per previous concerns; it’s being lifted so want to shift to allow more side yard.</p> <p>Backus – Read HSAB comments 7/11: These types of porch columns were traditionally set on stone bases not shingles; if shingles were used, they would not extend into the ground but be supported on stone bases. The deck is very visible from Easton Street and feels very large; it should not extend beyond the edge of the side wing. The foundation material is shown as cement which is what is existing; however, once it is raised, much more foundation will be exposed; a more appropriate material for an elevated structure would be panels of lattice or spaced vertical boards between brick piers. HSAB would like to see revisions.</p> <p>Circa 1912 bungalow, “Windward”, a Bradford kit house. Appreciate removal of the roof walk. Shifting on site is not appropriate. Agrees with HSAB about the columns and foundation materials. Will need to follow resiliency guidelines. Didn’t see a letter from an engineer certifying the proposed lifting in height. Additions should be more subordinate to the original structure.</p> <p>Camp – Sees no need to move it; there’s plenty of room as is. Right side additive massing, deck balusters should be simpler. Okay with the addition.</p> <p>Thornewill – Appreciates reducing the height of the addition; the cross-buck railing on the stairs gets distorted; okay on the front porch but not the rear, where it should be simplified. West and east elevation, the chopped off end dormers are a distraction. There will be too much white.</p> <p>Welch – Agrees with Ms. Thornewill except, south elevation, the upper railing should be a solid mass; layering the cross-buck railing on the stairs against the decks is very confusing; suggested picking another era-correct railing pattern.</p> <p>Pohl – Agrees with Mr. Welch. The cross bucks are too long and elaborate; it needs to be simplified.</p> | | | | | |
| Motion | Motion to Hold for revisions and an engineer’s letter confirming the flood plain elevation. (Camp) | | | | | |
| Vote | Carried 4-0 | | | Certificate # | | |

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|-----------------|---|---------|-----------------|--------------------------------------|------------|----------------|
| 9. | Erik Gersten | 03-6027 | 25 India Street | Skylight | 42.3.4/106 | Linda Williams |
| Voting | Pohl, Camp, Oliver, Welch | | | | | |
| Alternates | None | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | | | |
| Representing | Linda Williams | | | | | |
| Public | None | | | | | |
| Concerns (8:19) | <p>Williams – Was held for a view; included photos with leaves on the trees supporting lack of visibility; can make it wood.</p> <p>Backus – Read HSAB comments 7/11: The skylight would definitely be visible from Hussey Street, and it’s not where we normally want to see a skylight; perhaps an additional window would add as much light to the room. A smaller wood skylight, not a wood-boxed Velux, would be an improvement. HSAB would like to see revisions.</p> <p>Circa 1794 within the OHD.</p> <p>Camp – A smaller, wood-frame skylight would be okay.</p> <p>Welch – This is completely not visible; it’s 3’ from the wall of the house behind it. Divide it into 3 vertical panes.</p> | | | | | |
| Motion | Motion to Approve through staff with a mahogany overlay frame with 3 divided vertical lights and based upon lack of visibility. (Welch) | | | | | |
| Vote | Carried 3-1//Camp opposed | | | Certificate # HDC2022-03-6027 | | |

Rest held for Tuesday June 25th.

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|-----|-------------------------|---------|------------------------|----------------------------|------------|-------------------|
| 10. | High Tide Partners, LLC | 04-6196 | 26 Douglas Way | New dwelling | 39/41 | BPC |
| 11. | High Tide Partners, LLC | 04-6198 | 26 Douglas Way | Garage | 39/41 | BPC |
| 12. | High Tide Partners, LLC | 04-6173 | 26 Douglas Way | Gazebo | 39/41 | BPC |
| 13. | High Tide Partners, LLC | 04-6172 | 26 Douglas Way | Shed | 39/41 | BPC |
| 14. | High Tide Partners, LLC | 04-6197 | 26 Douglas Way | Pool | 39/41 | BPC |
| 15. | 17 Ranger Rd, LLC | 05-6303 | 17 Ranger Road | New garage | 39/28 | LINK |
| 16. | ACK 71 Orange St, LLC | 05-6301 | 71 Orange Street | New garage | 55.4.1/167 | LINK |
| 17. | High Cliff Trust | 04-6202 | 11 East Hallowell Lane | Mh addition & renovation | 30/17 | Botticelli + Pohl |
| 18. | High Cliff Trust | 04-6191 | 11 East Hallowell Lane | New garage | 30/17 | Botticelli + Pohl |
| 19. | Stark Point, LLC | 04-6118 | 16 Easton Street | New dwelling | 42.1.4/11 | Botticelli + Pohl |
| 20. | Nant. 62 Walsh St, LLC | 04-3608 | 62 Walsh Street | Rev 12-2551: siding change | 29/85 | Botticelli + Pohl |
| 21. | Sarah Murphy | 05-6351 | Maple Lane Lot 4 | New dwelling | 67/303 | Emeritus |
| 22. | Sarah Murphy | 05-6380 | Maple Lane Lot 4 | New guest house | 67/303 | Emeritus |
| 23. | Sarah Murphy | | Maple Lane Lot 4 | Garage | 67/303 | Emeritus |
| 24. | John Wise | 05-6346 | 10 Starbuck Road | New shed | 59.3/62 | Emeritus |
| 25. | Jeffrey Greenberg | 05-6381 | 30 Orange Street | New stoop & rev roofwalk | 42.3.2/176 | Emeritus |

