



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

**Tuesday August 2, 2022**

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

Called to order at 4:023pm. 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: Camp, Coombs, Oliver, Welch, Dutra, Thornewill

Remote Participants: None

Absent Members: Pohl

Late Arrivals: Dutra, 4:47 pm

Early Departures: Dutra, 7:30 pm

Adoption of Agenda.

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

Roll-call vote Carried unanimously

## I. COMMISSION COMMENTS

- Welch – The Organization Focus Committee has met and is developing an interest form for public notice for what will be called the Resiliently Integrating Sustainable Energy; the goal is to develop revisions for recommendations of sustainable energy alternatives with respect to the historic district and landmark. Also, discussed bringing best practices under the umbrella of the HDC.

## II. PUBLIC COMMENT

- None

## III. SIGN ENFORCEMENTS & VIOLATIONSS

| <u>Business name</u>         | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|------------------------------|-----------------------|----------------------|-------------------|--------------|
| 1. Nantaco                   | 21 South Water Street | Projecting sign      | 42.4.2/103        | N/A          |
| 2. Inkerman                  | 9 Centre Street       | Armature sign        | 42.3.1/203.1      | N/A          |
| 3. The Dress Code            | 13 Centre Street      | Armature sign        | 42.3.1/203.2      | N/A          |
| 4. Gyp-Sea                   | 1 South Beach Street  | A frame sign         | 42.4.2/10         | N/A          |
| 5. Henry Michael Photography | 0 India Street        | Banner & window sign |                   | N/A          |

Voting Camp, Coombs, Oliver, Welch, Thornewill

Alternates None

Recused None

Concerns **Martinez** – These are the properties she is sending notices to. No vote is necessary.

Motion **Motion to Approve as recommended by the Sign committee. (Welch)**

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. Dreamland Foundation 07-6751 | 17 South Water Street | Wall sign            | 42.3.1./11        | SHN          |

Voting Camp, Coombs, Oliver, Welch, Thornewill

Alternates None

Recused None

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

Representing None

Sign Advisory None

Concerns **Martinez** – SAC recommends holding for revisions

Motion **Motion to Hold for revisions. (Coombs)**

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. Swedish Foster, LCL <b>07-6656</b>     | 18 Cannonbury Lane    | New Shed                  | 74/13             | CWA                 |
| 2. Island Orange Group, LP <b>07-6626</b> | 129 Orange Street     | Batten doors below stairs | 55/147            | Val Oliver          |
| 3. Margaret Owen <b>07-6639</b>           | 16 Golfview Drive     | Alteration fenestration   | 66/188            | Margaret Owen       |
| 4. Back 41, LLC <b>07-6752</b>            | 105 Tom Nevers Road   | New pool cabana           | 91/25             | CWA                 |
| 5. Shawn Casey <b>07-6732</b>             | 3 Fifth Way           | New fence                 | 67/269            | Shawn Casey         |
| 6. Michael&Nancy Curren <b>07-6632</b>    | 94 Goldfinch Drive    | Addition 2nd floor garage | 68/696            | Topham Designs      |
| 7. Tom & Kate Garrett <b>07-6717</b>      | 1 Spindrift Circle    | Addition                  | 66/313            | James Knapp         |
| 8. Robert Walder <b>07-6736</b>           | 1A Perry Lane         | Alteration                | 67/35             | Robert Walder       |
| 9. Julius Pasys <b>07-3738</b>            | 6 Bayberry Lane       | New shed                  | 67/73             | Thornewill Design   |
| 10. Ackuire, LLC                          | 29 Skyline Drive      | New shed                  | 79/91             | Structure Ultd.     |
| 11. Michael Perticari <b>07-6714</b>      | 14 Flintlock Road     | Door/window change        | 76/44             | EMDA                |
| 12. 41 Miacomet Rd, LLC                   | 41 West Miacomet Road | Demo shed                 | 86/13.1           | Marianne Hanley     |
| 13. Ronald Weissman <b>07-6746</b>        | 9 Deer Run Road       | Renew COA 66683           | 47/19             | S. Amaurys          |
| 14. NHA Properties Inc <b>07-6766</b>     | 5 Benjamine Drive     | Solar roof array          | 67/505            | Ack Smart           |
| 15. Barry Ang <b>07-6758</b>              | 11 Jonathan Way       | Rev. 05-3823: Shed        | 75/42             | McMullen & Assoc.   |
| 16. Barry Ang <b>07-6759</b>              | 11 Jonathan Way       | Rev. 02-5672: cottage     | 75/42             | McMullen & Assoc.   |
| 17. Erin Carson <b>07-6742</b>            | 6 Cachalot Lane       | Solar roof array          | 67/857            | Cotuit Solar        |
| 18. Richard Phillips Tr <b>07-6688</b>    | 19 E. Tristram Avenue | Rev. 04-3452:MH otdr shwr | 31/4.1            | Botticelli + Pohl   |
| 19. Maple Ln, LLC <b>07-6678</b>          | 2 Maple Lane          | Cabana                    | 67/303            | Dustin Maury        |
| 20. Holly & Kirk Coburn <b>07-6762</b>    | 5 High Bush Path      | Rev. 11-5120: addition    | 56/388            | Normand Residential |
| 21. Alastair Barthwick <b>07-6745</b>     | 8 North Pasture Lane  | Solar ground array        | 44/90             | Ack Smart           |
| 22. Diane Catino Etal <b>07-6763</b>      | 11 D Street           | Rev. 06-6581: MH          | 60.2.1/17         | EMDA                |
| 23. Ocean Dojo LLC <b>08-6780</b>         | 20 Bartlett Farm Road | Rev. 06-6477: garage      | 65/76             | BPC                 |
| 24. Fleur-De-Lis Prop Tr <b>08-6773</b>   | 8 Shimmo Pond Road    | Rev. 05-6366: cabana      | 54/258            | Botticelli & Pohl   |
| 25. Fleur-De-Lis Prop Tr <b>08-6769</b>   | 8 Shimmo Pond Road    | Rev. 05-6368: shed        | 54/258            | Botticelli & Pohl   |
| 26. Gifford Brown <b>08-6772</b>          | 76 Monomoy Road       | Window replacement        | 43/66             | Val Oliver          |
| 27. Jennifer Bowman <b>08-6795</b>        | 14 Starbuck Road      | Rev. 11-2224: MH          | 60/114            | EMDA                |
| 28. 41 Monomoy, LLC <b>07-6720</b>        | 41 Monomoy Road       | New shed                  | 4/79.1            | Emeritus            |
| 29. 5QPR LLC <b>08-6794</b>               | 5 Quaise Pasture Road | New shed                  | 26/21 40/45       | Botticelli & Pohl   |

Voting Camp, Coombs, Welch

Alternates None

Recused Oliver, Thornewill

Documentation None

Representing None

Public None

Concerns No concerns.

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

Vote Carried 3-0

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. John Barry <b>07-6757</b><br>• Proper locus needed  | 22 Eel Point Road                                      | New shed/cabana       | 40/45                     | Emeritus     |
| 2. Laura Nicholson <b>07-6735</b><br>• Pool not to be visible at time of inspection and thereafter and to have no      | 12 Eat Fire Springs                                    | Rev. 12-0333: pool    | 20/62                     | Val Oliver   |
| 3. Maple Ln, LLC <b>07-6672</b><br>• Pool not to be visible at time of inspection and thereafter and to have no        | 2 Maple Lane   | Pool/spa              | 67/303                    | Dustin Maury |
| 4. John Barry <b>08-6793</b><br>• Pool not to be visible at time of inspection and thereafter and to have no           | 22 Eel Point Road                                      | Pool/spa              | 40/45                     | Emeritus     |
| 5. Jesse Dutra <b>07-6761</b><br>• Pool not to be visible at time of inspection and thereafter and to have no          | 76 Hummock Pond Road                                   | Renew COA 71527: pool | 56/123                    | Waterscapes  |
| 6. Seth & Angela Raynor <b>07-6756</b><br>• Pool not to be visible at time of inspection and thereafter and to have no | 4 Bayberry Lane  | New pool              | 67/58                     | Emeritus     |
| Voting   | Camp, Coombs, Welch, Thornewill                        |                       |                           |              |
| Alternates   | None   |                       |                           |              |
| Recused  | Oliver   |                       |                           |              |
| Documentation  | None   |                       |                           |              |
| Representing   | None   |                       |                           |              |
| Public   | None   |                       |                           |              |
| Concerns   | No additional concerns.                                |                       |                           |              |
| Motion   | <b>Motion to Approve per noted conditions. (Welch)</b> |                       |                           |              |
| Vote   | Carried 4-0  | Certificate #         | <b>HDC2022-(as noted)</b> |              |

**VII. 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. 32 Hulbert Trust <b>HOLD FOR 8/9</b> | 32 Hulbert Avenue     | New dwelling         | 29/72             | Botticelli + Pohl |

