



## HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

**Tuesday August 16, 2022**

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

Called to order at 4:02 pm. and announcements by Ms. Camp

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

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

Absent Members: Thornewill

Late Arrivals: Oliver, 4:17 pm; Dutra, 4:35 pm

Early Departures: Welch, 8:22 pm

Adoption of Agenda.

Motion **Motion to Approve Subject to needs of the Commission. (Welch)**

Roll-call vote Carried unanimously

### I. COMMISSION COMMENTS

1. (5:28) **Welch** – Pizza has arrived! Victuals: He paid for Pizza tonight; it's been suggested that cost will be reimbursed; suggested paying into a kitty until the details of reimbursement are established.

**Pohl** – We can be reimbursed as long as the receipts are saved and submitted to PLUS.

2. **Welch** – Update on the Organizational Focus Committee (OFC) and Resiliently Integrating Sustainable Energy (RISE) workgroup. Work to establish recommendation for operations and management of the workgroup continues; proceeding from the assumption HDC prefers and open and fair process geared to further the HDC's mission and to help us integrate sustainable energy in a resilient manner with respect to Nantucket's historic character and setting. Meetings are open to the public and posted on the Town's Calendar. Attendance has included OFC members, Tobias Glidden and Andy Buccino (proponents of article to revise HDC Act), Lauren Sinatra (Town's Energy Coordinator), Holly Backus (Town's Preservation Planner) and others. Based on the Town's typical committee form, an RISE Workgroup Interest Form has been created for distribution, legal notice announcing interest and instructions to receive a form will be in the Inquirer & Mirror this Thursday and next, before deadline to initiate the workgroup, upon receipt these will be reviewed and discussed including with regard to recommendation on how to move forward. Noted that, OFC will suggest interested parties contact State Ethics Office to determine appropriate level of involvement; to avoid a tainted product, parties with conflicts will not have a determining seat at the table in order. Town Energy Office is sponsoring a student group Town's Energy Office is sponsoring a student workgroup to poll the public and others, this by way of interviews and surveys, with a focus on the HDC better balancing solar installations with its mission. OFC is working to see if Energy Office and HDC goals can align--we see fundamental differences that should not be glossed over but instead worked through: As you may know, the Town's Energy Office is responsible for a wide array of sustainable energy projects, one of which is to promote solar installations on private homes throughout our National Historic Landmark. Regards, the HDC's mission... It's been said "few places can impart the faraway feeling as Nantucket does..." In essence, the HDC's role, and the importance of its guidelines, are as you know, to preserve this faraway feeling--it's character and setting, including for economic benefit. OFC concerns are consistent with these comments. Made a couple of other quick points: HDC approves approximately 94-96% of solar applications; even if only 90%, HDC approves an overwhelming number of its solar applications; suggests serious consideration of whether an intense student project is going to be beneficial in particular with regard what is polling going to answer regards the 4-6% of solar installations not currently approved can be approved consistent with the HDC mission. Is public polling the venue for this type of a regulatory determination? ...OFC believes there may be utility in the information the WPI student project can provide, if Town can get to an agreement with OFC on goals and deliverables. Regards the sponsors of the WPI student project, we hold them in high regard—we value their various independent experiences and knowledge—and we hope to have them working with us in a collaborative manner; OFC concerns are not about personalities but instead conflicting agendas. The OFC has to practice diligence; it recommends HDC have direct involvement with the WPI student project, including a seat at the table, if HDC gets involved.

**Backus** – Stated that as the Town Preservation Planner, she is also sponsoring the WPI study group; reminded commissioners that she's the staff liaison to the HDC and has the HDC's best interest in mind.

### II. PUBLIC COMMENT

1. Williams – Brought in the other 11 structures of the Richmond project on Old South Road. Asked if they would hold a special meeting so as not to bog down the regular meeting.

Pohl – He is going to circulate a memo on who is up for a Thursday meeting.

2. Bruce Mandel – MAB didn't have a chance to meet; asked that the two properties be held over for MAB comments.

Pohl – If we feel that necessary when we get to them, we'll hold them.

**III. ENFORCEMENT**

**Martinez** – Construction signs are allowed so this violation is null and void. The courtesy letter wouldn't go out.

Motion **Motion to void 158 Polpis Road construction letter and violation. (Coombs)**

Roll-call Vote Carried unanimously

**III. ELECTION OF OFFICERS/APPOINTMENT OF REPRESENTATIVES**

1. Chair

Motion **Motion to elect Mr. Pohl as chair. (Coombs)**

Roll-call Vote Carried unanimously

2. Vice Chair

Welch – Asked to be voted as vice chair.

Motion **Motion to elect as Mr. Welch vice chair. (Oliver)**

Roll-call Vote Carried unanimously

3. Appoint Community Preservation Committee representative

Motion **Motion to appoint Ms. Coombs as the representative. (Oliver)**

Roll-call Vote Carried unanimously

**IV. SIGN**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nantucket Cottage Hosp <b>07-6682</b>	57 Prospect Street	Wall sign	55/3	Jason Bridges
2. Salt House <b>06-6546</b>	6 North Beach Street	Free Standing sign	42.4.1/65	Linda Williams
3. Nantucket Land Bank <b>07-6621</b>	168 Hummock Pond Rd	Free standing sign	65/13.2	John Kuszpa
4. Nantucket Land Bank <b>08-6833</b>	48 South Cambridge St	Rock sign	59.3/42	Normand Residential
5. Kenneth A Gullicksen <b>08-6827</b>	31 Easy Street	Projecting Sign	42.4.2/16	Kenneth Gullicksen
6. Kenneth A Gullicksen <b>05-6829</b>	31 Easy Street	Projecting Sign	42.4.2/16	Kenneth Gullicksen

Voting Pohl, Camp, Coombs, Welch

Alternates None

Recused None

Documentation Sign design plans, site plan, and photos, photos, and advisory comments.

Representing None

Sign Advisory None

Concerns **Martinez** – Recommend approval of Items 1-6 through staff

Motion **Motion to Approve through staff per noted conditions Item 1-6 (Welch)**

Roll-call Vote Carried unanimously

Certificate #

**HDC2022-(as noted)**

7. NIR Retail LLC <b>08-6800</b>	5 Old South Wharf	Wall Sign	42.2.4/2	Samantha Rudofsky
8. Al Souza	56 Pleasant Street	Wall Sign	55/342	Daiva Utariene

Voting Pohl, Camp, Coombs, Welch

Alternates None

Recused None

Documentation Sign design plans, site plan, and photos, photos, and advisory comments.

Representing None

Sign Advisory None

Concerns **Martinez** – Recommend holding Items 7&8 for more information.

