



# 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), John McLaughlin, Diane Coombs, Vallorie Oliver,  
**Associate Commissioners:** Stephen Welch, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

**Thursday, March 31, 2022**

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

Called to order at 1:03 pm. and announcements by Mr. Pohl

Staff in attendance: Esmeralda Martinez, HDC Compliance Coordinator; Adrian Rodriguez, PLUS Administrative Assistant; Terry Norton, Town Minutes Taker

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

Remote Participants: Coombs

Absent Members: Welch, Dutra

Late Arrivals: Coombs, 1:13 pm

Early Departures: None

Adoption of Agenda.

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

Roll-call vote Carried 5-0//Camp, McLaughlin, Thornewill, Oliver, and Pohl-aye

### I. PUBLIC COMMENT

**Oliver** – Asked that wind turbines be put on the agenda for discussion.

### III. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Mary Henderson Craig <b>03-5915</b>	23 Lyons Lane	Window chg/Move Vent	71/11	Sandcastle Const.
2. Craig & Erin Majernik <b>03-5987</b>	63 Burnell Street	New Shed	49.3.2/1.1	Workshop/APD
3. David Deluca <b>03-5914</b>	67R Orange Street	Roof Change (Asph - Cedar)	55.4.1/79.1	Vasil Marinov
4. Joy St. Realty Trust <b>03-5913</b>	4 Joy Street	Re-roof	55.4.4/69	Joy St Realty Trust
5. Mark Myers <b>03-5962</b>	9 Prospect Street	Roof replacement	55.4.4/41	Linda Williams
6. 22 Easton St, LLC <b>03-5985</b>	22/24 Easton Street	Rev. 05-3644: guest house	42.1.4/12+12.1	Workshop/APD

Voting Pohl, Camp, McLaughlin, Oliver, Thornewill

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Oliver)**

Roll-call Vote Carried 5-0//Camp, McLaughlin, Thornewill, Oliver, and Pohl-aye Certificate # **HDC2022-03(as noted)**

### II. CONSENTS WITH CONDITIONS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Jeremy & Sarah Trottier <b>03-5982</b>	4 Windsor Road	Pool and Hardscape	49/193	Atlantic Landscaping
<ul style="list-style-type: none"> <li>• Not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application.</li> </ul>				

Voting Pohl, Camp, McLaughlin, Oliver, Thornewill

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns No additional concerns.

Motion **Motion to Approve through staff per noted conditions. (Oliver)**

Roll-call Vote Carried 5-0//Camp, McLaughlin, Thornewill, Oliver, and Pohl-aye Certificate # **HDC2022-03-**