**VIII. 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. PFox Nantucket, LLC <b>07-6595</b> | 20 Orange Street  | Remove Exterior Stair | 42.3.2/70              | Botticelli + Pohl |
| Voting                                | Camp, Coombs, Oliver, Welch, Thornewill   |                       |                        |                   |
| Alternates                            | None  |                       |                        |                   |
| Recused                               | None  |                       |                        |                   |
| Documentation                         | Architectural elevation plans, site plan, photos, historical documents, and advisory comments.  |                       |                        |                   |
| Representing                          | Syi Tong, Botticelli & Pohl   |                       |                        |                   |
| Public                                | None  |                       |                        |                   |
| Concerns (4:12)                       | <b>Tong</b> – Presented project.<br><b>Backus</b> – Read HSAB comments 7/18: No concerns.<br>John Beard house circa 1799; the section to be removed is not historic. She has no concerns.<br>No concerns. |                       |                        |                   |
| Motion                                | <b>Motion to Approve. (Oliver)</b>  |                       |                        |                   |
| Vote                                  | Carried unanimously   | Certificate #         | <b>HDC2022-07-6595</b> |                   |
| 2. Patience Killen <b>06-6585</b>     | 1 Old North Wharf   | Demo/Move Shed        | 42.3.1/80.1            | Linda Williams    |
| Voting                                | Camp, Coombs, Welch, Thornewill   |                       |                        |                   |
| Alternates                            | None  |                       |                        |                   |
| Recused                               | Oliver  |                       |                        |                   |
| Documentation                         | Architectural elevation plans, site plan, photos, historical documents, and advisory comments.  |                       |                        |                   |
| Representing                          | Linda Williams  |                       |                        |                   |
| Public                                | None  |                       |                        |                   |
| Concerns (4:14)                       | <b>Williams</b> – Asked to hold for a 5-person board.<br>Not opened at this time.   |                       |                        |                   |
| Motion                                | <b>Motion to Hold for Tuesday, August 9<sup>th</sup> at representative's request. (Welch)</b>   |                       |                        |                   |
| Vote                                  | Carried 4-0   | Certificate #         |                        |                   |

|                 |   |                    |                      |               |                 |
|-----------------|---|--------------------|----------------------|---------------|-----------------|
| 3.              | 7 New St, LLC 07-6611   | 7 New Street       | Hardscape            | 55.4.1/37     | Ahern           |
| Voting          | Camp, Coombs, Oliver, Welch, Thornewill   |                    |                      |               |                 |
| Alternates      | None  |                    |                      |               |                 |
| Recused         | None  |                    |                      |               |                 |
| Documentation   | Landscape design plans, site plan, photos, and advisory comments.   |                    |                      |               |                 |
| Representing    | Miroslava Ahern, Ahern Design, LLC  |                    |                      |               |                 |
| Public          | None  |                    |                      |               |                 |
| Concerns (4:15) | <p><b>Ahern</b> – Presented project.</p> <p><b>Backus</b> – Read HSAB comments 7/18: A 4’ picket fence is not appropriate right on the edge of Warren Street; it should be 3 feet max. A fire pit within 8’ of Warren Street is not appropriate and will be very at night when in use. A square-cut bluestone patio is not appropriate in the old historic district (OHD); it should be a natural-colored irregular-cut stone. The stone wall will be visible from Warren Street, and the material is not appropriate; one leg of the wall could easily be eliminated.</p> <p>This is a 1990s infill located within the OHD. Agrees the material needs to be thought out more.</p> <p><b>Thornewill</b> – She sees a bunch of gates and no fence lines; asked that fences be highlighted on plans. Agrees the sunken firepit shouldn’t be that close to Warren Street, okay with the small bluestone patio. 36” pickets are more appropriate.</p> <p><b>Oliver</b> – Agrees with Ms. Thornewill; also, there is no photo of the proposed firepit. The parking space is huge and needs to be broken up and softened.</p> <p><b>Coombs</b> – Confirmed the curb is existing. The bluestone patio should be broken up, be rounded, and softened; this is very formal for an informal street. Would like to see a planting plan. It needs to be much simpler; it will be very visible.</p> <p><b>Welch</b> – The firepit will be visible at night and will change character and setting. Regarding the bluestone patio, he agrees the proposal is formal; its approval would depend on visibility.</p> <p><b>Camp</b> – She’d like to see the house and have street names on the plans. Wants to see a planting plan and list; move the firepit. Need to label driveway material.</p> |                    |                      |               |                 |
| Motion          | <b>Motion to Hold for revisions. (Coombs)</b>   |                    |                      |               |                 |
| Vote            | Carried unanimously   |                    |                      | Certificate # |                 |
| 4.              | Chris Gould 06-6563   | 7 Beach Grass Road | Duplex               | 68/882        | Val Oliver      |
| Voting          | Camp, Coombs, Welch, Thornewill   |                    |                      |               |                 |
| Alternates      | None  |                    |                      |               |                 |
| Recused         | Oliver  |                    |                      |               |                 |
| Documentation   | Architectural elevation plans, site plan, and photos.   |                    |                      |               |                 |
| Representing    | Val Oliver, V. Oliver Design  |                    |                      |               |                 |
| Public          | None  |                    |                      |               |                 |
| Concerns (4:31) | <p><b>Oliver</b> – Presented project; there is a duplex of the same design across the street; trim, sash, and doors white.</p> <p><b>Coombs</b> – It seems to be a simple building and fits into the neighborhood. No significant concerns.</p> <p><b>Welch</b> – No concerns.</p> <p><b>Thornewill</b> – It has a lot of wall space with little windows; lattice might help. This area is little properties; she doesn’t want to see everyone with a house like this or there will be no character.</p> <p><b>Camp</b> – Asked that the “G” window in the gable be a 4 light and a little larger.</p>  |                    |                      |               |                 |
| Motion          | <b>Motion to Approve through staff with the gable “G” windows to be a larger 4-light. (Coombs)</b>  |                    |                      |               |                 |
| Vote            | Carried unanimously   |                    |                      | Certificate # | HDC2022-06-6563 |
| 5.              | Sheila Coffin-Harshman 06-6569  | 1 Windsor Road     | Windows, Doors, Roof | 49/195        | Val Oliver      |
| Voting          | Camp, Coombs, Welch, Thornewill   |                    |                      |               |                 |
| Alternates      | None  |                    |                      |               |                 |
| Recused         | Oliver  |                    |                      |               |                 |
| Documentation   | <b>Architectural elevation plans, site plan, and photos.</b>  |                    |                      |               |                 |
| Representing    | Val Oliver, V. Oliver Design  |                    |                      |               |                 |
| Public          | Sheila Coffin-Harshman  |                    |                      |               |                 |
| Concerns (4:37) | <p><b>Oliver</b> – Presented project; suggested a view.</p> <p><b>Coffin-Harshman</b> – Similar to other houses on this street; not in the village.</p> <p><b>Backus</b> – Read SAB comments 7/11: does not feel part of “Sconset experience; too many of same type window. Doesn’t read as additive massing. Entry too formal. Cardinal directions would help understand the dormer changes.</p> <p><b>Thornewill</b> – The plan is not 1/4” scale. The windows are as large as the door, which looks tiny; the portico is very formal; in the secondary mass, the left door is tiny and shouldn’t have sidelights.</p> <p><b>Welch</b> – Agrees with Ms. Thornewill. The secondary mass isn’t subordinate enough. The windows, compared to the doors, take up a tremendous amount of space.</p> <p><b>Coombs</b> – Agrees. The west elevation, right side, triple-ganged windows should be reduced to 2 and separated. Same issue on the east elevation left.</p> <p><b>Camp</b> – The front portico is way too formal; 2<sup>nd</sup>-floor left windows are too large; . Prefers the old additive massing.</p>  |                    |                      |               |                 |
| Motion          | <b>Motion to View and hold for revisions and addition of cardinal points on 1/4” scale drawings. (Coombs)</b>   |                    |                      |               |                 |
| Vote            | Carried unanimously   |                    |                      | Certificate # |                 |

