



# 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, April 7, 2022**

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

Called to order at 1:02 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker  
 Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Thornewill  
 Remote Participants: Coombs, Welch  
 Absent Members: Dutra  
 Late Arrivals: Welch, 1:03 pm  
 Early Departures: Oliver, 2:41 pm

Adoption of Agenda.

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

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

## I. PUBLIC COMMENT

None

## III. CONSENTS

| <u>Property owner name</u>                 | <u>Street Address</u>                                      | <u>Scope of work</u>      | <u>Map/Parcel</u> | <u>Agent</u>                |
|--|--|---------------------------|-------------------|-----------------------------|
| 1. Joanne Love <b>03-5920</b>              | 36 Hooper Farm Road  | Remove Exterior Chimney   | 67/130            | NAG                         |
| 2. Kathleen Reagan <b>03-5954</b>          | 49 Pleasant Street   | Window replace – Int. Chg | 55/19             | Paul Dreher                 |
| 3. Matt & Stephanie Gattuso <b>03-6014</b> | 2 Spindrift Circle   | Addition to Dwelling      | 66/316            | Thornewill Design           |
| 4. Lower & Wilson <b>03-5928</b>           | 146 Main Street  | New Gate                  | 41/518            | Val Oliver                  |
| 5. Grampietro <b>03-5921</b>               | 71 Vestal Street   | Exterior Porch Added      | 56/467            | Thornewill Design           |
| 6. Housing Nantucket <b>03-6021</b>        | Honeysuckle Drive  | Move Building to Site     | 68/890            | Emeritus                    |
| 7. Waterfront Pocomo, LLC <b>03-5979</b>   | 17 Lauretta Lane   | New Shed                  | 14/10.2           | Brook Meerbergen            |
| 8. Jeff Laliberte <b>03-5922</b>           | 18 Bishops Rise  | Solar Ground Array        | 40/126            | Ack Smart                   |
| Voting                                     | Pohl, Camp, McLaughlin, Coombs, Welch                      |                           |                   |                             |
| Alternates                                 | None   |                           |                   |                             |
| Recused                                    | Oliver, Thornewill   |                           |                   |                             |
| Documentation                              | None   |                           |                   |                             |
| Representing                               | None   |                           |                   |                             |
| Public                                     | None   |                           |                   |                             |
| Concerns                                   | No concerns.   |                           |                   |                             |
| Motion                                     | <b>Motion to Approve. (Welch)</b>                          |                           |                   |                             |
| Roll-call Vote                             | Carried 5-0//Camp, McLaughlin, Coombs, Welch, and Pohl-aye |                           | Certificate #     | <b>HDC2022-03(as noted)</b> |