**III. NEW BUSINESS 03/15/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 4170&Down,LLC/Tellie,LLC <b>02-5794</b>	107 Tom Nevers Road	Utility Barn	91/25	CWA
Voting	Pohl, Camp, McLaughlin, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Chip Webster, Chip Webster Associates			
Public	None			
Concerns (1:07)	<p><b>Webster</b> – Presented project; trim grey and black doors &amp; sashes and natural-to-weather cedar siding and roof</p> <p><b>Thornewill</b> – Her only concern is the pergola stands above the eave as seen from the north.</p> <p><b>Oliver</b> – The pergola might look better if it tied into the roof or were pull it away and dropped down to the eave height.</p> <p><b>Camp</b> – Agrees with Ms. Oliver.</p> <p><b>McLaughlin</b> – No concerns.</p>			
Motion	<b>Motion to Approve through staff with the pergola pulled from the roof as much as necessary and drop the height to align with the eave. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Thornewill, Oliver, and Pohl-aye	Certificate #	<b>HDC2022-02-5794</b>	
2. Mark Abbott <b>03-5825</b>	8 Hulbert Avenue	Rev. 12-0262 & 05-0904	29.2.3/7.2	MCA+
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (1:13)	<p><b>Cutone</b> – Presented project.</p> <p><b>Pohl</b> – Read HASB comments 3/21: If the chimney is being removed, a new one should be proposed. Roof walk should be smaller; the 8' + width creates very long legs; the width should be reduced to about 7 feet. The roof walk post sitting right on the ridge is awkward; shorten the length a little to get it off the ridge. Having a skirt on just the back of the roof walk is awkward; this would be better with a skirt on both sides – natural to weather. The new second floor French door is too narrow to be 4 lights; it should be changed to 6 or 8 lights. The front door surround could use a little beefing up to give it more importance. HSAB would like to see revisions.</p> <p>National Historic Landmark (NHL) data indicates 1995.</p> <p><b>Coombs</b> – She agrees the roof walk should not have a skirt. Okay with the other changes.</p> <p><b>Camp</b> – She could approve this with a natural-to-weather skirt and posts; that would blend in.</p> <p><b>Oliver</b> – She'd be okay with a natural-to-weather skirt.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Pohl</b> – The problem with a wide roof walk on a steep roof pitch is the long legs; if it were narrower, the legs wouldn't be quite as long.</p>			
Motion	<b>Motion to Approve through staff with a complete skirt and all the roof walk to be natural to weather. (Camp)</b>			
Roll-call Vote	Carried 4-1//Oliver, McLaughlin, Camp, and Pohl-aye; Coombs-nay	Certificate #	<b>HDC2022-03-5825</b>	
3. Rosenberg <b>03-5827</b>	15 Hedgebury Lane	New 2 <sup>nd</sup> dwelling	41/602	Val Oliver
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (1:25)	<p><b>Oliver</b> – Presented project; color pallet matches the main dwelling.</p> <p><b>McLaughlin</b> – Questions the metal cap on the chimney.</p> <p>No others have concerns.</p>			
Motion	<b>Motion to Approve as submitted due to lack of visibility. (Camp)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Coombs, McLaughlin, Camp, and Pohl-aye	Certificate #	<b>HDC2022-03-5827</b>	

4.	David & Delia Biddison	03-5826	22 Cannonbury Lane	Paint Chimney	74/15	Val Oliver
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.					
Representing	Val Oliver, Val Oliver Design					
Public	None					
Concerns (1:29)	<b>Oliver</b> – Presented project <b>Pohl</b> – Read SAB comments: in-fill dwelling, painted chimneys common within ‘Sconset but prefer natural brick. No concerns.					
Motion	<b>Motion to Approve as submitted. (Camp)</b>					
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye				Certificate #	<b>HDC2022-03-5826</b>
5.	Graybury Ack R.T.	03-5941	13 Hedgebury Lane	Addition	41/599	Val Oliver
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Val Oliver, Val Oliver Design					
Public	None					
Concerns (1:32)	<b>Oliver</b> – Presented project. No concerns.					
Motion	<b>Motion to Approve as submitted. (Camp)</b>					
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye				Certificate #	<b>HDC2022-03-5941</b>
6.	Edward Sanford	03-5840	12 Doc Ryder Drive	New Garage	66/216	EMDA
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Val Oliver, for Ethan McMorro Design Associates					
Public	None					
Concerns (1:35)	<b>Oliver</b> – Presented project; grey trim, green sash, natural to weather door. No concerns.					
Motion	<b>Motion to Approve as submitted. (Camp)</b>					
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye				Certificate #	<b>HDC2022-03-5840</b>
7.	15 Flintrock Rd, LLC	03-5846	15 Flintrock Road	New Guest House	75/90	Liz Konetchy
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Liz Konetchy, Christopher Maury Design and Construction					
Public	None					
Concerns (1:37)	<b>Konetchy</b> – Presented project. <b>Oliver</b> – No concerns. <b>Coombs</b> – The south elevation windows should be reduced 2 aligned under the 2 <sup>nd</sup> -floor windows. East elevation, the 2 <sup>nd</sup> -floor windows should all be ‘Cs’ and the 1 <sup>st</sup> floor have all ‘B’ windows. West elevation, the dormer windows should be separated to fill the dormer, or the dormer reduced. She’d like to see the height dropped to at least 26’. <b>Camp</b> – The 1 <sup>st</sup> -floor fenestration won’t be visible. 27’ is too tall for a guest house; suggested dropping the 1 <sup>st</sup> floor. <b>McLaughlin</b> – East and west elevation dormer windows meeting rails should align with the main eave. <b>Pohl</b> – There is room to drop the 1 <sup>st</sup> -floor level without going to a mud sill; could also reduce the roof pitch to 10/12 which would raise the eave and bring the ridge down without losing living space.					
Motion	<b>Motion to Approve through staff with the 1<sup>st</sup> floor dropped 6”; the roof to go to 10/12 pitch and bring the eave up and ridge down; and separate the west elevation dormer windows to have 8” between. (Oliver)</b>					
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye				Certificate #	<b>HDC2022-03-5846</b>