|                 |   |                      |                               |               |                        |
|-----------------|---|----------------------|-------------------------------|---------------|------------------------|
| 6.              | 30 Pearl, LLC <b>HOLD FOR 8/9</b>   | 30 India Street      | Addition                      | 42.3.4/137    | Botticelli + Pohl      |
| 7.              | Shenandoah Tr <b>07-6592</b>  | 40 Easton Street     | Rev.11-5235: fenest,deck, etc | 42.1.4/20     | Botticelli + Pohl      |
| Voting          | Camp, Coombs, Oliver, Welch, Dutra  |                      |                               |               |                        |
| Alternates      | Thornewill  |                      |                               |               |                        |
| Recused         | Pohl  |                      |                               |               |                        |
| Documentation   | Architectural elevation plans, site plan, photos, historical documents, and advisory comments.  |                      |                               |               |                        |
| Representing    | Syi Tong, Botticelli & Pohl   |                      |                               |               |                        |
| Public          | None  |                      |                               |               |                        |
| Concerns (4:47) | <p><b>Tong</b> – Presented project.</p> <p><b>Backus</b> – Read HSAB comments 7/18: Breaking up the long skirt board with piers would be appropriate. Circa 1893 eclectic per HDC survey. Agrees with HSAB; it should be consistent with “Resilient Nantucket”; we don’t have an elevation certificate and want a historic determination application.</p> <p><b>Welch</b> – Agrees with Ms. Backus. South elevation, the extension of the deck is atypical but only perceived from the water.</p> <p><b>Dutra</b> – He feels these are all approvable.</p> <p><b>Oliver</b> – Concurs.</p> <p><b>Coombs</b> – West elevation has a long wall with only 2 windows; asked why (in the setback and no changes).</p>  |                      |                               |               |                        |
| Motion          | <b>Motion to Approve as submitted. (Oliver)</b>   |                      |                               |               |                        |
| Vote            | Carried unanimously   |                      |                               | Certificate # | <b>HDC2022-07-6592</b> |
| 8.              | Petrillo & Thomas Tr <b>07-6598</b>   | 92 Washington Street | Rev. 02-0589: small addition  | 42.2.3/22     | Smith & Hutton, LLC    |
| Voting          | Camp, Coombs, Oliver, Welch, Thornewill   |                      |                               |               |                        |
| Alternates      | Dutra   |                      |                               |               |                        |
| Recused         | None  |                      |                               |               |                        |
| Documentation   | Architectural elevation plans, site plan, photos, historical documents, advisory comments, and “Resilient Nantucket”.   |                      |                               |               |                        |
| Representing    | Joseph Deimler, Smith & Hutton, LLC   |                      |                               |               |                        |
| Public          | None  |                      |                               |               |                        |
| Concerns (4:56) | <p><b>Deimler</b> – Presented project; no change in ridge height or north-south direction. Landscaping is pending.</p> <p><b>Backus</b> – Read HSAB comments 7/18: The outdoor fireplace will be visible from the beach and should be eliminated. All of the brick should remain natural, not painted.</p> <p>Infill within the OHD and needs to comply with Chapter 11 of “Resilient Nantucket” guidelines. Appreciates the proposed changes for the 2<sup>nd</sup>-floor balcony; echoes HSAB on the firepit, which changes the character and setting. The skirt and piers appear consistent with “Resilient Nantucket” guidelines.</p> <p><b>Welch</b> – West elevation, the change in mass is large, though not the square footage. South elevation, the front porch is too small and roof pitch is inappropriate at 6/12; the Juliet balcony is inappropriate. East elevation has the same issues as the west. Massing changes are too much.</p> <p><b>Thornewill</b> – Agrees with Mr. Welch. The doors are overwhelming the side view. There isn’t much difference between the main mass and secondary ridge heights. It reads so much bigger than it is.</p> <p><b>Oliver</b> – Agrees with what’s been said. To the east and west, suggested differentiating the gable forms. East elevation needs a window near the chimney. Natural to weather would be better.</p> <p><b>Coombs</b> – Also agrees. North elevation gable dormers with 12/7 are too squat a don’t look to belong there; would like them reduced to single windows and dropped; the windows on this elevation are not connected; right side windows should be split and made larger.</p> <p><b>Camp</b> – Agrees. The middle mass is being swallowed up by the sides; those need to be reduced.</p> |                      |                               |               |                        |
| Motion          | <b>Motion to Hold for revisions and hardscape to track. (Coombs)</b>  |                      |                               |               |                        |
| Vote            | Carried unanimously   |                      |                               | Certificate # |                        |
| 9.              | Michael Dobbert <b>06-6561</b>  | 38 Surfside Road     | Roof Mount Solar              | 67/15.1       | Sunwind, LLC           |
| Voting          | Camp, Coombs, Oliver, Welch, Dutra  |                      |                               |               |                        |
| Alternates      | Thornewill  |                      |                               |               |                        |
| Recused         | None  |                      |                               |               |                        |
| Documentation   | Architectural elevation plans, site plan, photos, and manufacturer spec sheet.  |                      |                               |               |                        |
| Representing    | Timothy Holmes, Sunwind, LLC  |                      |                               |               |                        |
| Public          | None  |                      |                               |               |                        |
| Concerns (5:11) | <p><b>Holmes</b> – Presented project.</p> <p><b>Oliver</b> – This is an appropriate application; it follows all our guidelines.</p> <p>No concerns.</p>   |                      |                               |               |                        |
| Motion          | <b>Motion to Approve as submitted. (Welch)</b>  |                      |                               |               |                        |
| Vote            | Carried unanimously   |                      |                               | Certificate # | <b>HDC2022-06-6561</b> |



|                                     |   |                  |               |                        |
|-------------------------------------|---|------------------|---------------|------------------------|
| 10. 36 Surfside, LLC <b>06-6560</b> | 36 Surfside Road  | Roof Mount Solar | 67/15.2       | Sunwind, LLC           |
| Voting                              | Camp, Coombs, Oliver, Welch, Thornewill   |                  |               |                        |
| Alternates                          | Dutra   |                  |               |                        |
| Recused                             | None  |                  |               |                        |
| Documentation                       | Architectural elevation plans, site plan, photos, and manufacturer spec sheet.  |                  |               |                        |
| Representing                        | Timothy Holmes, Sunwind, LLC  |                  |               |                        |
| Public                              | None  |                  |               |                        |
| Concerns (5;15)                     | <p><b>Holmes</b> – Presented project.</p> <p><b>Oliver</b> – Although we can catch a glimpse, this is appropriate if screening remains.</p> <p><b>Welch</b> – Concerned about the visibility; he'd like to view it.</p> <p>No others have concerns.</p> |                  |               |                        |
| Motion                              | <b>Motion to Approve as submitted. (Welch)</b>  |                  |               |                        |
| Vote                                | Carried 4-0//Welch abstain  |                  | Certificate # | <b>HDC2022-06-6560</b> |

|                                     |   |                         |               |          |
|-------------------------------------|---|-------------------------|---------------|----------|
| 11. Not So Easy, LLC <b>06-6579</b> | 26 Easy Street  | New mixed-use structure | 42.4.2/23     | Emeritus |
| Voting                              | Camp, Coombs, Oliver, Welch, Dutra  |                         |               |          |
| Alternates                          | Thornewill  |                         |               |          |
| Recused                             | None  |                         |               |          |
| Documentation                       | Architectural elevation plans, site plan, photos, historical documents, advisory comments, and “Resilient Nantucket”.   |                         |               |          |
| Representing                        | Matt MacEachern, Emeritus Development   |                         |               |          |
|                                     | William Cassidy, owner  |                         |               |          |
| Public                              | None  |                         |               |          |
| Concerns (5:17)                     | <p><b>MacEachern</b> – Presented project; foundation and 1<sup>st</sup> floor to be built with pargetted concrete forms; the elevation floor plane is 2/3<sup>rd</sup> the height of the 1<sup>st</sup> floor.</p> <p><b>Backus</b> – Read HSAB comments 7/18: The main eave line is awkwardly high above the 2<sup>nd</sup>-floor windows presenting as a 2¾ story building rather than a normal 2½ story; the eave should drop down to the top of the attic floor. The steep roof pitch creates a very vertical mass; it should be a shallower pitch. The west shed dormer should be broken into 2 dormers with two windows each to reduce the amount of shingled area. It feels like the desire for 2 large 3<sup>rd</sup>-floor bedrooms is adding to the height and volume more than necessary; smaller bedrooms will still fit, and the overall height will decrease. The window in the gabled end should be a little smaller than those below. The projecting 2<sup>nd</sup>-floor shed should not have a roof that extends from the main roof line; it should have its own isolated, shallower pitched roof. A full-height concrete wall is not appropriate for the OHD; a natural brick may be more suitable, or maybe just shingles. Double French doors for a store front are unusual; one could remain fixed. Blue sash and shutters are not appropriate in this location.</p> <p>The adjacent structure is attributed to Harry Gordon circa 1940s. This must meet FEMA guidance and Chapter 11 “Resilient Nantucket” guidelines. Wants to know how the attachment to the adjacent structure would meet FEMA.</p> <p><b>Oliver</b> – Appreciates keeping the simple structure on the corner. Agrees with HSAB, especially the pitch. The structures around this are much simpler; the only ones with dormers are the rear ones not on Easy Street. It would fit in better with a shallower pitch and no 3<sup>rd</sup>-floor dormers.</p> <p><b>Welch</b> – One concern is the height; the masonry 1<sup>st</sup> floor forces it to get taller; it should be the minimum height required; the ceilings should be 8’ or lower. The continued roof form over the “jog” should break below the eave with a shallower pitch. Agrees on the dormers, it would be beneficial to have ½-sized dormers. East elevation, the left dormer is appropriate, but the Juliet balcony dormer is inappropriate in downtown; again, the ceiling height could be reduced.</p> <p><b>Coombs</b> – Agrees with what’s been said. East elevation, the Juliet balcony is not appropriate; she would prefer no 3<sup>rd</sup>-floor dormers and windows, especially over the simple 1<sup>st</sup> and 2<sup>nd</sup> floors. West elevation, the dormer should be reduced.</p> <p><b>Dutra</b> – South elevation, the “B” window should be smaller than the “As”. Okay with the roof pitch, if you reduce it, there would be more shingled wall space on the east and west. Would like the height minimized. West elevation, the 3<sup>rd</sup>-floor dormer should be smaller. A red-brick 1<sup>st</sup> floor would make it look more antique. East elevation, eliminate the balcony and flush dormer.</p> <p><b>Camp</b> – She thinks this is charming as drawn and is appropriate. Agrees about using cement. The 2 sets of French doors on Oak Street might be nicer as store-front windows.</p> <p><b>Cassidy</b> – He agrees about the pargetted concrete; we’ll come back with something different. There is another building in front of this blocking the east elevation.</p> |                         |               |          |
| Motion                              | <b>Motion to Hold for revisions and to go back to HSAB. (Coombs)</b>  |                         |               |          |
| Vote                                | Carried unanimously   |                         | Certificate # |          |