Motion **Motion to Hold Item 7&8 or more information. (Coombs)**

Roll-call Vote Carried unanimously

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. Liz Powell <b>08-6871</b>	71 Cliff Road	Rev. 09-4798: roof change	30/160	Thornewill
2. NHA Properties <b>08-6869</b>	49 Okorwaw Ave Apt A	Solar roof top array	79/114	Ack Smart
3. NHA Properties <b>08-6870</b>	49 Okorwaw Ave Apt B	Solar roof top array	79/114	Ack Smart
4. Esmeralda Martinez <b>08-6821</b>	6 Larrabee Lane	New Dwelling rev 11-2282	55/102.6	Esmeralda Martinez
5. Bogle/Ack 9120, LLC <b>08-6819</b>	47 Vestal Street	Spa, firepit & hardscape	41/590	Ben Champoux
6. Cel Ack, LLC <b>08-6864</b>	5 Celtic Drive	New 3 <sup>rd</sup> Dwelling	67/659	Val Oliver
7. Over-Here-Over-ThereTr <b>08-6872</b>	82 Polpis Road	New shed	44/25.6	Gryphon Architects
8. Tracy Bakalar <b>08-6846</b>	20 Sesapana Road	Roof & window replace	68/95	C. Kinsella
9. John Manera <b>08-6873</b>	1 Bayberry Lane	New Dwelling MH	67/57	Linda Williams
10. John Manera <b>08-6876</b>	1 Bayberry Lane	New Garage	67/57	Linda Williams
11. John Manera <b>08-6874</b>	1 Bayberry Lane	New Cabana	67/57	Linda Williams
12. Schaeffer Prop., LLC <b>08-6808</b>	86 Cliff Road	Rev. 01-5525: deck & fence	30/74.2	Sandcastle Const.
13. Anne Churns <b>08-6824</b>	2 Todd Circle	Cobble apron	66/292	Garden Group
14. Yerzhan Jumabaev <b>08-6830</b>	7 Boynton Lane	Alteration Rev 10-4980	67/14.2	DTA
15. 5QPR, LLC <b>08-6831</b>	5 Quaise Pasture Road	Shed rev 08-6794	26/21	Botticelli + Pohl

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16. Madakiss Realty Tr. <b>08-6826</b>	7 Sandsbury Road	Alteration to house	75/52	Val Oliver
17. Madakiss Realty Tr. <b>08-6825</b>	7 Sandsbury Road	New pool shed	75/52	Val Oliver
18. Madakiss Realty Tr. <b>08-6828</b>	7 Sandsbury Road	New Garage apt	75/52	Val Oliver
19. Nanahumacke, LLC <b>08-6854</b>	11 Nanahumacke Lane	New pool Cabana	65/84	BPC
20. David Silva <b>08-6850</b>	16 Helens Drive	Alteration rev11-2278	66/53	David Silva
21. David Silva <b>08-6859</b>	16 Helens Drive	Deck rev07-1320	66/53	David Silva
22. David Silva <b>08-6877</b>	16 Helens Drive	New shed	66/53	David Silva
23. Ross Hannah & Sacha <b>08-6855</b>	110 Surfside Road	Sport court	80/6	Miroslava Ahern
24. Marc Knight <b>08-6878</b>	60 Nobadeer Avenue	New shed	88/12	Permit Plus
25. Hallett Lane, LLC <b>08-6881</b>	12 Almanack Pond Road	New shed	25/11	Normand Residential
26. Hallett Lane, LLC <b>08-6879</b>	12 Almanack Pond Road	New cottage	25/11	Normand Residential
27. Hallett Lane, LLC <b>08-6880</b>	12 Almanack Pond Road	Main house alterations	25/11	Normand Residential
28. Williams Graham <b>08-6816</b>	53 Meadowview Drive	New shed	56/173	Thornewill Design
29. John Gallagher <b>08-6815</b>	13 Cannonbury Lane	Extend deck	74/21	Thornewill Design
30. Paul Blanco <b>08-6822</b>	8 Ackermuck	Garage rev 07-4115	41/618	Linda Williams
31. Kim Glowacki <b>08-6817</b>	13 Woodland Drive	Move on fm 79 Polpis	79/208	Structures Unlimited
32. 79 Polpis Rd. RE <b>08-6818</b>	79 Polpis Road	Move off to 13 Woodland	44/23.3	Structures Unlimited
33. Goldszer/ Mann Trust <b>08-6844</b>	77 Goldfinch Drive	Driveway & hardscape	68/572	EMDA
34. Goldszer/ Mann Trust <b>08-6834</b>	77 Goldfinch Drive	Addition	68/572	EMDA
Voting	Camp (acting chair), Coombs, Welch			
Alternates	None			
Recused	Pohl, Oliver, Thornewill			
Documentation	None			
Representing	None			
Public	None			
Concerns	<b>Coombs</b> – Asked who reviews items for consent. Ms. Backus.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried 3-0			Certificate # <b>HDC2022-(as noted)</b>

**VI. CONSENTS WITH CONDITIONS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. John Manera <b>08-6875</b>	1 Bayberry Lane	Pool & Hardscape	67/57	Linda Williams
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				
2. 123 Madaket Rd N.T <b>08-6801</b>	123 Madaket Road	Pool & deck	40/60	MCA+
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				
3. Nanahumacke, LLC <b>08-6853</b>	11 Nanahumacke Lane	New pool	65/84	BPC
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				
4. Hannah & Sacha Ross <b>08-6858</b>	110 Surfside Road	Pool & hardscape	80/6	Miroslava Ahern
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				
5. Hallett Lane, LLC <b>08-6882</b>	12 Almanack Pond Road	Pool & hardscape	25/11	Normand Residential
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				
Voting	Pohl, Camp, Coombs, Welch			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve per noted conditions. (Coombs)</b>			
Vote	Carried 4-0			
			Certificate #	<b>HDC2022-(as noted)</b>