**II. 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. Bolthole, LLC <b>02-5701</b> | 10 Quince Street   | Color Revision       | 42.3.4/103        | NAG             |
| Voting                          | Pohl, Camp, McLaughlin, Coombs, Thornewill   |                      |                   |                 |
| Alternates                      | Welch  |                      |                   |                 |
| Recused                         | None   |                      |                   |                 |
| Documentation                   | Architectural elevation plans, site plan, photos, historical documents, and advisory comments.   |                      |                   |                 |
| Representing                    | Bill McGuire, Nantucket Architectural Group  |                      |                   |                 |
| Public                          | None   |                      |                   |                 |
| Concerns (1:04)                 | <p><b>McGuire</b> – Reviewed changes made per previous concerns; client prefers Quaker Grey for the clapboard. They want to put the hedge back. The stoop was removed without permit, but they have photos of the original. Would be fine with the Platinum Grey.</p> <p><b>Backus</b> – Read HSAB comments 3/28: No concerns with Quaker Grey.</p> <p>Typical 1762-1781 structure. The historic stoop is gone; she’s not sure that removal was approved. Asked if the vegetation would be put back in kind. There are 2 houses on Quince that have cream-colored clapboard.</p> <p><b>Camp</b> – Thinks Quaker grey clapboard and white trim is too contrasting a combination.</p> <p><b>Coombs</b> – If the trim remains white, clapboard should be a lighter, softer grey; agrees with Ms. Camp.</p> <p><b>Thornewill</b> – She agrees.</p> <p><b>McLaughlin</b> – Quaker Grey is fine for the neighborhood.</p> <p><b>Pohl</b> – He agrees the grey should be lighter. Platinum grey might be better. Suggested looking for a precedent of white and Quaker Grey and provide photos.</p> |                      |                   |                 |
| Motion                          | <b>Motion to Hold for revisions. (Camp)</b>  |                      |                   |                 |
| Roll-call Vote                  | Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye  |                      | Certificate #     |                 |
| 2. Theodorakos Vaios Trust      | 79 Pocomo Road   | New Dwelling         | 15/15             | CWA             |
| Voting                          | Pohl, McLaughlin, Coombs, Oliver, Thornewill   |                      |                   |                 |
| Alternates                      | None   |                      |                   |                 |
| Recused                         | None   |                      |                   |                 |
| Documentation                   | Architectural elevation plans, site plan, photos, and overlay of existing on proposed.   |                      |                   |                 |
| Representing                    | Chip Webster, Chip Webster Associates  |                      |                   |                 |
| Public                          | None   |                      |                   |                 |
| Concerns (1:17)                 | <p><b>Webster</b> – Reviewed changes made per previous concerns; length is now 85’; willing to remove the roof walk.</p> <p><b>Thornewill</b> – Appreciates the reduction of the glazing on the front. It’s still huge; the overlay helped put it in perspective. Hopes the vegetation stays and/or gets enhanced to screen from the road.</p> <p><b>Coombs</b> – Appreciates the reduction in size and glazing. South elevation, the front sidelights should have a bottom panel matching the door.</p> <p><b>Oliver</b> – The front door is 8’ with some doors scaling in at 9’; thinks the plate height could come down. North elevation, the basement walkout is huge. Appreciates reduction in height and length but thinks it’s still rather large. The roof walk with skirt should not be white.</p> <p><b>McLaughlin</b> – Both 2<sup>nd</sup>-floor decks are more than 8’ deep and should be brought back. Fenestration exceeds the 50% guidelines on all sides. Still 120’ long.</p> <p><b>Pohl</b> – He has no concerns without the roof walk.</p>                               |                      |                   |                 |
| Motion                          | <b>Motion to Approve through staff with elimination of the roof walk and fixing the front door sidelights. (Coombs)</b>  |                      |                   |                 |
| Roll-call Vote                  | Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Pohl-aye  |                      | Certificate #     | <b>HDC2022-</b> |