|                 |   |                   |                |               |                   |
|-----------------|---|-------------------|----------------|---------------|-------------------|
| 12.             | 55 Eel Point Hldgs, LLC <b>07-6619</b>  | 55 Eel Point Road | New Cabana     | 32/47         | Botticelli + Pohl |
| Voting          | Camp, Coombs, Oliver, Welch, Dutra  |                   |                |               |                   |
| Alternates      | Thornewill  |                   |                |               |                   |
| Recused         | None  |                   |                |               |                   |
| Documentation   | None  |                   |                |               |                   |
| Representing    | None  |                   |                |               |                   |
| Public          | None  |                   |                |               |                   |
| Concerns (time) | Not opened at this time.  |                   |                |               |                   |
| Motion          | <b>Motion to Hold for representation. (Oliver)</b>  |                   |                |               |                   |
| Vote            | Carried unanimously   |                   |                | Certificate # |                   |
|                 |   |                   |                |               |                   |
| 14.             | Nantucket G & S, LLC  | 81 Vestal Street  | New fence      | 56/254        | MCA               |
| Voting          | Camp, Coombs, Oliver, Welch, Dutra  |                   |                |               |                   |
| Alternates      | Thornewill  |                   |                |               |                   |
| Recused         | None  |                   |                |               |                   |
| Documentation   | None  |                   |                |               |                   |
| Representing    | None  |                   |                |               |                   |
| Public          | None  |                   |                |               |                   |
| Concerns (5:41) | Not opened at this time.  |                   |                |               |                   |
| Motion          | <b>Motion to Hold for representation. (Oliver)</b>  |                   |                |               |                   |
| Vote            | Carried unanimously   |                   |                | Certificate # |                   |
|                 |   |                   |                |               |                   |
| 15.             | 14 Bishops Rise Nant, LLC   | 14 Bishops Rise   | MH alterations | 40/124        | Emeritus          |
| Voting          | Camp, Coombs, Oliver, Welch, Thornewill   |                   |                |               |                   |
| Alternates      | Dutra   |                   |                |               |                   |
| Recused         | None  |                   |                |               |                   |
| Documentation   | Architectural elevation plans, site plan, and photos.   |                   |                |               |                   |
| Representing    | Emeritus  |                   |                |               |                   |
| Public          | None  |                   |                |               |                   |
| Concerns (5:43) | <p><b>MacEachern</b> – Presented project; doesn't believe this is visible.<br/> <b>Welch</b> – Asked for a view. This is a large expansion of the 2<sup>nd</sup>-floor deck.<br/> <b>Thornewill</b> – Agrees; the change is extensive, and a view is warranted.<br/> <b>Coombs</b> – A view would be good.<br/> <b>Oliver</b> – You can't see it; but everyone should view.<br/> <b>Camp</b> – That extension of the 2<sup>nd</sup>-floor deck is too much.</p> |                   |                |               |                   |
| Motion          | <b>Motion to View. (Welch)</b>  |                   |                |               |                   |
| Vote            | Carried unanimously   |                   |                | Certificate # |                   |
|                 |   |                   |                |               |                   |
| 16.             | Michael Wilson  | 7 Cornwall Street | Fence          | 71.3.2/9      | Linda Williams    |
| Voting          | Camp, Coombs, Oliver, Welch, Thornewill   |                   |                |               |                   |
| Alternates      | Dutra   |                   |                |               |                   |
| Recused         | None  |                   |                |               |                   |
| Documentation   | Landscape design plans, site plan, and photos.  |                   |                |               |                   |
| Representing    | None  |                   |                |               |                   |
| Public          | None  |                   |                |               |                   |
| Concerns (5:47) | <b>Oliver</b> – It's 100' of fence; it would be better as a natural to weather 5&1 rather than a 6' solid board.  |                   |                |               |                   |
| Motion          | <b>Motion to Hold for representation. (Welch)</b>   |                   |                |               |                   |
| Vote            | Carried unanimously   |                   |                | Certificate # |                   |

|   |  |                             |               |                        |
|---|--|-----------------------------|---------------|------------------------|
| 17. 27 Cato Ln, LLC <b>08-6798</b>      | 27 Cato Lane   | Rev.: fenst changes         | 55/118        | CWA                    |
| Voting                                  | Camp, Coombs, Oliver, Welch, Thornewill  |                             |               |                        |
| Alternates                              | None   |                             |               |                        |
| Recused                                 | None   |                             |               |                        |
| Documentation                           | Architectural elevation plans, site plan, and photos.  |                             |               |                        |
| Representing                            | Chip Webster, Chip Webster Associates<br>Victoria Ewing, LINK  |                             |               |                        |
| Public                                  | None   |                             |               |                        |
| Concerns (7:57)                         | (5:40) Ewing – Mr. Webster asked her to request this be held for later in the meeting.<br>Motion to Hold & Cato Lane until later tonight (Coombs) Carried unanimously<br><b>Webster</b> – Presented project; hardscape plan is pending; we can come back for changes to the picture window later.<br><b>Oliver</b> – Not convinced the rear elevation is not visible; it backs onto another way.<br><b>Coombs</b> – Agrees; suggested a view to check visibility; the cemetery is also regarded as a public way.<br><b>Thornewill</b> – Her concern is the basement-level sunken garden and the pool; asked when that is coming in.<br><b>Welch</b> – Asked why it’s been a month since it was submitted, and we still have no digital submission; in the future he will make motions to hold applications until they are complete. He did not sit on this before so will not comment.<br><b>Camp</b> – She too would like to view this. |                             |               |                        |
| Motion                                  | <b>Motion to Approve through staff with no change to the rear picture window at this time. (Oliver)</b>  |                             |               |                        |
| Vote                                    | Carried 4-0//Welch abstain   |                             | Certificate # | <b>HDC2022-08-6798</b> |
| 13. 4 The Kids Realty Tr <b>07-6708</b> | 79 Pocomo Road   | Rev. 10-4971: add roof walk | 15/5          | CWA                    |
| Voting                                  | Camp, Coombs, Oliver, Welch, Thornewill  |                             |               |                        |
| Alternates                              | None   |                             |               |                        |
| Recused                                 | None   |                             |               |                        |
| Documentation                           | Architectural elevation plans, site plan, and photos.  |                             |               |                        |
| Representing                            | Chip Webster, Chip Webster Associates<br>Victoria Ewing, LINK  |                             |               |                        |
| Public                                  | None   |                             |               |                        |
| Concerns (8:07)                         | (5:40) Ewing – Mr. Webster asked her to request this be held for later in the meeting.<br>Motion to Hold & Cato Lane until later tonight (Coombs) Carried unanimously<br><b>Webster</b> – Presented project.<br><b>Welch</b> – The roof walk with a skirt is inappropriate; its height relative to the ridge is also inappropriate. The chimneys will have to be a 2’ taller to meet code.<br><b>Thornewill</b> – Proportions aren’t right; it looks like a tiny hat.<br><b>Coombs</b> – It’s inappropriate on this structure.<br><b>Oliver</b> – It needs to be bigger to fit this house; natural to weather would be more palatable.<br><b>Camp</b> – Agrees it should be larger east-west by 1 more bay.  |                             |               |                        |
| Motion                                  | <b>Motion to Hold for revisions. (Coombs)</b>  |                             |               |                        |
| Vote                                    | Carried unanimously  |                             | Certificate # |                        |

**IX. OLD BUSINESS 07/12/2022**

|                 | <u>Property owner name</u>   | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u>      | <u>Agent</u>      |
|-----------------|--|-----------------------|----------------------|------------------------|-------------------|
| 1.              | JK Baxter, LLC <b>05-6336</b>  | 114 Baxter Road       | Deck Extension       | 48/35                  | Thornewill Design |
| Voting          | Camp, Coombs, Welch  |                       |                      |                        |                   |
| Alternates      | None   |                       |                      |                        |                   |
| Recused         | Thornewill   |                       |                      |                        |                   |
| Documentation   | Architectural elevation plans, site plan, and photos.  |                       |                      |                        |                   |
| Representing    | Luke Thornewill, Thornewill Design   |                       |                      |                        |                   |
| Public          | None   |                       |                      |                        |                   |
| Concerns (5:51) | <b>Thornewill</b> – Asked to go forward with a 3-person board. Reviewed changes made per previous concerns. West faces the golf course; the deck structure is existing.<br><b>Welch</b> – Appreciates the changes. West elevation, the character has been transformed and this is approvable.<br><b>Coombs</b> – It’s heavy facing the golf course but it’s a little broken up with some character.<br><b>Camp</b> – Thought more was going to be done to give the basement some architecture; doesn’t like the brackets, which look pasted on and not structural. |                       |                      |                        |                   |
| Motion          | <b>Motion to Approve through staff with the brackets decreased to fall within the perpendicular plain of the 2<sup>nd</sup>-floor deck. (Welch)</b>  |                       |                      |                        |                   |
| Vote            | Carried 2-1//Camp opposed  |                       | Certificate #        | <b>HDC2022-05-6336</b> |                   |