**X. 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.	Michael Stone <b>07-6650</b>	6 Marcus Way	Demo due to fire	91/9.1	Will Stephens
	Voting	Pohl, Camp, Coombs, Welch, Dutra			
	Alternates	None			
	Recused	Oliver			
	Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
	Representing	Will Stephens			
	Public	None			
	Concerns (5:17)	<b>Stephens</b> – Presented project. <b>Backus</b> – Circa 2003 construction based upon the property card. Suggested a record of fire damage for the file. No concerns.			
	Motion	<b>Motion to Approve a demolition with documentation of the fire for the record. (Welch)</b>			
	Roll-call Vote	Carried unanimously		Certificate #	<b>HDC2022-07-6650</b>
2.	Michael Stone <b>07-6641</b>	6 Marcus Way	New dwelling	91/9.1	Will Stephens
	Voting	Pohl, Camp, Coombs, Welch, Dutra			
	Alternates	None			
	Recused	Oliver			
	Documentation	Architectural elevation plans, site plan, and photos.			
	Representing	Will Stephens			
	Public	None			
	Concerns (5:20)	<b>Stephens</b> – Presented project. No concerns.			
	Motion	<b>Motion to Approve as submitted. (Welch)</b>			
	Roll-call Vote	Carried unanimously		Certificate #	<b>HDC2022-07-6641</b>
3.	Eric Silfen <b>07-6665</b>	3 Meadowview Drive	Rooftop solar for MH	56/92	Cotuit Solar
	Voting	Pohl, Camp, Coombs, Welch			
	Alternates	None			
	Recused	None			
	Documentation	None			
	Representing	None			
	Public	None			
	Concerns (7:49)	Not opened at this time.			
	Motion	<b>Motion to Hold for representation. (Coombs)</b>			
	Roll-call Vote	Carried unanimously		Certificate #	
4.	Matthew & Theresa Stone <b>07-6659</b>	47 Milk Street	New main dwelling	56/201	LW/Woodmeister
	Voting	Pohl, Camp, Coombs, Oliver, Welch			
	Alternates	None			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, and photos.			
	Representing	Linda Williams			
	Public	None			
	Concerns (4:14)	<b>Williams</b> – This property is not in HSAB jurisdiction so they shouldn't have reviewed this; she will object to their comments being read into the record. Presented project; the rear is not visible. <b>Camp</b> – Likes the design. The 2 <sup>nd</sup> -floor feels squished with the 2 doghouse dormers and the windows feel a little small. The right additive massing 2 <sup>nd</sup> -floor is bare. <b>Oliver</b> – South elevation, the porch roof and beam system has a lot of space above the windows; the 2 <sup>nd</sup> floor windows should go to the eave line; the gable dormers would be better as sheds; agrees with Ms. Camp about the porch. North elevation, it looks like a dormer with no windows. Other than that, the masing is fine. <b>Coombs</b> – Agrees with what's been said. North elevation, she doesn't understand the dormer; asked if the screen is retractable. East elevation, the skylight should be turned; the transoms over the French doors are odd but not visible. <b>Welch</b> – Nothing to add. <b>Pohl</b> – South elevation, the porch needs a beam. East elevation, the rake trim looks like flat 1X12; need more details on the rakes and shingle lines. The apron under the sill is inappropriate. The 3 <sup>rd</sup> floor open dormer would be a huge concern if it were in anyway visible. The 1 <sup>st</sup> floor is 7" above grade; either there is massive mud block or there's a foundation.			
	Motion	<b>Motion to Hold for revisions. (Camp)</b>			
	Roll-call Vote	Carried unanimously		Certificate #	

5.	Matthew & Theresa Stone	<b>07-6658</b>	47 Milk Street	Move house on lot/ reno	56/201	LW/Woodmeister
Voting	Pohl, Camp, Coombs, Oliver, Welch					
Alternates	Dutra					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Linda Williams					
Public	None					
Concerns (4:35)	<p><b>Williams</b> – Presented project; this is the existing structure; all the windows are Brosco. Suggested a view.</p> <p><b>Oliver</b> – Appreciates reusing the structure. The proposal is an improvement. Right now, there’s nothing but vegetation.</p> <p><b>Camp</b> – The height is 29’3” and the main house is 29’3”; thinks there should be a hierarchy of the structures. It’s a long skinny lot with a lot of structures; she doesn’t want to see a line of buildings.</p> <p><b>Welch</b> – Nothing to add; other than the deck that’s more than 8’ deep is existing and on the rear where it isn’t visible. Doesn’t think this is 29’3” tall; that should be checked.</p> <p><b>Coombs</b> – Her concern is the height of the structures; one should be smaller.</p> <p><b>Pohl</b> – The main house height is called out as the same, but the cross section shows the main house as 5’ taller with no change in grade; something isn’t right. It measures at 26’. We have an existing structure being moved and reused as a guesthouse; we need to think about the differential between a main house and guesthouse.</p>					
Motion	<b>Motion to Approve as submitted with correction of the building height. (Welch)</b>					
Roll-call Vote	Carried unanimously				Certificate #	<b>HDC2022-07-6658</b>
6.	Matthew & Theresa Stone	<b>07-6662</b>	47 Milk Street	Cabana	56/201	LW/Woodmeister
Voting	Pohl, Camp, Coombs, Oliver, Welch					
Alternates	Dutra					
Recused	None					
Documentation	Landscape design plans, site plan, and photos.					
Representing	Linda Williams					
Public	None					
Concerns (4:48)	<p><b>Williams</b> – Presented project.</p> <p><b>Oliver</b> – Thinks the huge basement is overly large for a so-called cabana. Saratoga Lane is behind this. She’d like to view with height poles so as to prevent another Dukes Road incident with a 10’ retaining wall. Poles at both corners of the main house peaks and for the retaining wall.</p> <p><b>Coombs</b> – This comes in at 29’6” at the rear; this is too tall; the deck should be brought to the French doors. Also wants to view with a pool.</p> <p><b>Welch</b> – To the extent it will be visible, the fenestration is chaotic and details atypical. The front looks like a cabana.</p> <p><b>Camp</b> – There is a steep drop across this structure; suggested reducing the width down from 28’.</p> <p><b>Pohl</b> – Agrees with comments about its size and the potential of this mirroring problems on Dukes Road. The deck as rendered over interior space has too many posts and railing doesn’t look to be code height. Same comments regarding the window aprons and rake sizes match the main house. The bottom of wall would be at 27 with the top at 35.</p>					
Motion	<b>Motion to View with height poles showing the structure roof line and hold for revisions and more information on the retaining walls. (Oliver)</b>					
Roll-call Vote	Carried unanimously				Certificate #	
7.	Matthew & Theresa Stone	<b>07-6660</b>	47 Milk Street	Garage	56/201	LW/Woodmeister
Voting	Pohl, Camp, Coombs, Oliver, Welch					
Alternates	Dutra					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Linda Williams					
Public	None					
Concerns (5:01)	<p><b>Williams</b> – Presented project.</p> <p><b>Welch</b> – The concern is fenestration, door types, rake details, window aprons, and overhangs at the rakes and soffits.</p> <p><b>Camp</b> – She’s concerned about the build up of this lot with 4 structures and questions the need for a garage.</p>					
Motion	<b>Motion to Hold for revisions. (Welch)</b>					
Roll-call Vote	Carried unanimously				Certificate #	
8.	Matthew & Theresa Stone	<b>07-6661</b>	47 Milk Street	Pool and hardscape	56/201	LW/Woodmeister
Voting	Pohl, Camp, Coombs, Oliver, Welch					
Alternates	Dutra					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Linda Williams					
Public	None					
Concerns (time)	Not opened at this time.					
Motion	<b>Motion to Hold to track. (Welch)</b>					
Roll-call Vote	Carried unanimously				Certificate #	