8.	36 Essex Ack, LLC <b>03-5850</b>	36 Essex Road	Tertiary Dwelling	67/262	Val Oliver
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (1:52)	<b>Oliver</b> – Presented project; 17’5” with dual grey roof, white trim and sash. No concerns.				
Motion	<b>Motion to Approve. (Camp)</b>				
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye			Certificate #	<b>HDC2022-03-5850</b>
9.	Taco 1, LLC <b>03-5849</b>	24 Bartlett Farm Road	Pool and Hardscape	65/76.1	Atlantic Landscaping
10.	Taco 1, LLC <b>03-5848</b>	22 Bartlett Farm Road	Pool and Hardscape	65/76	Atlantic Landscaping
11.	Ocean Dojo, LLC <b>03-5847</b>	20 Bartlett Farm Road	Pool and Hardscape	65/76	Atlantic Landscaping
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (1:55)	Not opened at this time.				
Motion	<b>Motion to Hold Items 9-11 for representation. (Camp)</b>				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye			Certificate #	
12.	Stuart B. Bomeisler Trst <b>03-5911</b>	28 Crooked Lane	New Dwelling	41/333	Val Oliver
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Val Oliver Design				
Public	Stuart Bomeisler, owner				
Public	None				
Concerns (1:57)	<b>Oliver</b> – Presented project; natural to weather trim, black sash and door; tallest is 29’. No concerns.				
Motion	<b>Motion to Approve as submitted. (Camp)</b>				
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye			Certificate #	<b>HDC2022-03-5911</b>
13.	Young Bracebridge Trst <b>03-5905</b>	7 Shawkemo Road	Addition	43/5	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ray Pohl, Botticelli & Pohl				
Public	None				
Concerns (2:00)	<b>Pohl</b> – This is Lisa Botticelli’s project; presented project. No concerns.				
Motion	<b>Motion to Approve. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Camp, and Coombs-aye			Certificate #	<b>HDC2022-03-5905</b>
14.	1641 Development <b>03-5897</b>	Lot 10 – Maple Lane	New Dwelling	67/303	Brook Meerbergen
15.	1641 Development <b>03-5895</b>	Lot 10 – Maple Lane	New 2 <sup>nd</sup> Dwelling	67/303	Brook Meerbergen
16.	1641 Development <b>03-5898</b>	Lot 10 – Maple Lane	Pool and Hardscape	67/303	Brook Meerbergen
17.	1641 Development <b>03-5896</b>	Lot 10 – Maple Lane	Gazebo	67/303	Brook Meerbergen
18.	71 N. Liberty Trust <b>03-5902</b>	71 North Liberty Street	Addition	41/141.1	NAG
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (2:06)	Not opened at this time.				
Motion	<b>Motion to Hold Items 14-18 for rep. (Camp)</b>				
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye			Certificate #	

19. Mike and Gina Dubois **03-5835** 5 Lilac Court New Dwelling 68/361 McMullen and Assoc.  
 Voting Pohl, Camp, McLaughlin, Coombs, Oliver  
 Alternates Thornewill  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Nathan McMullen, McMullen and Associates  
 Michael Dubois, owner  
 Public None  
 Concerns (2:09) **McMullen** – Presented project; white trim, black sash, Essex-green door, and black asphalt roof; placement of condensers allowed by special permit.  
**Dubois** – Willing to change the sash color to grey. Usually below grade elements are dashed in.  
**Oliver** – Her problem is black sash and white trim; grey trim works better with black.  
**Camp** – The railing at the front elevation door porch is unnecessary.  
**Coombs** – The front and side door are confusing; people would be drawn to the side door.  
**McLaughlin** – The plans are very confusing.  
**Pohl** – Black sash and white trim is formal federal style.  
 Motion **Motion to Approve through staff with grey sash. (Oliver)**  
 Roll-call Vote Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye Certificate # **HDC2022-03-5835**

Rest held for Tuesday.