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|                                  |  |                    |               |     |
|----------------------------------|--|--------------------|---------------|-----|
| 2. Joseph Minella <b>03-5939</b> | 9 Giny Lane  | MH grading         | 41/851        | SCI |
| 3. Joseph Minella <b>06-6555</b> | 9 Giny Lane  | MH solar           | 41/851        | SCI |
| 4. Joseph Minella <b>03-5937</b> | 9 Giny Lane  | Pool & hardscaping | 41/851        | SCI |
| Voting                           | Camp, Coombs, Oliver, Welch, DutraThornewill       |                    |               |     |
| Alternates                       | None   |                    |               |     |
| Recused                          | None   |                    |               |     |
| Documentation                    | None   |                    |               |     |
| Representing                     | None   |                    |               |     |
| Public                           | None   |                    |               |     |
| Concerns (5:58)                  | Not opened at this time.                           |                    |               |     |
| Motion                           | <b>Motion to Hold for representation. (Coombs)</b> |                    |               |     |
| Vote                             | Carried unanimously                                |                    | Certificate # |     |

|                              |   |                           |               |                        |
|------------------------------|---|---------------------------|---------------|------------------------|
| 5. Greg Raiff <b>09-1845</b> | 100 Low Beach Road  | Renovate/rebuild dwelling | 75/27         | Emeritus               |
| Voting                       | Coombs (acting chair), Oliver, Welch, Thornewill  |                           |               |                        |
| Alternates                   | None  |                           |               |                        |
| Recused                      | None  |                           |               |                        |
| Documentation                | Architectural elevation plans, site plan, and photos.   |                           |               |                        |
| Representing                 | Matt MacEachern, Emeritus Development   |                           |               |                        |
| Public                       | None  |                           |               |                        |
| Concerns (6:00)              | <p><b>MacEachern</b> – Reviewed changes made per previous concerns; studio to the left not part of this.</p> <p><b>Welch</b> – The roof walk skirt on the rear is very high but on the front the skirt looks shorter by at least 1’; asked if the ship’s ladder access a room within the boundary of the roof walk (just the roof walk); the access could be moved to the rear and eliminate the skirt on the front. The modifications are helpful and a simplification from previously proposed.</p> <p><b>Thornewill</b> – The roof walk isn’t on center; that’s why the roof walk is different; however, agrees with Mr. Welch; it overwhelms the small center mass and is very heavy. This is much taller than the existing; that could be reduced by keeping the original roof pitch. This is a large, grand house and the front door needs to be more prominent.</p> <p><b>Oliver</b> – Appreciates the reduction in the addition massing on the right of the north elevation. This is a large structure right on the street. She questions the reason for the roof walk on this structure, which has an unencumbered view of the water. Agrees with Ms. Thornewill.</p> <p><b>Coombs</b> – The roof walk should be eliminated; it doesn’t fit with the design. The window shouldn’t be 2-over-2; that looks too modern and will be extensive on the beach when the sun goes down. This needs to be simpler and settle into the vegetation.</p> |                           |               |                        |
| Motion                       | <b>Motion to Approve through staff without the roof walk without prejudice and 11/12 pitch. (Welch)</b>   |                           |               |                        |
| Vote                         | Carried 3-1//Oliver-nay   |                           | Certificate # | <b>HDC2021-09-1845</b> |

|                                   |            |                     |          |           |
|-----------------------------------|------------|---------------------|----------|-----------|
| 6. 9 E Street, LLC <b>05-6359</b> | 9 E Street | MH solar roof array | 60.2.1/6 | Ack Smart |
| 7. 9 E Street, LLC <b>05-6360</b> | 9 E Street | GH solar roof array | 60.2.1/6 | Ack Smart |

|                 |   |  |               |  |
|-----------------|---|--|---------------|--|
| Voting          | Camp, Coombs, Oliver, Welch, Thornewill |  |               |  |
| Alternates      | Dutra                                   |  |               |  |
| Recused         | None                                    |  |               |  |
| Documentation   | None                                    |  |               |  |
| Representing    | None                                    |  |               |  |
| Public          | None                                    |  |               |  |
| Concerns (6:20) | Not opened at this time.                |  |               |  |
| Motion          | <b>Motion to Hold. (Welch)</b>          |  |               |  |
| Vote            | Carried unanimously                     |  | Certificate # |  |

**8. Brew Bean 01-5616 2 Candle House Lane New dwelling 55.4.1/1 Concept Design**

Voting Camp, Coombs, Oliver, Welch  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.  
 Representing TJ Watterson, Concept Design  
 Public Warren Feldberg  
 Concerns (6:21) **Watterson** – Reviewed changes made per previous concerns and supplemental information.

**Backus** – Read HSAB comments 7/25: As stated last time by HSAB and HDC, this does not work as a 3 bay; it should be either narrower or change to a 4 bay. The 1<sup>st</sup>- and 2<sup>nd</sup>-floor windows should all be the same height, as was historically done, and they should be a little narrower for proper proportion. As stated last time, the east shed dormer should not run into the main mass and has too much shingled area; drop it back down on the right side and add a window. The west-facing sunroom climbs up too high on the adjacent roof; it should have a hipped roof and fenestration that would feel more like a glassed-in porch. The basement areaway should not include the chimney mass; stop it at the edge of the chimney. The roofwalk should not have a skirt. The chimney should be taller. The 4-ganged French doors should be a pair of French doors with windows on either side. The short roof section above the French doors should not be a continuation of the shed next to it; changing that shed to a hipped roof would correct this awkward condition. The retaining for the parking area is too tall; the driveway should slope as close to existing grade as possible; the parking area does not have to be perfectly level. Asked to review revisions.

Infill lot within the OHD and been extensively reviewed. Appreciates the topo plan and adding the chimney. Concurs with HSAB on the boxiness and having too much shingle space for a 3-bay. The visibility of the west elevation should be viewed; in the past, the commission has received letters of concern from abutters.

**Feldberg** – Agree with comments heard; driveway height changes the nature of the neighborhood and should contour more to what’s there now. By virtue of building this home and adjustments to the contouring, it creates a significant flow of water into the corner; asked the new owner provide a water management system at that corner.

**Welch** – Appreciates the changes with respect to the grade; the grade at the proposed front entry is lower than the driveway; asked how they will handle that transition (it’s coplanar). The grade at the front should match existing with more steps, no skirt on the front or front sides, chimney height should increase, and have plank frames on the front.

**Oliver** – Agrees with Mr. Welch. The 9’6” 1<sup>st</sup>-floor ceiling height is adding to the proportion issues. Agrees about the roof walk and with HSAB on the east elevation. Front needs more fenestration.

**Coombs** – Appreciates the concerns about the grading and the driveway; concerned about the number of steps at the front to the driveway. West elevation, the 4 windows should be reduced to 2 doors and 2 windows. Regarding this being a 3 bay, more historically sized windows would help. Agrees about the roof going into the main roof and height of the chimney. Can’t decide between a larger roof walk with no skirt or no roof walk.

**Camp** – The fenestration doesn’t read as a historic quaker house; the windows should be larger with vertical panes. Shouldn’t have a picket fence across the front door. The roof walk should go around a central chimney. The right shed bumpout should have a window. The fascia strip on the north elevation, the windows should become a part of that.

Motion **Motion to Hold for revisions. (Coombs)**

Vote Carried unanimously/ Certificate #

**X. NEW BUSINESS 07/19/2022**

| Property owner name | Street Address  | Scope of work        | Map/Parcel | Agent        |
|---------------------|---|----------------------|------------|--------------|
| 1. Maple Ln, LLC    | 2 Maple Lane  | New garage/apartment | 67/303     | Dustin Maury |
| Voting              | Camp, Coombs, Welch, Dutra, Thornewill                |                      |            |              |
| Alternates          | None  |                      |            |              |
| Recused             | Oliver  |                      |            |              |
| Documentation       | Architectural elevation plans, site plan, and photos. |                      |            |              |
| Representing        | Dustin Maury  |                      |            |              |
| Public              | None  |                      |            |              |

Concerns (6:49) **Maury** – Presented project; garage door natural to weather with black pedestrian doors; height 23’2”.  
**Coombs** – The double windows in the gable ends should be separated or reduced to a single window. The dormers should have one more window or be reduced to 2 separate dormers.  
**Welch** – Agrees with Ms. Coombs; thinks they’ll add lattice to tone down the height; the height needs to come down.  
**Thornewill** – North elevation is the only that would be visible; it does have a lot of shingle space; beef up the garage doors. The dormers are very long for just 2 small windows.  
**Dutra** – Okay with the height but it might help to see it compared to the approved buildings. The gable end double windows should be separated to fill the walls.  
**Camp** – Would like the height reduced 1’. The 2-over-2 windows in the shed dormers look tiny; there should be more windows or reduce the dormers.