9. Chris & Ashley Austin <b>07-6692</b>	Maple Lane (Lot 7)	New dwelling	67/303	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Dutra			
Alternates	None			
Recused	Welch			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (5:04)	<p><b>MacEachern</b> – Presented project; height main mass is 28’6” with secondary masses at 24’; the rear covered outdoor space won’t be visible.</p> <p><b>Oliver</b> – It’s similar to the other structures. The roof walk is incongruent to this style.</p> <p><b>Coombs</b> – Agrees the roof walk is inappropriate and pushes up the perceived height. Would like it to be simpler and it’s long at 79’.</p> <p><b>Camp</b> – Concerned about the orientation and the way the drive relates. Rugged road is a heavily wooded area with smaller houses. It should be scaled down some.</p> <p><b>Dutra</b> – It’s a nice design. The way the lot is shaped impacts the design of the house making it long. He’s concerned about its length with a garage placed very close to it; if this moved east a bit, that would break it from the garage.</p> <p><b>Pohl</b> – To the issue of length, this house is turned to the neighbor rather than Maple Lane; we now have a future garage in line with a long building. Suggested canting a little and staggering the future garage.</p>			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Roll-call Vote	Carried unanimously		Certificate #	
10. RJ Glidden <b>07-6696</b>	47 Warren’s Landing Rd	Move/demo building	38/54	Jessie Glidden
Voting	Camp, Coombs, Oliver, Welch, Dutra			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	None			
Public	Bruce Mandel.			
Concerns (5:22)	<p><b>Backus</b> – This is circa 1970 and contributing on NHL; there is no HDC survey and prefer reuse to a demolition.</p> <p><b>Mandel</b> – This couldn’t be reviewed by MAB due to lack of a quorum.</p> <p>Consensus prefers a move over a demolition.</p> <p><b>Welch</b> – If it has to go to a demolition, we should reconsider that. They can apply separately for the demo and pull that if they don’t need it.</p>			
Motion	<b>Motion to Approve as a move off at this time. (Welch)</b>			
Roll-call Vote	Carried unanimously		Certificate # <b>HDC2022-07-6696</b>	

Break 5:46 to 5:56 pm

**XI. OLD BUSINESS 07/26/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jason & Jen Mendelson 05-6328	7A Sherburne Turnpike	New dwelling	30/112	Studio Ppark

Voting Pohl, Camp, Coombs, Welch, Dutra  
 Alternates None  
 Recused Oliver  
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.  
 Representing James Krapp, Studio Ppark  
 Public None  
 Concerns (5:56) **Krapp** – Reviewed changes made per previous concerns, with white trim, grey sash, all else natural to weather.  
**Backus** – Read HSAB comments 8/8: There is only one house on Sherburne Turnpike with the garage on the street side, which is accessed off Sherburne Way. Placing an attached garage up close to the street with the entire front of the property becoming a parking lot is too suburban and not appropriate; the garage should be set behind the house as is traditionally done allowing for a full front yard. The garage mass is much too tall for an additive mass facing the street; it dominates the front view and feels very out of place; this should be a 1-story addition. The front of the main mass lacks any logical order; the 2<sup>nd</sup>-floor fenestration does not relate to the 1<sup>st</sup> floor. The depth of the main mass is 30’ deep creating a tall boxy building with a lot of roof-space facing the street; this depth should be reduced, and the massing be broken up to minimize the length of the main roofline reducing the amount of roof. There are meeting rail issues all around; lowering the plate would correct this. The triple mullion on the west should change to 2 singles; the upper west windows crowd the rakes and should be pulled more to center. 6-light French doors are unusual; change to 12 or 15 lights. The rear chimney is very awkward and should be pulled completely into the interior. HSAB would like to see revisions.  
 Sherburne Heights is a historic summer area from the 1800s. The adjacent property has an attached garage. The design should be consistent with contributing massing. Proposal is very boxy. 6-light French doors are inappropriate and front entry door too modern. Since 7 Sherburne is before the HDC, the new and proposed driveways should be shown.  
**Camp** – South elevation, the 1<sup>st</sup>-floor fenestration doesn’t relate to the 2<sup>nd</sup>-floor; the right mass is overpowering and should be reduced; an attached garage doesn’t seem appropriate. The driveway shouldn’t cover the front of the house.  
**Coombs** – The meeting rails all come in at different heights with some aligning and some not; the 2-over-2 windows and French doors don’t go with the roof walk, which doesn’t fit the architecture. Fenestration is chaotic. The garage shouldn’t be attached. The chimney shouldn’t go between 2 windows: it’s not attractive.  
**Welch** – Nothing to add.  
**Dutra** – The attached garage is a concern; otherwise, the design is successful.  
**Pohl** – He appreciates the drop in the garage, but it could be dropped more and should be relocated. Garage east elevation is under fenestrated; the middle dormer is a run-on dormer which crashes into the side of the gable; that is never done and will make the connector boxy. Agrees about the chimney; it should be internal. Sherburne Way is an abutter way which can be travelled on by the public. The 1<sup>st</sup>-floor garage windows should be larger. Everyone has expressed concerns about the scale of the garage.

Motion **Motion to Hold for revisions. (Camp)**  
 Roll-call Vote Carried unanimously Certificate #