20. Mike and Gina Dubois **03-5836** 5 Lilac Court New Garage 68/361 McMullen and Assoc.  
 21. Mike and Gina Dubois **03-5837** 5 Lilac Court Hardscape 68/361 McMullen and Assoc.  
 22. Danielle DeBenedictus Trst **03-5892** 1 Magnolia Avenue Accessible Egress (rmp/str) 73.3.1/123 Gryphon Architects  
 23. 88 Pocomo, LLC **03-5885** 88 Pocomo Road New Dwelling 14/42 Emeritus  
 24. 41 Monomoy, LLC **03-5883** 41 Monomoy Road New Dwelling 54/79.1 Emeritus  
 25. OHOM, LLC **03-5870** 28 Main Street (Sconset) Roof Walk (Decorative) 73.3.1/47 Emeritus  
 26. Stephen Frowin **03-5873** 32 North Liberty Street Addition 41/1159 Emeritus  
 27. Sherburne TP, LLC **03-5860** 7 Sherburne Turnpike Landscape: Amen/Pool&Spa 30/112 Jardin's Intl.  
 28. Robert Hockeeday **03-5899** 3 New Street (Sconset) Roof Color Change 73.1.3/37 Thornewill Designs  
 29. Lions Foot, LLC **03-5844** 9 Sherburne Way Move off or Demo MH 30/37 Topham Designs  
 30. Lions Foot, LLC **03-5909** 9 Sherburne Way Move off of Demo Garage 30/37 Topham Designs  
 31. NIR Retail, LLC Straight Wharf Alteration 42.2.4/1 DTA  
 32. 3 Beaver St, LLC **02-5785** 3 Beaver Street Landscape/Hardscape 55.1.4/97 Polly Waldorf  
 33. Arthur Reader Jr Trust **03-5824** 57 Union Street Like-kind Window Replace 55.1.4/90 LINK  
 34. Roy and Shelly Weedon **03-5964** 9 Twin Street Revisions to Foundation 55.4.1/7.1 Linda Williams

**IV. OLD BUSINESS 03/22/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Brandon Bean <b>01-5616</b>	2 Candle House Lane	New Dwelling	55.4.1/1	TJ Watterson
2. Bolthole, LLC <b>02-5701</b>	10 Quince Street	Color Revision	42.3.4/103	NAG
3. Theodorakos Vaios Trust	79 Pocomo Road	New Dwelling	15/15	CWA
4. Scott Dehm <b>02-5644</b>	8 Ash Street	Addition	42.4.2/94	SCI
5. 1 Caroline Way, LLC <b>12-5414</b>	1 Caroline Way	Pool & Hardscape	85/58	Ahern
6. Ocean Heath, LLC	9 Falmouth Avenue	Decks & fenestration	82/423	JN Design
7. Plamen Dimitrov <b>02-5661</b>	3 Weatherly Place	New 2 <sup>nd</sup> Dwelling	67/950	Plamen Dimitrov
8. Eleven Lincoln Ave Trst <b>12-5451</b>	32 Jefferson Avenue	Addition	30/132	Botticelli + Pohl
9. Kingfisher Realty Trust <b>01-5596</b>	278 Polpis Road	Roof walk Fenestration	25/2	Gryphon Architect
10. Anthony Noto <b>11-5270</b>	10 Lincoln Avenue	Addition & Reno	30/184	Emeritus
11. Olsen Family <b>12-5425</b>	28 Prospect Street	New Dwelling	55.4.4/77	Val Oliver
12. 34B Walsh St <b>01-5568</b>	34B Walsh Street	Addition	29/104	Studio Ppark
13. Ali & Zach Smith <b>12-5312</b>	232 Madaket Road	Garage Revisions	59.4/120.1	JN Design