Motion **Motion to Hold for revisions. (Coombs)**

Vote Carried unanimously/ Certificate #

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|                 |  |          |       |               |
|-----------------|--|----------|-------|---------------|
| 2. Sankaty, LLC | 49 Sankaty Road  | Garage   | 49/66 | Dustin Maury  |
| 3. Sankaty, LLC | 49 Sankaty Road  | Pool/spa | 49/66 | Dustin Maury  |
| 4. Sankaty, LLC | 49 Sankaty Road  | Cabana   | 49/66 | Dustin Maury  |
| Voting          | Camp, Coombs, Oliver, Welch, Dutra   |          |       |               |
| Alternates      | None   |          |       |               |
| Recused         | None   |          |       |               |
| Documentation   | Architectural elevation plans, site plan, and photos.  |          |       |               |
| Representing    | Dustin Maury   |          |       |               |
| Public          | None   |          |       |               |
| Concerns (6:59) | <b>Maury</b> – The main dwelling is in old business; suggested holding these to track.<br>Not opened at this time. |          |       |               |
| Motion          | <b>Motion to Hold to track the main house. (Welch)</b>   |          |       |               |
| Vote            | Carried unanimously  |          |       | Certificate # |

|                        |   |                      |           |                     |
|------------------------|---|----------------------|-----------|---------------------|
| 5. David & Diane Lilly | 4 Quince Street   | Rear stairs (egress) | 42.3.4/20 | McMullen Associates |
| Voting                 | Camp, Coombs, Oliver, Dutra, Thornewill   |                      |           |                     |
| Alternates             | None  |                      |           |                     |
| Recused                | Welch   |                      |           |                     |
| Documentation          | Architectural elevation plans, site plan, photos, historical documents, and advisory comments.  |                      |           |                     |
| Representing           | Nathan McMullen, McMullen Associates  |                      |           |                     |
| Public                 | None  |                      |           |                     |
| Concerns (7:01)        | <b>McMullen</b> – Presented project; there is a lot and house blocking visibility from Hussey Street; trim and door are grey and all<br><b>Backus</b> – Read HSAB comments 8/1: These stairs will be visible from Hussey Street. Exterior stairs are not appropriate in the OHD.<br>Circa 1840 3-bay within the OHD: 2-story stairs on this is not appropriate; recommend a view; the need is dictating the architecture. Concerned about the material proposed.<br><b>Oliver</b> – This egress is not required, though she understands the safety concern. She wants to view this.<br><b>Coombs</b> – The proposal is inappropriate on this historic structure. She would like to view.<br><b>Thornewill</b> – Agrees this is unusual for an old house; would like to view for visibility.<br><b>Dutra</b> – It looks awkward, and the posts look long and narrow; shingling might camouflage it.<br><b>Camp</b> – We should look at other alternatives; this looks like the back of a city structure, not Nantucket. A trellis rather than shingles might work. |                      |           |                     |
| Motion                 | <b>Motion to View and hold for revisions and to go back to HSAB. (Coombs)</b>   |                      |           |                     |
| Vote                   | Carried unanimously   |                      |           | Certificate #       |

|                        |   |                  |                     |               |                        |
|------------------------|---|------------------|---------------------|---------------|------------------------|
| 6. Steve Michael et al | <b>Held 8/9</b>   | 6 Marcus Way     | Demo                | 91/9.1        | Will Stephens          |
| 7. Steve Michael et al | <b>Held 8/9</b>   | 6 Marcus Way     | New dwelling        | 91/9.1        | Will Stephens          |
| 8. 73 Vestal, LLC      | <b>07-6651</b>  | 73 Vestal Street | Move & reno cottage | 56/192        | Thornewill Design      |
| Voting                 | Camp, Coombs, Oliver, Welch, Dutra  |                  |                     |               |                        |
| Alternates             | None  |                  |                     |               |                        |
| Recused                | Thornewill  |                  |                     |               |                        |
| Documentation          | Architectural elevation plans, site plan, and photos.   |                  |                     |               |                        |
| Representing           | Luke Thornewill, Thornewill Design  |                  |                     |               |                        |
| Public                 | None  |                  |                     |               |                        |
| Concerns (7:12)        | <b>Thornewill</b> – Presented project.<br><b>Oliver</b> – This was built in 1960s by her grandfather, uncles, and father. Glad it's being repurposed.<br><b>Welch</b> – He'd prefer it not be so close to the setback.<br><b>Coombs</b> – No concerns.<br><b>Dutra</b> – No concerns. |                  |                     |               |                        |
| Motion                 | <b>Motion to Approve as submitted. (Coombs)</b>   |                  |                     |               |                        |
| Vote                   | Carried unanimously   |                  |                     | Certificate # | <b>HDC2022-07-6651</b> |
| 9. 73 Vestal, LLC      | <b>07-6652</b>  | 73 Vestal Street | Move garage on site | 56/192        | Thornewill Design      |
| Voting                 | Camp, Coombs, Oliver, Welch, Dutra  |                  |                     |               |                        |
| Alternates             | None  |                  |                     |               |                        |
| Recused                | Thornewill  |                  |                     |               |                        |
| Documentation          | Architectural elevation plans, site plan, and photos.   |                  |                     |               |                        |
| Representing           | Luke Thornewill, Thornewill Design  |                  |                     |               |                        |
| Public                 | None  |                  |                     |               |                        |
| Concerns (7:19)        | <b>Thornewill</b> – Presented project.<br>No concerns.  |                  |                     |               |                        |
| Motion                 | <b>Motion to Approve as submitted. (Coombs)</b>   |                  |                     |               |                        |
| Vote                   | Carried unanimously   |                  |                     | Certificate # | <b>HDC2022-07-6652</b> |

|  |   |                     |               |                        |
|--|---|---------------------|---------------|------------------------|
| 10. 73 Vestal, LLC <b>07-6653</b>        | 73 Vestal Street  | New dwelling        | 56/192        | Thornewill Design      |
| Voting                                   | Camp, Coombs, Oliver, Welch, Dutra  |                     |               |                        |
| Alternates                               | None  |                     |               |                        |
| Recused                                  | Thornewill  |                     |               |                        |
| Documentation                            | Architectural elevation plans, site plan, and photos.   |                     |               |                        |
| Representing                             | Luke Thornewill, Thornewill Design  |                     |               |                        |
| Public                                   | None  |                     |               |                        |
| Concerns (7:20)                          | <p><b>Thornewill</b> – Presented project.</p> <p><b>Oliver</b> – It’s handsome and appropriate.</p> <p><b>Welch</b> – West elevation screen porch lower the eaves and height of the windows.</p> <p><b>Dutra</b> – No concerns.</p> <p><b>Coombs</b> – No concerns.</p> <p><b>Camp</b> – No concerns.</p>   |                     |               |                        |
| Motion                                   | <b>Motion to Approve as submitted. (Coombs)</b>   |                     |               |                        |
| Vote                                     | Carried 4-0//Welch abstain  |                     | Certificate # | <b>HDC2022-07-6653</b> |
| 11. Bryan and Diane Rolfe <b>07-6636</b> | 6 Seven Mile Lane   | Main house addition | 72/3          | Normand Residential    |
| Voting                                   | Camp, Coombs, Oliver, Welch, Thornewill   |                     |               |                        |
| Alternates                               | None  |                     |               |                        |
| Recused                                  | None  |                     |               |                        |
| Documentation                            | Architectural elevation plans, site plan, photos, and advisory comments.  |                     |               |                        |
| Representing                             | Ben Normand, Normand Residential  |                     |               |                        |
| Public                                   | None  |                     |               |                        |
| Concerns (7:30)                          | <p><b>Normand</b> – Presented project.</p> <p><b>Backus</b> – Read SAB comments 8/1: north &amp; south elevation ridge should match height of west gable; 2<sup>nd</sup>-floor deck busy; enclose stairs.<br/>Circa 2003.</p> <p><b>Oliver</b> – Agrees about the 2<sup>nd</sup>-floor deck; concerned about visibility from walking trails.</p> <p><b>Coombs</b> – Agrees with HSAB.</p> <p><b>Welch</b> – Doesn’t make sense to change the gable because of lack of visibility and distance from the street and similarity to other gables.</p> <p><b>Thornewill</b> – It’s a little long; but it is set back a bit.</p> <p><b>Camp</b> – Front far right, asked for a corner board on the shed; left 2<sup>nd</sup>-floor dormer could be a little larger with more substantial windows.</p> |                     |               |                        |
| Motion                                   | <p>Motion to Approve as submitted. (Thornewill) Carried unanimously</p> <p>Motion to reopen. (Welch) Carried unanimously</p> <p><b>Motion to Approve with the applicant to have the option for the front left dormer to have a hipped roof. (Welch) 07-6636</b></p>   |                     |               |                        |
| Vote                                     | Carried unanimously   |                     | Certificate # | <b>HDC2022-07-6636</b> |
| 12. Bryan and Diane Rolfe <b>07-6638</b> | 6 Seven Mile Lane   | New shed            | 72/3          | Normand Residential    |
| Voting                                   | Camp, Coombs, Oliver, Welch, Thornewill   |                     |               |                        |
| Alternates                               | None  |                     |               |                        |
| Recused                                  | None  |                     |               |                        |
| Documentation                            | Architectural elevation plans, site plan, photos, and advisory comments.  |                     |               |                        |
| Representing                             | Ben Normand, Normand Residential  |                     |               |                        |
| Public                                   | None  |                     |               |                        |
| Concerns (7:39)                          | <p><b>Normand</b> – Presented project.</p> <p><b>Backus</b> – Read SAB comments 8/1: No concerns.</p> <p><b>Welch</b> – The hipped roof is a great detail and picks up the roof over the front door. Suggested the house front dormer could have a hipped roof as well.</p> <p>No concerns.</p>   |                     |               |                        |
| Motion                                   | <b>Motion to Approve. (Oliver)</b>  |                     |               |                        |
| Vote                                     | Carried unanimously   |                     | Certificate # | <b>HDC2022-07-6638</b> |