2.	Sankaty, LLC	06-6439	49 Sankaty Road	New dwelling	49/66	Dustin Maury
Voting	Pohl, Camp, Coombs, Oliver					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.					
Representing	Dustin Maury					
Public	None					
Concerns (6:18)	<p><b>Maury</b> – Stated concerns about the comments of the SAB that he felt were not constructive and created animosity and their behavior unprofessional. Reviewed changes made per previous concerns.                      Discussion about whether a structure going setback to setback is within HDC purview under streetscape or if it's a zoning issue.</p> <p><b>Backus</b> – Read SAB comments 8/1: driveway and massive garage facing street inappropriate; still oriented set back to set back and should telescope back; top dormer top heavy. Window in west elevation 2<sup>nd</sup>-floor gables are too big. Appreciate the drop in additive massing height and change to shed dormers. The flanking mass shed dormer are inappropriate.</p> <p><b>Camp</b> – It's hard to relate to this without the setback and neighbors; she wants to ensure it's in scale. The style of this building and the relation of the enclose deck; suggested adding decorative brackets to the posts. Some houses do have this large dormer with the diagonal shingle element. She's concerned about the side-to-side width. The driveway is right in front of the house; asked if all that could be pulled to the side as it takes away from the design of the house.</p> <p><b>Coombs</b> – This is wide and fills the lot; the photos of the neighborhood showed most houses with the gable end facing the street and the house going to the rear. It looks like there's room to turn it and telescope back. Would like it reduced. Suggested eliminating the side lights at the front door and putting glass in the door.</p> <p><b>Oliver</b> – Appreciates the changes made. It looks like additive massing to her. It's not the far off and fits the neighborhood. Suggested getting rid of the roof over the basement on the south. She thinks it's very simple</p> <p><b>Pohl</b> – Suggested going back to a shingle style might be better. The porch roof over the basement adds to the width but getting rid of the element would leave that without a 1-story element to break it up. Thinks it's good that the house is farther from the road behind the garage but agrees that could be moved to allow more green space in front of the house.</p>					
Motion	<b>Motion to Hold for revisions. (Camp)</b>					
Roll-call Vote	Carried unanimously				Certificate #	
3.	Sankaty, LLC	07-6674	49 Sankaty Road	New Garage	49/66	Dustin Maury
Voting	Camp (acting chair), Coombs, Oliver, Welch, Dutra					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.					
Representing	Dustin Maury					
Public	None					
Concerns (6:47)	<p><b>Maury</b> – Presented project; there's an existing chicken-wire fence within the hedge.</p> <p><b>Backus</b> – Read SAB comments 8/1: Too tall and massive. Bring and eave down; prefer grey sash. She recommends dropping the height.</p> <p><b>Oliver</b> – This is a nice simple structure and not huge; it's only 20' tall. The pent roof could drop down.</p> <p><b>Coombs</b> – Agrees. This couldn't be simpler. She'd like the colors to be softer.</p> <p><b>Welch</b> – It's appropriate relative to the size and design of the house.</p> <p><b>Dutra</b> – Okay with the design. His only concern is the placement and the amount of driveway; it should all move back to allow the garage to face the road.</p> <p><b>Camp</b> – It says the garage doors are 8'; the seems too large. The pent roof feels heavy on a simple 'Sconset garage. natural to weather with black and grey feels harsh and not common in 'Sconset.</p>					
Motion	<b>Motion to Approve as submitted. (Welch)</b>					
Roll-call Vote	Carried 4-1//Camp opposed				Certificate #	<b>HDC2022-07-6674</b>
4.	Sankaty, LLC	07-6676	49 Sankaty Road	New Cabana	49/66	Dustin Maury
Voting	Camp (acting chair), Coombs, Oliver, Welch, Dutra					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.					
Representing	Dustin Maury					
Public	None					
Concerns (6:59)	<p><b>Maury</b> – Presented project.</p> <p><b>Backus</b> – Read SAB comments 8/1: Asked if any encloses the open windows. She has no concerns about the design.</p> <p><b>Welch</b> – He's seen the shutter for cabanas Mr. Maury's company uses; it can be blended with the trim. This is not visible due to its size and location.</p> <p>No concerns.</p>					
Motion	<b>Motion to Approve as submitted. (Oliver)</b>					
Roll-call Vote	Carried unanimously				Certificate #	<b>HDC2022-07-6676</b>



5.	Sankaty, LLC <b>07-6670</b>	49 Sankaty Road	Pool/spa	49/66	Dustin Maury
Voting	Camp (acting chair), Coombs, Oliver, Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Dustin Maury				
Public	None				
Concerns (7:01)	<p><b>Maury</b> – Presented project; pool has an autocover; pool equipment will be on the back of the cabana.  <b>Backus</b> – Read SAB comments 8/1: Need a full hardscape plan with equipment location.  <b>Dutra</b> – He’s okay as long as the landscaping plan is submitted.  <b>Oliver</b> – She’s okay due to lack of visibility; however, any hardscaping should come back; this approves the pool and spa only.  <b>Coombs</b> – Her only concern would be visibility outside the summer.  <b>Camp</b> – Would like the spa to be integrated into the pool to reduce the overall length.</p>				
Motion	<b>Motion to Approve the pool and spa locations and the application for hardscape and material to come back and the pool caveat. (Welch)</b>				
Roll-call Vote	Carried 4-1//Camp opposed			Certificate #	<b>HDC2022-07-6670</b>
6.	Bob Harrington <b>05-6330</b>	7 Sherburne Turnpike	Addition/renovation	30/112	MCA
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	None				
Concerns (7:08)	<p><b>Cutone</b> – Reviewed changes made per previous concerns.  <b>Backus</b> – Read HSAB comments 8/8: The existing 1-story addition can get away with a shallower roof pitch because it is discreet and low profile; the proposed 2-story addition is much more visible and should relate to the existing roof pitches; the previous proposal would have worked fine if the plate was a few feet lower creating a true 1.5-story with recessed dormers. The 4 ganged French doors and the square windows need rethinking; the doors should be 15 lite per existing. HSAB would like to see revisions.  Reviewed the structure’s history. Agrees with HSAB. Inclusion of shed dormers seems out of place. Suggested keeping the 6-over-6 windows on the rear. It would be helpful if the site plans showed the driveway for both this and 7A.  <b>Welch</b> – East elevation, agrees the lower slope roof is acceptable because it’s hidden; the previous proposal would have been successful if it had been brought in a little more to make it subordinate to the existing.  <b>Camp</b> – Like this iteration better; it’s in the back and probably not visible.  <b>Coombs</b> – East elevation, the shed dormers cheek walls should come in or the windows spread more.  <b>Oliver</b> – Nothing to add. Agrees with Mr. Welch about the first iteration of the east elevation.  <b>Pohl</b> – The fortunate thing is we get to see the good stuff on the front. Agrees with Mr. Welch about modification the 1<sup>st</sup> iteration but this iteration is approvable as well.</p>				
Motion	<b>Motion to Approve through staff with the east-elevation shed dormers reduced 1’ each. (Coombs)</b>				
Roll-call Vote	Carried unanimously			Certificate #	<b>HDC2022-05-6330</b>
7.	Lisa Holby <b>06-6467</b>	19 Low Beach Road	New dwelling	74/83	Val Oliver
Voting	Pohl, Camp, Coombs, Welch, Dutra				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (7:23)	<p><b>Oliver</b> – Reviewed changes made per previous concerns.  <b>Backus</b> – Read SAB comments: no concerns.  Main dwelling is a circa 1975.  <b>Welch</b> – Wishes the roof pitches reflected the main house; it’s at the rear of the lot.  No others have concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Dutra)</b>				
Roll-call Vote	Carried unanimously			Certificate #	<b>HDC2022-06-6467</b>