XIV. NEW BUSINESS 07/05/2022

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----|----------------------------------|------------------------|--------------------------|-------------------|--------------------|
| 1. | JFM Cacique, LLC 07-6642 | 36 Easton Street | Revisions | 42.1.4/19 | EMDA |
| 2. | Girard Ruddick 07-6612 | 6 Bayberry Lane (Sias) | New Garage Studio | 49/92 | Thornewill Design |
| 3. | 11 Hulbert Ave, LLC 06-6532 | 11 Hulbert Avenue | Addition/Alterations | 29.2.3/2 | Val Oliver |
| 4. | Ivey Braine 06-6530 | 10 Lily Court | Addition | 73.3.1/111 | Val Oliver |
| 5. | PFox Nantucket, LLC 07-6595 | 20 Orange Street | Remove Exterior Stair | 42.3.2/70 | Botticelli + Pohl |
| 6. | Patience Killen 06-6585 | 1 Old North Wharf | Demo/Move Shed | 42.3.1/80.1 | Linda Williams |
| 7. | Michael Wilson | 7 Cornwall Street | Fence | 71.3.2/9 | Linda Williams |
| 8. | 7 New St, LLC 07-6611 | 7 New Street | Hardscape | 55.4.1/37 | Ahern |
| 9. | Island Energy 06-6564 | 6 New Whale Street | Fuel Tanks | 42.3.1/89.1 | Val Oliver |
| 10. | Chris Gould 06-6563 | 7 Beach Grass Road | Duplex | 68/882 | Val Oliver |
| 11. | Frederick Bisailon 07-6596 | 65A Surfside Road | Move On | 67/223.5 | DTA |
| 12. | Sheila Coffin Harshman 06-6569 | 1 Windsor Road | Windows, Doors, Roof | 49/195 | Val Oliver |
| 13. | 30 Pearl, LLC 07-6593 | 30 India Street | Addition | 42.3.4/137 | Botticelli + Pohl |
| 14. | Shenandoah Tr 07-6592 | 40 Easton Street | Rev. 11-5235 | 42.1.4/20 | Botticelli + Pohl |
| 15. | James Rockett 06-6574 | 70 Pochick Avenue | Roof Extension and Porch | 79/155 | Thornewill Design |
| 16. | Ripley & Tom Petrillo Tr 07-6598 | 92 Washington Street | Revisions to 0589 | 42.2.3/22 | Smith & Hutton LLC |
| 17. | Michael Dobbert 06-6561 | 38 Surfside Road | Roof Mount Solar | 67/15.1 | Sunwind LLC |
| 18. | 36 Surfside, LLC 06-6560 | 36 Surfside Road | Roof Mount Solar | 67/15.2 | Sunwind LLC |
| 19. | Not So Easy, LLC 06-6579 | 26 Easy Street | Mixed Use Structure | 42.4.2/23 | Emeritus |
| 20. | 55 Eel Point Hldgs, LLC 07-6619 | 55 Eel Point Road | New Cabana | 32/47 | Botticelli + Pohl |
| 21. | Huckleberry Friend Tr 07-6620 | 15 E. Tristram Avenue | Adtn & windows chngs | 31/4 | Botticelli + Pohl |
| 22. | Nashaquisset Corp Inc. | 15 Washaman Avenue | Trash Enclosure | 55/522 | LINK |
| 23. | Nashaquisset Corp Inc. | 15 Washaman Avenue | New Patio Extension | 55/522 | LINK |
| 24. | 4 The Kids Realty Tr 07-6708 | 79 Pocomo Road | Rev. 10-4971 | 15/5 | CWA |
| 25. | Swedish Foster, LCL 07-6656 | 18 Cannonbury Lane | New Shed | 74/13 | CWA |
| 26. | 3 Tetakimmo Dr, LLC 07-6657 | 3 Tetakimmo Drive | Rev. 12-5374 | 53/30 | CWA |
| 27. | 27 Cato Ln, LLC | 27 Cato Lane | Rev. COA | 55/118 | CWA |
| 28. | Back 41, LLC | 105 Tom Nevers Road | New Pool Cabana | 91/25 | CWA |