|                 |   |                   |                      |               |           |
|-----------------|---|-------------------|----------------------|---------------|-----------|
| 3.              | Scott Dehm 02-5644  | 8 Ash Street      | Addition             | 42.4.2/94     | SCI       |
| Voting          | Camp (acting chair), McLaughlin, Coombs, Oliver, Welch  |                   |                      |               |           |
| Alternates      | None  |                   |                      |               |           |
| Recused         | None  |                   |                      |               |           |
| Documentation   | Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.  |                   |                      |               |           |
| Representing    | Chuck Lenhart, Sandcastle Construction Inc.   |                   |                      |               |           |
| Public          | None  |                   |                      |               |           |
| Concerns (1:34) | <p><b>Lenhart</b> – Reviewed changes made per previous concerns.</p> <p><b>Backus</b> – Read HSAB comments 3/28: HSAB likes the hipped version. Suggest reusing the existing 9-over-9 windows on the Ash Street side.</p> <p>Circa 1765 typical 5-bay; 2<sup>nd</sup>-story ell built in 1840s and rebuilt in 1980s. Agrees with HSAB. Read Brook Meerbergen’s letter of concerns.</p> <p><b>Coombs</b> – Appreciates dropping the height of the new addition. Okay with little porch on the left. Appreciates changing the north elevation, 2<sup>nd</sup>-floor windows. East elevation, the addition looks taller than from the west. Likes the gable on the addition but also likes the hipped roof.</p> <p><b>Oliver</b> – Likes a hipped roof on the porch but not the addition. The outdoor shower is currently on the shed and closer to the sheet.</p> <p><b>Welch</b> – Anything to minimize the additions and rebate them from the road would be good. The extension of the porch as seen from the west is too wide; it covers a lot of linear feet and should be reduced perhaps with a jog in it. Prefers Option 2 with the hipped on the addition.</p> <p><b>McLaughlin</b> – It’s suitable.</p> <p><b>Camp</b> – She likes the porch hipped and stopping it at the farthest-back dormer; the right mass should have 6-over-6 to match the front. Prefer the gable on the addition.</p> |                   |                      |               |           |
| Motion          | <b>Motion to Hold for revisions. (Coombs)</b>   |                   |                      |               |           |
| Roll-call Vote  | Carried 5-0//Oliver, Welch, McLaughlin, Coombs, and Camp-aye  |                   |                      | Certificate # |           |
| 4.              | 1 Caroline Way, LLC 12-5414   | 1 Caroline Way    | Pool & Hardscape     | 85/58         | Ahern     |
| Voting          | Pohl, Camp, McLaughlin, Coombs, Oliver  |                   |                      |               |           |
| Alternates      | Thornewill  |                   |                      |               |           |
| Recused         | None  |                   |                      |               |           |
| Documentation   | Landscape design plans, site plan, and photos.  |                   |                      |               |           |
| Representing    | Miroslava Ahern, Ahern Design, LLC  |                   |                      |               |           |
| Public          | None  |                   |                      |               |           |
| Concerns (1:52) | <p><b>Ahern</b> – Reviewed changes made per previous concerns.</p> <p><b>Camp</b> – The way the driveway comes in at an angle is awkward and not good and makes the pool visible; the pool should be tucked closer to the house.</p> <p><b>Coombs</b> – If the pool moved into where the patio is that would leave the whole north side free; the steps don’t have to be that wide.</p> <p><b>Oliver</b> – If there’s no patio, the 24’ wall along the rear isn’t necessary. Agrees the pool should be tucked as close to the main house as possible. The picket fence on the driveway side won’t screen anything.</p> <p><b>McLaughlin</b> – Got clarification of the plans. No comments.</p> <p><b>Pohl</b> – He thinks all the changes are positive; we are looking for more screening in the exposed area. Vegetation isn’t shown very clearly. A cross section through the site would help understand the grading.</p>   |                   |                      |               |           |
| Motion          | <b>Motion to Hold for revisions. (Coombs)</b>   |                   |                      |               |           |
| Roll-call Vote  | Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye   |                   |                      | Certificate # |           |
| 5.              | Ocean Heath, LLC  | 9 Falmouth Avenue | Decks & fenestration | 82/423        | JN Design |
| Voting          | Pohl, Camp, McLaughlin, Coombs, Welch   |                   |                      |               |           |
| Alternates      | None  |                   |                      |               |           |
| Recused         | Oliver  |                   |                      |               |           |
| Documentation   | Architectural elevation plans, site plan, and photos.   |                   |                      |               |           |
| Representing    | Josiah Newman, JN Design  |                   |                      |               |           |
| Public          | None  |                   |                      |               |           |
| Concerns (2:07) | <p><b>Newman</b> – Reviewed changes made per previous concerns.</p> <p><b>Welch</b> – Appreciates the changes but the extended decks and fenestration are inappropriate and will be visible and overwhelming.</p> <p><b>Camp</b> – She agrees; it’s over fenestrated.</p> <p><b>Coombs</b> – Agrees the fenestration needs to be reduced; almost all the windows are mullied. Okay with the stairs on the east elevation. Okay with 2-over-2 windows. South elevation, the front door and sidelights shouldn’t be formal; not sure the exterior stairs should be next to the front door.</p> <p><b>McLaughlin</b> – Fenestration is over 50%, and the decking exceeds the 30% guidelines.</p> <p><b>Pohl</b> – Agrees the decking should be pared back; he’s okay with the fenestration.</p>  |                   |                      |               |           |
| Motion          | <b>Motion to Hold for revisions. (Welch)</b>  |                   |                      |               |           |
| Roll-call Vote  | Carried 5-0//Coombs, camp, McLaughlin, Welch, and Pohl-aye  |                   |                      | Certificate # |           |