8.	88 Pocomo Road, LLC <b>03-5885</b>	88 Pocomo Road	New dwelling	15/42	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP for Gary Engle at 90 Pocomo Road				
Concerns (7:29)	<p><b>MacEachern</b> – Reviewed topographical changes and architectural changes made per previous concerns. Grading plan was approved by Conservation Commission. The pile of dirt will be removed. The existing topography was on our plans before any fill was delivered. We have a licensed surveyor who can verify the existing topo.</p> <p><b>Reade</b> – His client’s photos show a platform that appears as much as 10’ above grade where the house would be built; if that’s where the house would go, it would dominate the area.</p> <p><b>Oliver</b> – Asked if HDC could have a survey benchmark the lower grade prior to construction.</p> <p><b>Welch</b> – Existing grade is not necessarily a year ago, it could be today. We need to talk a bout a benchmark relative to a location referenced on the Town topographical map with clear references. Finished 1<sup>st</sup>-floor elevation of the main house is indicated as 42. He had previous commented about placing the house at a lower elevation.</p> <p><b>Pohl</b> – HDC has in the past memorialized a benchmark that can’t be tampered with. The grade of the top of the pile of dirt in the photo is lower than the final grade of the house. We need a flag on top of the pile noting its elevation. The issue here is grading, not the architecture; this board would benefit from the pile of dirt being used as a stage for a story pole showing the different level for the highest point, the house 1<sup>st</sup> floor, pool, and guesthouse 1<sup>st</sup> floor.</p>				
Motion	<b>Motion to View with a story pole as described by the chair regarding markings of the pile and to be heard on August 23<sup>rd</sup>. (Welch)</b>				
Roll-call Vote	Carried unanimously			Certificate #	
9.	88 Pocomo Road, LLC <b>04-6092</b>	88 Pocomo Road	New guest house	15/42	Emeritus
10.	88 Pocomo Road, LLC <b>05-6419</b>	88 Pocomo Road	Sport court	15/42	Ahern
11.	88 Pocomo Road, LLC <b>05-6420</b>	88 Pocomo Road	Pool & hardscape	15/42	Ahern
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:52)	<b>MacEachern</b> – (see the new dwelling comments on grading.)				
Motion	<b>Motion to Hold to track with the main house. (Welch)</b>				
Roll-call Vote	Carried unanimously			Certificate #	
12.	Sandy Ack <b>04-6147</b>	6 Sandy Drive	New dwelling	29/76	NAG
Voting	Pohl, Camp, Coombs, Dutra				
Alternates	None				
Recused	Oliver				
Documentation	None				
Representing	None				
Public	None				
Concerns (time)	<p><b>Backus</b> – Ms. Williams said they want to hold this for August 23<sup>rd</sup>. Not opened at this time.</p>				
Motion	<b>Motion to Hold for August 23<sup>rd</sup>. (Coombs)</b>				
Roll-call Vote	Carried unanimously			Certificate #	

13. Chicken Box **06-6496** 12 Dave's Street New dwelling (Bldg 1) 55/158 Emeritus  
 Voting Pohl, Camp, Coombs, Oliver  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.  
 Representing Matt MacEachern, Emeritus Development  
 Public None  
 Concerns (7:55) **MacEachern** – Reviewed changes made per previous concerns; feels Bayberry Court is part of the context. Can go to a grey sash with natural trim.

**Backus** – Appreciate the change in ridge height but still tall for this side of the street, still boxy with an inappropriate modern porch. 6-over-6 would be more appropriate. This doesn't address the streetscape; it's located within the Mid-Island overlay.

**Oliver** – Appreciates reduction in height and change to the shed dormers. If we use building on the street as precedent, black would not fit in; the others are white; she prefers grey. Would prefer 6-over-6.

**Camp** – The 3<sup>rd</sup>-floor dormers should be brought in some. The modern balcony should be reduced.

**Coombs** – Agrees the shed dormers should come in. West elevation, the little “F” windows shouldn't be in line. Would like 6-over-6; that wouldn't be so stark. Likes the idea of grey sash and white trim. Agrees about bringing in the west elevation deck.

**Pohl** – Looking at Bayberry Court, this is a cleaned-up version; he likes the simplicity. He likes the 2-over-2 and would love grey on grey trim and paring back the west elevation deck.

Motion **Motion to Approve through staff with deck pulled in 3'; the dormer reduced 6" and pushed back 6"; the sash to be Nantucket grey trim, sash, and doors; and the windows to be 6-over-6. (Coombs)**

Roll-call Vote Carried unanimously Certificate # **HDC2022-06-6496**

14. Chicken Box **06-6495** 12 Dave's Street New dwelling (Bldg 2) 55/158 Emeritus  
 Voting Pohl, Camp, Coombs, Oliver  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.  
 Representing Matt MacEachern, Emeritus Development  
 Public None  
 Concerns (8:15) **MacEachern** – Reviewed changes made per previous concerns.

**Backus** – Previous comments still stand; the board has suggested switching the 2 building. 6-over-6 would be better. There is a partial demolition for The Box.

**Oliver** – The color and windows should match the front building; other than that, it's approvable. It says red sash and natural-to-weather trim.

**Camp** – Wonders about this being the same color as the front structure. It should have 6-over-6 windows. The trim should be painted, not natural to weather.

Discussion about the color pallet – grey and grey.

Motion **Motion to Approve through staff with grey sash, doors, and trim and windows to be 6-over-6. (Oliver)**

Roll-call Vote Carried unanimously Certificate # **HDC2022-06-6495**

15. 18 Sherburn TP N.T. **06-6468** 18 Sherburne Turnpike New dwelling 30/196 S. Metz  
 Voting Pohl, Camp, Coombs, Dutra, Dutra  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Sophie Metz, S. Metz Design  
 Public None  
 Concerns (8:21) **Metz** – Reviewed changes made per previous concerns.  
 No concerns.