XV. OLD BUSINESS 07/05/2022

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----|----------------------------|-----------------------|---------------------------|-------------------|-------------------|
| 26. | Richard Sotell 02-5632 | 10 Hydrangea Lane | Rooftop Solar | 73/89 | Cotuit Solar |
| 27. | JK Baxter, LLC 05-6336 | 114 Baxter Road | Deck Extension | 48/35 | Thornewill Design |
| 28. | Joseph Minella 03-5939 | 9 Giny Lane | MH grading | 41/851 | SCI |
| 29. | Joseph Minella | 9 Giny Lane | MH solar | 41/851 | SCI |
| 30. | Joseph Minella 03-5937 | 9 Giny Lane | Pool & hardscaping | 41/851 | SCI |
| 31. | Greg Raiff 09-1845 | 100 Low Beach Road | Renovate/rebuild dwelling | 75/27 | Emeritus |
| 32. | 9 E Street, LLC 05-6359 | 9 E Street | MH solar roof array | 60.2.1/6 | Ack Smart |
| 33. | 9 E Street, LLC 05-6360 | 9 E Street | GH solar roof array | 60.2.1/6 | Ack Smart |
| 34. | Brew Bean 01-5616 | 2 Candle House Lane | New dwelling | 55.4.1/1 | Concept Design |

XIV. NEW BUSINESS 07/19/2022

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----|----------------------------|-----------------------|---------------------------|-------------------|---------------------|
| 1. | Maury Associates | 81 Polpis Road | New garage | 44/23.4 | Dustin Maury |
| 2. | Maury Associates | 81 Polpis Road | Pool/spa | 44/23.4 | Dustin Maury |
| 3. | Maury Associates | 81 Polpis Road | Cabana | 44/23.4 | Dustin Maury |
| 4. | Maple Ln, LLC | 2 Maple Lane | New garage | 67/303 | Dustin Maury |
| 5. | Maple Ln, LLC | 2 Maple Lane | Pool/spa | 67/303 | Dustin Maury |
| 6. | Maple Ln, LLC | 2 Maple Lane | Cabana | 67/303 | Dustin Maury |
| 7. | Sankaty, LLC | 49 Sankaty Road | Garage | 49/66 | Dustin Maury |
| 8. | Sankaty, LLC | 49 Sankaty Road | Pool/spa | 49/66 | Dustin Maury |
| 9. | Sankaty, LLC | 49 Sankaty Road | Cabana | 49/66 | Dustin Maury |
| 10. | Robert Meyer | 307 Polpis Road | New spa | 25/39 | LINK |
| 11. | Island Orange Group, LP | 129 Orange Street | Batten doors below stairs | 55/147 | Val Oliver |
| 12. | Nathan and Karen McMullen | 8 Austin Farm Road | Relocate ex-shed on site | 56/367 | McMullen Associates |
| 13. | David and Diane | 4 Quince Street | Rear stairs (egress) | 42.3.4/20 | McMullen Associates |
| 14. | William Graham | 53 Meadowview Dire | New garage/cottage | 56/173 | Thornewill Design |
| 15. | Michael Stone | 6 Marcus Way | Demo | 91/9.1 | Will Stephens |
| 16. | Michael Stone | 6 Marcus Way | New dwelling | 91/9.1 | Will Stephens |
| 17. | Jem Cacique | 36 Easton Street | Revisions – roof change | 42.1.4/19 | EMDA |
| 18. | 73 Vestal, LLC | 73 Vestal Street | Move on site | 56/192 | Thornewill Design |
| 19. | 73 Vestal, LLC | 73 Vestal Street | New dwelling | 56/192 | Thornewill Design |
| 20. | 73 Vestal, LLC | 73 Vestal Street | Move garage on site | 56/192 | Thornewill Design |
| 21. | Bryan and Diane Rolfe | 6 Seven Mile Lane | Main house addition | 72/3 | Normand Residential |