|  |  |                       |                        |                     |
|--|--|-----------------------|------------------------|---------------------|
| 13. Bryan and Diane Rolfe <b>07-6637</b> | 6 Seven Mile Lane  | New shed              | 72/3                   | Normand Residential |
| Voting                                   | Camp, Coombs, Oliver, Welch, Thornewill  |                       |                        |                     |
| Alternates                               | None   |                       |                        |                     |
| Recused                                  | None   |                       |                        |                     |
| Documentation                            | Landscape design plans, site plan, photos, and advisory comments.  |                       |                        |                     |
| Representing                             | Ben Normand, Normand Residential   |                       |                        |                     |
| Public                                   | None   |                       |                        |                     |
| Concerns (7:43)                          | <p><b>Normand</b> – Presented project; pool equipment in shed behind privet.<br/> <b>Backus</b> – Read SAB comments 8/1: Asked where the pool equipment will be.<br/> Due to lack of visibility no concerns but the patio would be nicer with rounded edges. Land behind is ‘Sconset Trust.<br/> <b>Welch</b> – It shouldn’t be visible at time of inspection.<br/> <b>Thornewill</b> – The patio should not be in the setback; that space should be used for screening.<br/> <b>Oliver</b> – Nothing to add.<br/> <b>Coombs</b> – Nothing to add.</p> |                       |                        |                     |
| Motion                                   | <b>Motion to Approve through staff with the patio not to extend into the setback. (Welch)</b>  |                       |                        |                     |
| Vote                                     | Carried unanimously  | Certificate #         | <b>HDC2022-07-6637</b> |                     |
| 14. Stephan & Kim Schaefer               | 86 Cliff Road  | Solar roof            | 30/74.2                | Robert Newman       |
| 15. Rorelly Jody Newman                  | 6 Topping Lift Road  | Solar roof            | 66/308                 | Robert Newman       |
| Voting                                   | Camp, Coombs, Oliver, Welch, Thornewill  |                       |                        |                     |
| Alternates                               | None   |                       |                        |                     |
| Recused                                  | None   |                       |                        |                     |
| Documentation                            | None   |                       |                        |                     |
| Representing                             | None   |                       |                        |                     |
| Public                                   | None   |                       |                        |                     |
| Concerns (time)                          | Not opened at this time.   |                       |                        |                     |
| Motion                                   | <b>Motion to Hold for representation. (Welch)</b>  |                       |                        |                     |
| Vote                                     | Carried unanimously  | Certificate #         |                        |                     |
| 16. James Van Tassci                     | 42B Union Street   | Replace fence         | 42.3.2/28              | James Van Tassci    |
| Voting                                   | Camp, Coombs, Oliver, Welch, Thornewill  |                       |                        |                     |
| 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. (Welch)</b>  |                       |                        |                     |
| Vote                                     | Carried unanimously  | Certificate #         |                        |                     |
| 17. Eric Silfen                          | 3 Meadowview Drive   | Rooftop solar for MH  | 56/92                  | Cotuit Solar        |
| Voting                                   | Camp, Coombs, Oliver, Welch, Thornewill  |                       |                        |                     |
| 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. (Welch)</b>  |                       |                        |                     |
| Vote                                     | Carried unanimously  | Certificate #         | <b>HDC2022-</b>        |                     |
| 18. McGovern Moriarty <b>07-6633</b>     | 26 Lincoln Street Sias   | Window & door changes | 73.4.2/3               | Thornewill Design   |
| Voting                                   | Camp, Coombs, Oliver, Welch  |                       |                        |                     |
| Alternates                               | None   |                       |                        |                     |
| Recused                                  | Thornewill   |                       |                        |                     |
| Documentation                            | Architectural elevation plans, site plan, photos, historical documents, and advisory comments.   |                       |                        |                     |
| Representing                             | Luke Thornewill, Thornewill Design   |                       |                        |                     |
| Public                                   | None   |                       |                        |                     |
| Concerns (7:51)                          | <p><b>Thornewill</b> – Presented project.<br/> <b>Backus</b> – No SAB comments. Main dwelling was circa 1975; this is new, approved last year. Agrees the awning windows won’t be visible.<br/> <b>Oliver</b> – It’s appropriate.<br/> <b>Coombs</b> – Agrees; this is a nice, fun house.</p>  |                       |                        |                     |
| Motion                                   | <b>Motion to Approve as submitted. (Welch)</b>   |                       |                        |                     |
| Vote                                     | Carried unanimously  | Certificate #         | <b>HDC2022-07-6633</b> |                     |

|                               |   |                         |               |                              |
|-------------------------------|---|-------------------------|---------------|------------------------------|
| 19. William Irwin             | 2 North Cliff Way   | Shed                    | 30/214        | William Irwin                |
| Voting                        | Camp, Coombs, Oliver, Welch, Thornewill   |                         |               |                              |
| Alternates                    | None  |                         |               |                              |
| Recused                       | None  |                         |               |                              |
| Documentation                 | None  |                         |               |                              |
| Representing                  | None  |                         |               |                              |
| Public                        | None  |                         |               |                              |
| Concerns (7:56)               | Not opened at this time.  |                         |               |                              |
| Motion                        | <b>Motion to Hold for representation. (Coombs)</b>  |                         |               |                              |
| Vote                          | Carried unanimously   |                         | Certificate # |                              |
| 20. Victor Healy              | 94 Orange Street  | Addition                | 55.1.4/47     | Paul Dreher                  |
| 21. Matthew and Theresa Stone | 47 Milk Street  | New mh dwelling         | 56/201        | LW/ Woodmeister              |
| 22. Matthew and Theresa Stone | 47 Milk Street  | Move house on lot/ reno | 56/201        | LW/ Woodmeister              |
| 23. Matthew and Theresa Stone | 47 Milk Street  | Pool and hardscape      | 56/201        | LW/ Woodmeister              |
| 24. Matthew and Theresa Stone | 47 Milk Street  | Cabana                  | 56/201        | LW/ Woodmeister              |
| 25. Matthew and Theresa Stone | 47 Milk Street  | Garage                  | 56/201        | LW/ Woodmeister              |
| Voting                        | Camp, Coombs, Oliver, Welch, Thornewill   |                         |               |                              |
| Alternates                    | None  |                         |               |                              |
| Recused                       | None  |                         |               |                              |
| Documentation                 | None  |                         |               |                              |
| Representing                  | None  |                         |               |                              |
| Public                        | None  |                         |               |                              |
| Concerns (7:57)               | Williams – Asked this be held for next week and for commissioners to views.<br>Not opened at this time.   |                         |               |                              |
| Motion                        | <b>Motion to Hold for Tuesday, August 9 at representative's request. (Welch)</b>  |                         |               |                              |
| Vote                          | Carried unanimously   |                         | Certificate # |                              |
| 26. Stephen Virtue            | 39 Pleasant Street  | Fence revision          | 55.4.1/154    | Linda Williams               |
| Voting                        | Camp, Coombs, Oliver, Welch, Thornewill   |                         |               |                              |
| Alternates                    | None  |                         |               |                              |
| Recused                       | None  |                         |               |                              |
| Documentation                 | None  |                         |               |                              |
| Representing                  | None  |                         |               |                              |
| Public                        | None  |                         |               |                              |
| Concerns (7:58)               | Not opened at this time.  |                         |               |                              |
| Motion                        | <b>Motion to Hold for HSAB review. (Welch)</b>  |                         |               |                              |
| Vote                          | Carried unanimously   |                         | Certificate # |                              |
| 27. John Bessie Connelly      | 90 Washington Street.   | Addition                | 42.2.3/21     | Bentley & Churchill          |
| 28. Willard Overlock          | 29 Coffin Street Sias   | New shed                | 73.4.1/26.2   | Bentley & Churchill          |
| Voting                        | Camp, Coombs, Oliver, Welch, Thornewill   |                         |               |                              |
| Alternates                    | None  |                         |               |                              |
| Recused                       | None  |                         |               |                              |
| Documentation                 | None  |                         |               |                              |
| Representing                  | None  |                         |               |                              |
| Public                        | None  |                         |               |                              |
| Concerns (7:59)               | Not opened at this time.  |                         |               |                              |
| Motion                        | <b>Motion to Hold 27 &amp; 28. (Welch)</b>  |                         |               |                              |
| Vote                          | Carried Unanimously   |                         | Certificate # |                              |
| 29. NISDA 07-6701             | 23-25 Wauwinet Road   | Demo west silo          | 20/36 + 80    | Val Oliver                   |
| 30. NISDA 07-6700             | 23-25 Wauwinet Road   | Rebuild west silo       | 20/36 + 80    | Val Oliver                   |
| Voting                        | Camp, Coombs, Welch, Thornewill   |                         |               |                              |
| Alternates                    | None  |                         |               |                              |
| Recused                       | Oliver  |                         |               |                              |
| Documentation                 | Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.  |                         |               |                              |
| Representing                  | Val Oliver, V. Oliver Design  |                         |               |                              |
| Public                        | None  |                         |               |                              |
| Concerns (8:18)               | <b>Oliver</b> – Presented project.<br><b>Backus</b> – Read into the record a letter dated Aug. 1 from Mary Bergman, Nantucket Preservation Trust.<br>No concerns. |                         |               |                              |
| Motion                        | <b>Motion to Approve the demolition and rebuilding of west silo. (Welch)</b>  |                         |               |                              |
| Vote                          | Carried unanimously   |                         | Certificate # | <b>HDC2022-6701&amp;6700</b> |



Rest held for August 9.