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

Roll-call Vote Carried unanimously Certificate # **HDC2022-06-6468**

Rest held for August 23<sup>rd</sup>

16. India and Rose Tr **06-6484** 28 India Street Fenst rev/patio demo 42.3.4/108 Botticelli & Pohl

**XII. NEW BUSINESS 08/02/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nantucket Land Bank <b>07-6718</b>	19 Wauwinet Road	Demo storage bldg.	20/35	Normand Residential
2. Nantucket Land Bank <b>07-6720</b>	19 Wauwinet Road	Move/demo gazebo	20/35	Normand Residential
3. Nantucket Land Bank <b>07-6719</b>	19 Wauwinet Road	Demo pool & fence	20/35	Normand Residential
4. Caleb Cressman <b>07-6737</b>	300 Polpis Road	New barn	20/11	Thornewill Design
5. US FAA <b>07-6741</b>	Squam Road	Demo shed	21/120.1	Kevin Grant
6. Zero Inda St, LLC <b>07-6713</b>	1 Cambridge Street	Historic determination	42.3.1/130.2	Emeritus
7. Six New St, LLC <b>07-6722</b>	6 New Street	Dormer	55.4.1/34	Brandon Casement

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8. Gregory & Aileen Tourto 07-6726	20 Midland Avenue	Move off/demo house	59.3/164	Gryphon Architects
9. Gregory & Aileen Tourto 07-6727	20 Midland Avenue	New dwelling	59.3/164	Gryphon Architects
10. Gregory & Aileen Tourto 07-6728	20 Midland Avenue	New garage/studio	59.3/164	Gryphon Architects
11. Lisa McKechnie 07-6729	6 South Water Street	Fence	42.3.1/130.1	L. McKechnie
12. Johnathan Pressement 07-6733	2 Ash Lane	Change deck steps	42.4.2/93	Thornewill Design
13. Johnathan Pressement 07-6734	2 Ash Lane	Fence, gates, & arbor	42.4.2/93	Thornewill Design
14. Roberta Brown 07-6721	9 Beach Street (Sias)	Main house addition	73.1.3/24	Topham Design
15. Chicken Box 07-6731	12 Dave Street	Move off/demo	55/158	Emeritus
16. Chicken Box 07-6744	12 Dave Street	Partial demo	55/158	Emeritus
17. Hesham & Gwendoline Elnaggar 08-6792	30 Union Street	New garage	42.4.3/143	Gryphon Architects
18. 12 Pilgrim Rd LLC 07-6768	12 Pilgrim Road	Demo concrete house	41/476	Val Oliver
19. HMSW LLC 08-6771	25 Sankaty Head	Demo, addition & fenst	48/3	Emeritus
20. 51 Fair St LLC 08-6770	51 Fair Street	Addition/alteration	42.3.2/40	Emeritus
21. NHA Properties Inc 08-6774	27 Dartmouth St. Apt A	Solar roof array	76.4.2/363	Ack Smart
22. NHA Properties Inc 07-6765	27 Dartmouth St. Apt B	Solar roof array	76.4.2/363	Ack Smart
23. NHA Properties Inc 07-6767	18 Irving Street	Solar roof array	79/158	Ack Smart
24. Richmond Great Pt 08-6778	4 Blue Court	New dwelling	68/348	KOH
25. Richmond Great Pt 08-6779	5 Blue Court	New dwelling	68/345	KOH
26. Richmond Great Pt 08-6777	7 Blue Court	New dwelling	68/344	KOH
27. Richmond Great Pt 08-6788	8 Blue Court	New dwelling	68/347	KOH
28. Richmond Great Pt 08-6787	9 Blue Court	New dwelling	68/343	KOH
29. Richmond Great Pt 08-6786	11 Blue Court	New dwelling	68/342	KOH
30. Richmond Great Pt 08-6789	5 Sandplain Court	New dwelling	68/349	KOH
31. Richmond Great Pt 08-6784	7 Sandplain Court	New dwelling	68/350	KOH
32. Richmond Great Pt 08-6783	21 Sandplain Court	New dwelling	68/387	KOH
33. Decatur XIX LLC 08-6791	12 Westerwyck Way	Demo/move off garage	82/64	Val Oliver
34. OkayOkay Café LLC 08-6775	15 Washington Street	Rev. :fenestration	42.3.1/99	BPC
35. Brandon Lower 08-6790	146 Main Street	New garage, patio & perg	41/518	Matthew Rider
36. Brandon Lower 08-6781	146 Main Street	Clapboard, perg & trim clr	41/518	Matthew Rider
37. Ack N Back LLC 08-6785	33 Quidnet Road	Pool & hardscape	21/27.2	Ahern
38. 5QPR LLC 08-6782	5 Quaise Pasture Road	New barn	26/21	Botticelli & Pohl
39. 42 Easton St LLC 07-6755	42 Easton Street	Add shutters	42.4.1/21	Emeritus

**XII. OLD BUSINESS 08/09/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. NHA Properties 02-5779	7 Fair Street	Replace Windows	82/59	Linda Williams
2. Liz Powell 12-5445	71 Cliff Road	Cabana	30/160	Thornewill
3. Cordts – Pearce 02-?572?	76 Pleasant Street	Addition	55/367	LFW/ JB Studio
4. Ack N Back, LLC 06-6501	33 Quidnet Road	New dwelling	21/27.2-27.4	WAPD
5. Ack N Back, LLC 06-6503	33 Quidnet Road	Garage studio	21/27.2-27.4	WAPD
6. Maple Ln, LLC	2 Maple Lane	2 <sup>nd</sup> dwelling	67/303	Dustin Maury
7. High Tide Partners, LLC 04-6196	26 Douglas Way	Main House	39/41	BPC
8. High Tide Partners, LLC 04-6197	26 Douglas Way	Pool	39/41	BPC
9. High Tide Partners, LLC 04-6172	26 Douglas Way	Shed	39/41	BPC
10. High Tide Partners, LLC 04-6193	26 Douglas Way	Gazebo	39/41	BPC
11. High Tide Partners, LLC 04-6198	26 Douglas Way	Garage	39/41	BPC
12. 450 Green Park, LLC 11-5272	2 Stone Alley	Addition	43.3.1/103	Emeritus LTD
13. Mike Romano 05-6245	55 Easton Street	Addition & move on site	42.4.1/ 68	Shelter 7
14. CC VTACK, LLC 04-6106	120 Old South Road	New commercial bldg. A	68/969	Link/CWA
15. CC VTACK, LLC 04-6105	122 Old South Road	New commercial bldg. B	68/969	Link/CWA
16. CC VTACK, LLC 04-6104	124 Old South Road	New commercial bldg. C	68/969	Link/CWA
17. Amanda & Kevin Jacobs 04-6226	4 Rays Court	Addition & historical reno	42.3.2/3	Design Assoc. Inc.
18. K225, LLC 03-5944	126 Main Street	Renovation	42.3.2/98	Linda Williams
19. Bank of America 06-6494	15 Sparks Avenue	Lighting plan	55/177	Bisbano Assoc.
20. Bank of America 06-6396	65 Main Street	Lighting plan	42.3.1/197	Bisbano Assoc.
21. Not So Easy, LLC 06-5679	26 Easy Street	New mixed-use structure		Emeritus