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|----------------------------------|------------------------|---------------------------|-------------|----------------------|
| 22. Bryan and Diane Rolfe | 6 Seven Mile Lane | New shed | 72/3 | Normand Residential |
| 23. Bryan and Diane Rolfe | 6 Seven Mile Lane | Pool and hardscaping | 72/3 | Normand Residential |
| 24. Stephan and Kim Schaefer | 86 Cliff Road | Solar roof | 30/74.2 | Robert Newman |
| 25. Rorelly Jody Newman | 6 Topping Lift Road | Solar roof | 66/308 | Robert Newman |
| 26. James Horowitz | 71 Pochick Avenue | Rooftop solar for mh | 79/14 | Cotuit Solar |
| 27. James Horowitz | 71 Pochick Avenue | Rooftop solar for garage | 79/14 | Cotuit Solar |
| 28. James Van Tassci | 42B Union Street | Replace fence | 42.3.2/28 | James Van Tassci |
| 29. BIGACK, LLC | 8 Meadowview Drive | Pool and hardscape | 56/147 | Atlantic Landscaping |
| 30. 21 Folger Ave, LLC | 21 Folger Avenue | Pool and hardscape | 80/42 | Atlantic Landscaping |
| 31. Eric Silfen | 3 Meadowview Drive | Rooftop solar for mh | 56/92 | Cotuit Solar |
| 32. Eric Silfen | 3 Meadowview Drive | Rooftop solar for cottage | 56/92 | Cotuit Solar |
| 33. McGovern | 26 Lincoln Street Sias | Window and door changes | 73.4.2/3 | Thornewill Design |
| 34. Michael and Nancy Curren | 94 Goldfinch Drive | Addition 2nd floor garage | 68/696 | Topham Designs |
| 35. Margaret Owen | 16 Golfview Drive | Alteration fenestration | 66/188 | Margaret Owen |
| 36. William Irwin | 2 North Cliff Way | Shed | 30/214 | William Irwin |
| 37. Victor Healy | 94 Orange Street | Addition | 55.1.4/47 | Paul Dreher |
| 38. Matthew and Theresa Stone | 47 Milk Street | New mh dwelling | 56/201 | LW/ Woodmeister |
| 39. Matthew and Theresa Stone | 47 Milk Street | Move house on lot/ reno | 56/201 | LW/ Woodmeister |
| 40. Matthew and Theresa Stone | 47 Milk Street | Pool and hardscape | 56/201 | LW/ Woodmeister |
| 41. Matthew and Theresa Stone | 47 Milk Street | Cabana | 56/201 | LW/ Woodmeister |
| 42. Matthew and Theresa Stone | 47 Milk Street | Garage | 56/201 | LW/ Woodmeister |
| 43. Stephen Virtue | 39 Pleasant Street | Fence revision | 55.4.1/154 | Linda Williams |
| 44. William Steele & Chris Drake | 3 Primrose Lane | Pool and hardscape | 40/47.1 | Jardins Int. Inc |
| 45. John Bessie Connelly | 90 Washington Street. | Addition | 42.2.3/21 | Bentley & Churchill |
| 46. Willard Overlock | 29 Coffin Street Sias | New shed | 73.4.1/26.2 | Bentley & Churchill |
| 47. NISDA | 23 – 25 Wauwinet Road | Demo west silo | 20/36 + 80 | Val Oliver |
| 48. NISDA | 23 – 25 Wauwinet Road | Rebuild west silo | 20/36 + 80 | Val Oliver |
| 49. Clafin Patricia M Tr | 131 Polpis Road | Fence | 44/6 | Val Oliver |
| 50. Richard Phillips Tr | 19 E. Tristram Avenue | Rev. 04-3452: otdr shower | 31/4.1 | Botticelli + Pohl |
| 51. Jamie Levanthal | 24 Woodbine | Sports court | 80/96 | Ahern |
| 52. Jessica N. Torre | 53 Miacomet Avenue | Move on from 8 holly st | 67/90 | LINK |
| 53. 18 Sherburne Nom Tr | 18 Sherburne Turnpike | New garage | 30/196 | S. Metz |
| 54. 18 Sherburne Nom Tr | 18 Sherburne Turnpike | New guest house | 30/196 | S. Metz |
| 55. Lloyd Realty, LLC | 7 Heather Lane | Guest house revisions | 30/24.2 | S. Metz |
| 56. Lloyd Realty, LLC | 7 Heather Lane | New cabana | 30/24.2 | S. Metz |
| 57. Lloyd Realty, LLC | 7 Heather Lane | New garage | 30/24.2 | S. Metz |
| 58. Chris and Ashley Austin | Maple Lane (Lot 7) | New dwelling | 67/303 | Emeritus |
| 59. Karl Slatoff | 28 India Street | Fence | 42.3.4/108 | Time |
| 60. RJ Glidden | 47 Warren's Landing Rd | Move/ demo building | 38/54 | Jessie Glidden |

| XVI. OTHER BUSINESS | |
|----------------------------|--|
| Approved Minutes | June 30 & July 5, 2022 |
| Motion | Motion to Approve. (Oliver) |
| Vote | Carried 5-0 |
| Review Minutes | July 12, 2022 |
| Other Business | <ul style="list-style-type: none"> • Next HDC Meeting: Tuesday, July 26th @ 4:00 pm Hybrid – Zoom @ 4 Fairgrounds Rd, Community Room • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves |

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:25 pm. (Camp)**

Vote Carried 5-0

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council