|                 |   |                     |                              |               |                        |
|-----------------|---|---------------------|------------------------------|---------------|------------------------|
| 6.              | Plamen Dimitrov <b>02-5661</b>  | 3 Weatherly Place   | New 2 <sup>nd</sup> Dwelling | 67/950        | Plamen Dimitrov        |
| Voting          | Camp (acting chair), McLaughlin, Coombs, Oliver   |                     |                              |               |                        |
| Alternates      | None  |                     |                              |               |                        |
| Recused         | None  |                     |                              |               |                        |
| Documentation   | Architectural elevation plans, site plan, and photos.   |                     |                              |               |                        |
| Representing    | Plamen Dimitrov, owner  |                     |                              |               |                        |
| Public          | None  |                     |                              |               |                        |
| Concerns (2:19) | <p><b>Dimitrov</b> – Reviewed changes made per previous concerns.</p> <p><b>Oliver</b> – The request to reduce the shed dormer was to break it up into more than one. The gable proposal is just as long; the two sets of 3 windows are separated by a blank space that draws attention to itself.</p> <p><b>Coombs</b> – The dormer is too wide and hangs out very noticeable on the west and east elevations; reduce it to 2 individual dormers with cheek walls tucked to the windows.</p> <p><b>McLaughlin</b> – Generally, the smaller windows are on the 2<sup>nd</sup> floor. The front door should have more wood than glass. West elevation, the shed roof should have 4/12 pitch.</p> <p><b>Camp</b> – Agrees about going to 2 separate shed dormers on the front.</p>  |                     |                              |               |                        |
| Motion          | <b>Motion to Approve through staff with the previously proposed shed dormer brought in 1' each side. (Oliver)</b>   |                     |                              |               |                        |
| Roll-call Vote  | Carried 4-0//Coombs, McLaughlin, Oliver, and Camp-aye   |                     |                              | Certificate # | <b>HDC2022-02-5661</b> |
| 7.              | Eleven Lincoln Ave Trst <b>12-5451</b>  | 32 Jefferson Avenue | Addition                     | 30/132        | Botticelli + Pohl      |
| Voting          | Camp (acting chair), McLaughlin, Coombs, Thornewill   |                     |                              |               |                        |
| Alternates      | None  |                     |                              |               |                        |
| Recused         | Pohl, Oliver  |                     |                              |               |                        |
| Documentation   | Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.  |                     |                              |               |                        |
| Representing    | Ray Pohl, Botticelli & Pohl   |                     |                              |               |                        |
| Public          | Sarah Alger, Sarah F. Alger P.C for abutter.  |                     |                              |               |                        |
| Concerns (2:26) | <p><b>Pohl</b> – Reviewed changes made per previous concerns.</p> <p><b>Backus</b> – Read HSAB comments 3/28: The front door side lights are too wide and read as a door panel. Shingling end sections of balcony would soften the look and help conceal the upper doors. The chimney is oddly drawn; prefer it mimic the original. Third-floor dormers still too large especially when seen in profile; the mulled windows create too large a glazed surface at that height; this would look much more traditional with narrower single-window gable dormers. HSAB would like to see revisions.</p> <p>Circa 1980. Read Brook Meerbergen's letter of concerns.</p> <p><b>Alger</b> – Her comments are much the same as the last hearing; too much glazing and too tall.</p> <p><b>Thornewill</b> – Wrapping the porch helps ground it; agrees with HSAB about the 3<sup>rd</sup>-floor dormers; side lights should be narrower.</p> <p><b>McLaughlin</b> – The dormers should be shorter and the front door sidelights fixed.</p> <p><b>Coombs</b> – The 3<sup>rd</sup>-floor dormers are too heavy; should be gables and/or smaller. Front door sidelights should be about ½ as wide.</p> <p><b>Camp</b> – Agrees with HSAB about the dormers. Sidelights should be more traditional. Okay with the height. The configuration of the chimney is okay.</p> |                     |                              |               |                        |
| Motion          | <b>Motion to Hold for revisions. (Coombs)</b>   |                     |                              |               |                        |
| Roll-call Vote  | Carried 4-0//McLaughlin, Thornewill, Camp, and Coombs-aye   |                     |                              | Certificate # |                        |
| 8.              | Kingfisher Realty Trust <b>01-5596</b>  | 278 Polpis Road     | Roof walk Fenestration       | 25/2          | Gryphon Architect      |
| Voting          | Pohl, Camp, McLaughlin, Coombs, Thornewill  |                     |                              |               |                        |
| Alternates      | Welch   |                     |                              |               |                        |
| Recused         | Oliver  |                     |                              |               |                        |
| Documentation   | Architectural elevation plans, site plan, and photos.   |                     |                              |               |                        |
| Representing    | Ethan Griffin, Gryphon Architects   |                     |                              |               |                        |
| Public          | None  |                     |                              |               |                        |
| Concerns (2:41) | <p><b>Griffin</b> – Reviewed changes made per previous concerns.</p> <p><b>Camp</b> – Liked the version with the windows.</p> <p><b>Thornewill</b> – It won't be visible; no concerns.</p> <p><b>Coombs</b> – No concerns.</p> <p><b>McLaughlin</b> – The Belvedere is not appropriate, but not visible.</p>  |                     |                              |               |                        |
| Motion          | <b>Motion to Approve the prior submission with the windows in the Belvedere. (Camp)</b>   |                     |                              |               |                        |
| Roll-call Vote  | Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye   |                     |                              | Certificate # | <b>HDC2022-01-5596</b> |