**XII. NEW BUSINESS 08/16/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Gail Johnson	21 South Water Street	Replace awning	42.4.2/102	Gail Johnson
2. Michael Dubois	5 Lilac Court	Solar roof top array	68/361	Ack Smart
3. Michael Sweeney	1 Longwood Drive	New Pool	71/54	Ben Champoux
4. Michael Sweeney	1 Longwood Drive	New spa	71/54	Ben Champoux
5. Michael Sweeney	1 Longwood Drive	pergola & hardscape	71/54	Ben Champoux
6. Hugh Robbins	2 Starbuck Road	New shed	59.3/65	Hugh Robbins
7. Cisco Sanctuary, LLC	162 Hummock Pd Road	Metal roof replacement	65/13.3	Gryphon Architects

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8.	Richmond Great Pt.	23 Honeysuckle Drive	Fence	58/392	KOH
9.	55 Eel Pt Holdings, LLC	55 Eel Point Road	Add ext stairs rev 04-6096	32/47	Botticelli + Pohl
10.	37 Starbuck, LLC	37 Starbuck Road	Move on site	60/37	NAG
11.	37 Starbuck, LLC	37 Starbuck Road	Renovation	60/37	NAG
12.	Erin Wilson	6 Swayzes Drive	Addition	66/162	EMDA
13.	John Sully	47 Pleasant Street	As-built Window replace	55/17.1	Aldain Allen
14.	KMS126 NT	126.5 Main Street	New dwelling	42.3.3/98	Linda Williams
15.	Chris Frenhenhiff	4 Middle Tawpawshaw	Fenestration, deck & porch	53/50	Normand Residential
16.	Lisa Lawler	80 Orange Street	Demo or move off garage	55.4.1/24	Gryphon Architects
17.	Lisa Lawler	80 Orange Street	New garage studio	55.4.1/24	Gryphon Architects
18.	Chris Tofalli	122 Main Street	Fence replacement	42.3.3/100	Frank Daily
19.	Richmond Great Pt.	6 Honeysuckle Drive	New Dwelling	68/888	KOH
20.	Richmond Great Pt.	3 Lilac Court	New Dwelling	68/360	KOH
21.	Richmond Great Pt.	24a Evergreen Way	New Dwelling	68/351	KOH
22.	Richmond Great Pt.	6 Gooseberry Place	New Commercial Dwelling	68/341	KOH
23.	Richmond Great Pt.	7 Gooseberry Place	New Commercial Dwelling	68/341	KOH
24.	Richmond Great Pt.	8 Gooseberry Place	New Commercial Dwelling	68/341	KOH
25.	Sheep Pond Prop.	14 Sheep Pond Road	Move off/ demo	63/29	Emeritus LTD
26.	Sheep Pond Prop.	16 Sheep Pond Road	Move off/ demo	63/30	Emeritus LTD
27.	Sheep Pond Prop.	14 + 16 Sheep Pond Rd.	New dwelling	63/29 +30	Emeritus LTD
28.	Robert Kulin	9 Orange Street	Hardscape & driveway	42.3.1/150	Robert Kulin
29.	Jeremy Trottier	4 Windsor Road	Add spa	49/193	Nantucket Spa
30.	Daniel Conway	3 Meadow Lane	Like kind Replace doors	41/398	Daniel Conway
31.	Scott Dehm	8 Ash Street	Hardscape & pergola	42.4.2/94	Jardins Intl.
32.	Melissa Neier	11 Prospect Street	Add fenestration	55.4.4/42	Twig Perkins
33.	39 Monomoy, LLC	39 Monomoy Road	Addition, reno, move	54/79	Emeritus LTD
34.	Stark Point, LLC	16 Easton Street	New guest house/ garage	42.1.4/11	Botticelli + Pohl
35.	Auburn Cottage, LLC	46 Easton Street	Addition & reno	42.1.4/22	Botticelli + Pohl
36.	Doble John R Trustee	19 Low Beach Road	Driveway, patio & gate	74/83	Miroslava Ahern
37.	Nt Property Owner	5 Beach Grass Lot 57	New Dwelling	68/883	Linda Williams
38.	Nt Property Owner	3 Beach Grass Lot 68	New Dwelling	68/884	Linda Williams
39.	Nt Property Owner	1 Beach Grass Lot 69	New Dwelling	68/885	Linda Williams
40.	Nt Property Owner	14 Beach Grass Lot 92	New Dwelling	68/395	Linda Williams
41.	Nt Property Owner	12 Beach Grass Lot 93	New Dwelling	68/856	Linda Williams
42.	Nt Property Owner	10 Beach Grass Lot 94	New Dwelling	68/857	Linda Williams
43.	Nt Property Owner	17 Honeysuckle Dr (87)	New Dwelling	68/398	Linda Williams
44.	Nt Property Owner	19 Honeysuckle Dr (88)	New Dwelling	68/397	Linda Williams
45.	Nt Property Owner	21 Honeysuckle Dr (89)	New Dwelling	68/396	Linda Williams
46.	Nt Property Owner	2 Indigo Lot 81	New Dwelling	68/881	Linda Williams
47.	Kerry Propper	9 Hawks Circle	Trim Color change	74/37.1	Lowell Shay
48.	Kerry Propper	9 Hawks Circle	Trim Color change	74/37.1	Lowell Shay
49.	Kerry Propper	9 Hawks Circle	Trim Color change	74/37.1	Lowell Shay
50.	Kerry Propper	9 Hawks Circle	Trim Color change	74/37.1	Lowell Shay
51.	Fair City, LLC	115 Old South Rd Lot F	Commercial Building	68/112	EMDA
52.	Fair City, LLC	115 Old South Rd Lot E	Commercial Building	68/112	EMDA
53.	Morgan Family	24A New Lane	Demo or move off dwelling	49/395.2	Val Oliver
54.	Morgan Family	24A New Lane	New Dwelling	49/395.2	Val Oliver
55.	NIR Retail	7-8 Old South Wharf	Fenestration Changes	42.4.2/2.4	Permit Plus
56.	11 Hulbert, LLC	11 Hulbert Avenue	"Screened-in" Porch	29.2.3/2	Val Oliver

XIII. OTHER BUSINESS	
Approved Minutes	August 2, 2022
Motion	<b>Motion to Approve. (Camp)</b>
Roll-call vote	Carried unanimously
Review Minutes	August 9, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Tuesday, August 23<sup>rd</sup> @ 4:00 pm</b> Hybrid – Zoom &amp; 4 Fairgrounds Rd, Community 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 8:25 pm. (Camp)**

Roll-call vote Carried unanimously

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council