**V. NEW BUSINESS 03/29/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Steven Bush <b>03-5888</b>	8 Grand Avenue	New Foundation/ Reno	73.3.1/118	NAG
2. Thairatana Patama Tst <b>03-5945</b>	108.5 Old South Road	New Dwelling	68/491	Brook Meerbergen
3. Joseph Hegenbart <b>03-5969</b>	6 Walsh Street	Hardscape – Renew COA	42.4.1/84	Atlantic Landscaping
4. Tom Kershaw <b>03-5924</b>	121 Washington Street	Decks	55.1.4/14	Val Oliver
5. Richard Rosenbaum <b>12-5293</b>	16 Cliff Road	Fence/Apron/Gate Relocate	42.4.4/69	Thornewill Design
6. Eric Tanenblatt <b>03-5953</b>	16 Gardner Road	Shutters and House	43/93	EMDA
7. Eric Tanenblatt <b>03-5952</b>	16 Gardner Road	New Building	43/93	EMDA
8. Eric Tanenblatt <b>03-5950</b>	16 Gardner Road	New Shed	43/93	EMDA
9. Soren Sorensen <b>03-5929</b>	51 Fair Street	Changing Paint Color	42.3.2/40	Soren Sorensen
10. One Chester Smiley, LLC <b>03-5949</b>	1 Chester Street	Rev. COA	42.4.3/18	Normand Residential
11. JK Baxter, LLC <b>03-5916</b>	114 Baxter Road	Addition	48/35	Luke Thornewill