Rest held for Tuesday

|     |                                 |                    |                  |            |              |
|-----|---------------------------------|--------------------|------------------|------------|--------------|
| 9.  | Anthony Noto <b>11-5270</b>     | 10 Lincoln Avenue  | Addition & Reno  | 30/184     | Emeritus     |
| 10. | Olsen Family <b>12-5425</b>     | 28 Prospect Street | New Dwelling     | 55.4/77    | Val Oliver   |
| 11. | 34B Walsh St <b>01-5568</b>     | 34B Walsh Street   | Addition         | 29/104     | Studio Ppark |
| 12. | Ali & Zach Smith <b>12-5312</b> | 232 Madaket Road   | Garage Revisions | 59.4/120.1 | JN Design    |

**III. 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 03-5888               | 8 Grand Avenue           | New Foundation/ Reno      | 73.3.1/118        | NAG                  |
| 2. Thairatana Patama Tst 03-5945     | 108.5 Old South Road     | New Dwelling              | 68/491            | Brook Meerbergen     |
| 3. Joseph Hegenbart 03-5969          | 6 Walsh Street           | Hardscape – Renew COA     | 42.4.1/84         | Atlantic Landscaping |
| 4. Tom Kershaw 03-5924               | 121 Washington Street    | Decks                     | 55.1.4/14         | Val Oliver           |
| 5. Richard Rosenbaum 12-5293         | 16 Cliff Road            | Fence/Apron/Gate Relocate | 42.4.4/69         | Thornewill Design    |
| 6. Eric Tanenblatt 03-5953           | 16 Gardner Road          | Shutters and House        | 43/93             | EMDA                 |
| 7. Eric Tanenblatt 03-5952           | 16 Gardner Road          | New Building              | 43/93             | EMDA                 |
| 8. Eric Tanenblatt 03-5950           | 16 Gardner Road          | New Shed                  | 43/93             | EMDA                 |
| 9. Soren Sorensen 03-5929            | 51 Fair Street           | Changing Paint Color      | 42.3.2/40         | Soren Sorensen       |
| 10. One Chester Smiley, LLC 03-5949  | 1 Chester Street         | Rev. COA                  | 42.4.3/18         | Normand Residential  |
| 11. JK Baxter, LLC 03-5916           | 114 Baxter Road          | Addition                  | 48/35             | Luke Thornewill      |
| 12. Maury and Associates 03-5933     | 81 Polpis Road           | Demo or Move Off          | 44/23.4           | Val Oliver           |
| 13. Maury and Associates 03-5932     | 81 Polpis Road           | New Dwelling              | 44/23.4           | Val Oliver           |
| 14. Maffeo Vincent A Tst 03-5925     | 28 Liberty Street        | Chg Roof (3-Tab to Arc-4) | 42.3.4/117        | T and T Roofing      |
| 15. Ken Musi 03-5926                 | 20 Willard Street        | Add Mini Split AC         | 29/78             | George Wing          |
| 16. Haley Victor 03-5943             | 94 Orange Street         | Addition                  | 55.4.1/47         | Paul Dreher          |
| 17. Lindsey Matthews 03-5955         | 37 West Chester Street   | Addition                  | 41/150            | NAG                  |
| 18. Joseph Minella 03-5939           | 9 Gingly Lane            | New Dwelling              | 41/851            | Sandcastle Const.    |