|                             |                        |                         |            |                |
|-----------------------------|------------------------|-------------------------|------------|----------------|
| 31. Jessica N. Torre        | 53 Miacomet Avenue     | Move on from 8 Holly St | 67/90      | LINK           |
| 32. 18 Sherburne Nom Tr     | 18 Sherburne Turnpike  | New garage              | 30/196     | S. Metz        |
| 33. 18 Sherburne Nom Tr     | 18 Sherburne Turnpike  | New guest house         | 30/196     | S. Metz        |
| 34. Lloyd Realty, LLC       | 7 Heather Lane         | Guest house revisions   | 30/24.2    | S. Metz        |
| 35. Lloyd Realty, LLC       | 7 Heather Lane         | New cabana              | 30/24.2    | S. Metz        |
| 36. Lloyd Realty, LLC       | 7 Heather Lane         | New garage              | 30/24.2    | S. Metz        |
| 37. Chris and Ashley Austin | Maple Lane (Lot 7)     | New dwelling            | 67/303     | Emeritus       |
| 38. Karl Slatoff            | 28 India Street        | Fence                   | 42.3.4/108 | Time           |
| 39. RJ Glidden              | 47 Warren's Landing Rd | Move/ demo building     | 38/54      | Jessie Glidden |

**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      |
| 2. Sankaty, LLC 06-6439          | 49 Sankaty Road       | New dwelling          | 49/66             | Dustin Maury      |
| 3. Bob Harrington 05-6330        | 7 Sherburne Turnpike  | Addition/renovation   | 30/112            | MCA               |
| 4. Lisa Holby                    | 19 Low Beach Road     | New dwelling          | 74/83             | Val Oliver        |
| 5. 88 Pocomo Road, LLC           | 88 Pocomo Road        | New dwelling          | 15/42             | Emeritus          |
| 6. 88 Pocomo Road, LLC 04-6092   | 88 Pocomo Road        | New guest house       | 15/42             | Emeritus          |
| 7. 88 Pocomo Road, LLC 05-6419   | 88 Pocomo Road        | Sport court           | 15/42             | Ahern             |
| 8. 88 Pocomo Road, LLC 05-6420   | 88 Pocomo Road        | Pool & hardscape      | 15/42             | Ahern             |
| 9. Sandy Ack 04-6147             | 6 Sandy Drive         | New dwelling          | 29/76             | NAG               |
| 10. Lifesaving Museum 04-6124    | 158 Polpis Road       | Window replacement    | 26/27             | LINK              |
| 11. Chicken Box                  | 12 Daves Street       | New dwelling (Bldg 1) | 55/158            | Emeritus          |
| 12. Chicken Box                  | 12 Daves Street       | New dwelling (Bldg 2) | 55/158            | Emeritus          |
| 13. 18 Sherburn TP N.T.          | 18 Sherburne Turnpike | New dwelling          | 30/196            | S. Metz           |
| 14. India and Rose Tr            | 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       | 19 Wauwinet Road       | Demo storage bldg.      | 20/35             | Normand Residential |
| 2. Nantucket Land Bank       | 19 Wauwinet Road       | Move/demo gazebo        | 20/35             | Normand Residential |
| 3. Nantucket Land Bank       | 19 Wauwinet Road       | Demo pool & fence       | 20/35             | Normand Residential |
| 4. Caleb Cressman            | 300 Polpis Road        | New barn                | 20/11             | Thornewill Design   |
| 5. NHA Properties            | 5R Norquarta Drive     | Roof change             | 67/512            | Stegra Corp         |
| 6. US FAA                    | Squam Road             | Demo shed               | 21/120.1          | Kevin Grant         |
| 7. Julia Meade               | 8 Bayberry Lane (Sias) | New basement/stair/wndo | 49/92.1           | NAG                 |
| 8. Zero Inda St, LLC         | 1 Cambridge Street     | Historic determination  | 42.3.1/130.2      | Emeritus            |
| 9. Richard & Jane Leider Tr  | 64 Sankaty Road        | Pool                    | 49/80.1           | NAG                 |
| 10. Richard & Jane Leider Tr | 64 Sankaty Road        | Cabana                  | 49/80.1           | NAG                 |
| 11. Six New St, LLC          | 6 New Street           | Dormer                  | 55.4.1/34         | Brandon Casement    |
| 12. Gregory & Aileen Tourto  | 20 Midland Avenue      | Move off/demo house     | 59.3/164          | Gryphon Architects  |
| 13. Gregory & Aileen Tourto  | 20 Midland Avenue      | New dwelling            | 59.3/164          | Gryphon Architects  |
| 14. Gregory & Aileen Tourto  | 20 Midland Avenue      | New garage/studio       | 59.3/164          | Gryphon Architects  |
| 15. Lisa McKechnie           | 6 South Water Street   | Fence                   | 42.3.1/130.1      | L. McKechnie        |
| 16. John & Katie Owsley      | 2 Maxey Pond Road      | New shed                | 40/96             | Thornewill Design   |
| 17. Johnathan Pressement     | 2 Ash Lane             | Change deck steps       | 42.4.2/93         | Thornewill Design   |
| 18. Johnathan Pressement     | 2 Ash Lane             | Fence, gates, & arbor   | 42.4.2/93         | Thornewill Design   |
| 19. Roberta Brown            | 9 Beach Street (Sias)  | Main house addition     | 73.1.3/24         | Topham Design       |
| 20. Chicken Box              | 12 Dave Street         | Move off/demo           | 55/158            | Emeritus            |
| 21. Chicken Box              | 12 Dave Street         | Partial demo            | 55/158            | Emeritus            |
| 22. Hesham&Gwen elnaggar     | 30 Union Street        | New garage              | 42.4.3/143        | Gryphon Architects  |
| 23. 12 Pilgrim Rd, LLC       | 12 Pilgrim Road        | Demo concrete house     | 41/476            | Val Oliver          |
| 24. HMSW, LLC                | 25 Sankaty Head        | Demo, addition & fenst  | 48/3              | Emeritus            |
| 25. 51 Fair St, LLC          | 51 Fair Street         | Addition/alteration     | 42.3.2/40         | Emeritus            |
| 26. NHA Properties Inc.      | 27 Dartmouth St. Apt A | Solar roof array        | 76.4.2/363        | Ack Smart           |
| 27. NHA Properties Inc.      | 27 Dartmouth St. Apt B | Solar roof array        | 76.4.2/363        | Ack Smart           |
| 28. NHA Properties Inc.      | 18 Irving Street       | Solar roof array        | 79/158            | Ack Smart           |
| 29. Richmond Great Pt        | 4 Blue Court           | New dwelling            | 68/348            | KOH                 |
| 30. Richmond Great Pt        | 5 Blue Court           | New dwelling            | 68/345            | KOH                 |
| 31. Richmond Great Pt        | 7 Blue Court           | New dwelling            | 68/344            | KOH                 |
| 32. Richmond Great Pt        | 8 Blue Court           | New dwelling            | 68/347            | KOH                 |
| 33. Richmond Great Pt        | 9 Blue Court           | New dwelling            | 68/343            | KOH                 |
| 34. Richmond Great Pt        | 11 Blue Court          | New dwelling            | 68/342            | KOH                 |
| 35. Richmond Great Pt        | 5 Sandplain Court      | New dwelling            | 68/349            | KOH                 |
| 36. Richmond Great Pt        | 7 Sandplain Court      | New dwelling            | 68/350            | KOH                 |

Proposed HDC Minutes for August 02, 2022

|                        |                       |                            |           |                   |
|------------------------|-----------------------|----------------------------|-----------|-------------------|
| 37. Richmond Great Pt  | 21 Sandplain Court    | New dwelling               | 68/387    | KOH               |
| 38. Decatur XIX, LLC   | 12 Westerwyck Way     | Demo/move off garage       | 82/64     | Val Oliver        |
| 39. OkayOkay Café, LLC | 15 Washington Street  | Rev. :fenestration         | 42.3.1/99 | BPC               |
| 40. Brandon Lower      | 146 Main Street       | New garage, patio & perg   | 41/518    | Matthew Rider     |
| 41. Brandon Lower      | 146 Main Street       | Clapboard, perg & trim clr | 41/518    | Matthew Rider     |
| 42. Ack N Back, LLC    | 33 Quidnet Road       | Pool & hardscape           | 21/27.2   | Ahern             |
| 43. 5QPR, LLC          | 5 Quaise Pasture Road | New barn                   | 26/21     | Botticelli & Pohl |
| 44. 42 Easton St, LLC  | 42 Easton Street      | Add shutters               | 42.4.1/21 | Emeritus          |

**XIII. OTHER BUSINESS**

|                                    |  |
|------------------------------------|--|
| Approved Minutes<br>Motion<br>Vote | July 19, 2022<br><b>Motion to Approve. (Oliver)</b><br>Carried 4-0//Welch abstain  |
| Amend Minutes<br>Motion<br>Vote    | John Wise, 10 Starbuck Lane June 21, 2022<br><b>Motion to amend previously adopted HDC minutes of June 21, 2022, as follows: Page 7 of 13, change the voting commissioners eliminating Ms. Camp to read, “Pohl, Coombs, Oliver, Welch, Thornewill” (Welch)</b><br>Carried unanimously  |
| Review Minutes                     | July 26, 2022  |
| Other Business                     | <ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Tuesday, August 9 @ 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 8:26 pm. (Welch)**  
Vote Carried unanimously

Submitted by:  
Terry L. Norton

Historic isory Board Sconset Advisory Board Madaket Advisory Board Sign Advisory Council