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12. Maury and Associates <b>03-5933</b>	81 Polpis Road	Demo or Move Off	44/23.4	Val Oliver
13. Maury and Associates <b>03-5932</b>	81 Polpis Road	New Dwelling	44/23.4	Val Oliver
14. Maffeo Vincent A Tst <b>03-5925</b>	28 Liberty Street	Chg Roof (3-Tab to Arc-4)	42.3.4/117	T and T Roofing
15. Jeff Laliberte <b>03-5922</b>	18 Bishops Rise	Solar Ground Array	40/126	Ack Smart
16. Joanne Love <b>03-5920</b>	36 Hooper Farm Road	Remove Exterior Chimney	67/130	NAG
17. Ken Musi <b>03-5926</b>	20 Willard Street	Add Mini Split AC	29/78	George Wing
18. Grampietro <b>03-5921</b>	71 Vestal Street	Exterior Porch Added	56/467	Thornewill Design
19. McEacher & Shaw <b>03-5918</b>	15 Harbor View	Detached Walk-in Refrig	42.4.2/9	Mr. Winter Equip.
20. Lower & Wilson <b>03-5928</b>	146 Main Street	New Gate	41/518	Val Oliver
21. Kathleen Reagan <b>03-5954</b>	49 Pleasant Street	Window replace – Int. Chg	55/19	Paul Dreher
22. Haley Victor <b>03-5943</b>	94 Orange Street	Addition	55.4.1/47	Paul Dreher
23. Lindsey Matthews <b>03-5955</b>	37 West Chester Street	Addition	41/150	NAG
24. Joseph Minella <b>03-5939</b>	9 Gingly Lane	New Dwelling	41/851	Sandcastle Const.
25. Joseph Minella <b>03-5937</b>	9 Gingly Lane	New Pool and Hardscape	41/851	Sandcastle Const.
26. Joseph Minella <b>03-5938</b>	9 Gingly Lane	New Garage/ Studio	41/851	Sandcastle Const.
27. Maryann Jones <b>03-5968</b>	6 East Lincoln Avenue	Demo or Move Shed	42.4.1/49.1	Structures Unlimited
28. Juraj Bencat <b>03-5957</b>	15 Wappossett Circle	M.H. Solar Roof Array	67/571	Ack Smart
29. Juraj Bencat <b>03-5965</b>	15 Wappossett Circle	Shed Solar Roof Array	67/571	Ack Smart
30. Tanya Peterson <b>03-5980</b>	6 King Street (Sconset)	New Patio	73.1.3/86	Atlantic Landscaping
31. Ack Livin II, LLC <b>03-5981</b>	2 Hedgebury Lane	Driveway Change	41/593	Atlantic Landscaping
32. Waterfront Pocomo, LLC <b>03-5977</b>	17 Lauretta Lane	New Dwelling	14/10.2	Brook Meerbergen
33. Waterfront Pocomo, LLC <b>03-5978</b>	17 Lauretta Lane	New Garage/ Studio	14/10.2	Brook Meerbergen
34. Waterfront Pocomo, LLC <b>03-5979</b>	17 Lauretta Lane	New Shed	14/10.2	Brook Meerbergen
35. Steven Cohen Trust <b>03-6013</b>	12 Codfish Park Road	Fenestration Changes	73.2.4/9	Shelter 7
36. Kathleen T. Paradelis <b>03-6017</b>	7 Dooley Court	New Dwelling	68/153	David Nagys
37. Matt & Stephanie Gattuso <b>03-6014</b>	2 Spindrift Circle	Addition to Dwelling	66/316	Thornewill Design
38. Nantucket Land Bank	321 Polpis Road	Move off or demo dwelling	25/8	John Kuszpa
39. HMSW, LLC <b>03-6007</b>	25 Sankaty Head	Demo/Addtn/Fenes. chg	48/3	Emeritus
40. 6 Old Westmoor Farm, LLC <b>03-6024</b>	6 Old Westmoor Farm	Add Cupola and Siding	41/82.1	Emeritus
41. Jennifer Fraizer <b>03-6025</b>	Maple Lane (Lot 9)	Front Porch	67/303	Emeritus
42. OHOM, LLC <b>03-6026</b>	28 Main Street (Sconset)	Gate	73.3.1/47	Emeritus
43. Housing Nantucket <b>03-6021</b>	Honeysuckle Drive	Move Building to Site	68/890	Emeritus
44. 31 Western Ave, LLC <b>03-5991</b>	31 Western Avenue	Fenestration/ Hostel	87/94	Emeritus
45. 31 Western Ave, LLC <b>03-6006</b>	31 Western Avenue	Cabin	87/94	Emeritus
46. 31 Western Ave, LLC <b>03-5988</b>	31 Western Avenue	Dorm and Stairs	87/94	Emeritus
47. Bartlett Farm, LLC <b>03-5970</b>	19 Bartlett Farm Road	Move to 19 Golfview	65/16.1	SMR
48. Bartlett Farm, LLC <b>03-5971</b>	22 Bartlett Farm Road	Move off to BFR (19)	65/76.1	SMR
49. Bartlett Farm, LLC <b>03-5972</b>	19 Bartlett Farm Road	Move on from BFR (22)	65/16.1	SMR
50. Boyers Way, LLC <b>03-6020</b>	1 Boyers Alley Way	Add A.C Conditioning	55.4.1/211	Philip Cox
51. Jean Moran <b>01-5621</b>	4 Washington Avenue	New Pool	60.2.4/65	Jon Paul Couture
52. Jean Moran <b>01-5620</b>	4 Washington Avenue	Window Well	60.2.4/65	Jon Paul Couture
53. Jean Moran <b>01-5199</b>	4 Washington Avenue	New Garage	60.2.4/65	Jon Paul Couture
54. Nantucket Shire, LLC	30 Dukes Road	New Dwelling	56/189	Linda Williams
55. Nantucket Shire, LLC	30 Dukes Road	Move Shed and Addition	56/189	Linda Williams
56. N.T. Historical Assoc. <b>02-5779</b>	7 Fair Street	Replace Windows	42.3.1/50	Linda Williams

**VI. OTHER BUSINESS**

Approved Minutes	March 15 & 17, 2022
Motion	<b>Motion to Approve. (Coombs)</b>
Roll-call vote	Carried //Oliver, Camp, McLaughlin, Coombs, and Pohl-aye
Review Minutes	March 22 & 24, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Tuesday, April 5 @ 5:00 pm</b> Hybrid – Zoom &amp; 4 Fairgrounds Rd, Community Room</li> <li>• Discussion of Advisory Board Review</li> <li>• Section 106 – Sunrise Wind Farm Project, intro</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>
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion

**Motion to Adjourn at 2:28 pm. (McLaughlin)**

Roll-call vote

Carried 5-0//Oliver, Coombs, Camp, Thornewill, and McLaughlin-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board