| 19. Joseph Minella 03-5937           | 9 Gingly Lane            | New Pool and Hardscape    | 41/851            | Sandcastle Const.    |
| 20. Joseph Minella 03-5938           | 9 Gingly Lane            | New Garage/ Studio        | 41/851            | Sandcastle Const.    |
| 21. Juraj Bencat 03-5957             | 15 Wappossett Circle     | M.H. Solar Roof Array     | 67/571            | Ack Smart            |
| 22. Juraj Bencat 03-5965             | 15 Wappossett Circle     | Shed Solar Roof Array     | 67/571            | Ack Smart            |
| 23. Tanya Peterson 03-5980           | 6 King Street (Sconset)  | New Patio                 | 73.1.3/86         | Atlantic Landscaping |
| 24. Ack Livin II, LLC 03-5981        | 2 Hedgebury Lane         | Driveway Change           | 41/593            | Atlantic Landscaping |
| 25. Waterfront Pocomo, LLC 03-5977   | 17 Lauretta Lane         | New Dwelling              | 14/10.2           | Brook Meerbergen     |
| 26. Waterfront Pocomo, LLC 03-5978   | 17 Lauretta Lane         | New Garage/ Studio        | 14/10.2           | Brook Meerbergen     |
| 27. Steven Cohen Trust 03-6013       | 12 Codfish Park Road     | Fenestration Changes      | 73.2.4/9          | Shelter 7            |
| 28. Kathleen T. Paradelis 03-6017    | 7 Dooley Court           | New Dwelling              | 68/153            | David Nagys          |
| 29. Nantucket Land Bank              | 321 Polpis Road          | Move off or demo dwelling | 25/8              | John Kuszpa          |
| 30. HMSW, LLC 03-6007                | 25 Sankaty Head          | Demo/Addtn/Fenes. chg     | 48/3              | Emeritus             |
| 31. 6 Old Westmoor Farm, LLC 03-6024 | 6 Old Westmoor Farm      | Add Cupola and Siding     | 41/82.1           | Emeritus             |
| 32. Jennifer Fraizer 03-6025         | Maple Lane (Lot 9)       | Front Porch               | 67/303            | Emeritus             |
| 33. OHOM, LLC 03-6026                | 28 Main Street (Sconset) | Gate                      | 73.3.1/47         | Emeritus             |
| 34. 31 Western Ave, LLC 03-5991      | 31 Western Avenue        | Fenestration/ Hostel      | 87/94             | Emeritus             |
| 35. 31 Western Ave, LLC 03-6006      | 31 Western Avenue        | Cabin                     | 87/94             | Emeritus             |
| 36. 31 Western Ave, LLC 03-5988      | 31 Western Avenue        | Dorm and Stairs           | 87/94             | Emeritus             |
| 37. Bartlett Farm, LLC 03-5970       | 19 Bartlett Farm Road    | Move to 19 Golfview       | 65/16.1           | SMR                  |
| 38. Bartlett Farm, LLC 03-5971       | 22 Bartlett Farm Road    | Move off to BFR (19)      | 65/76.1           | SMR                  |
| 39. Bartlett Farm, LLC 03-5972       | 19 Bartlett Farm Road    | Move on from BFR (22)     | 65/16.1           | SMR                  |
| 40. Boyers Way, LLC 03-6020          | 1 Boyers Alley Way       | Add A.C Conditioning      | 55.4.1/211        | Philip Cox           |
| 41. Jean Moran 01-5621               | 4 Washington Avenue      | New Pool                  | 60.2.4/65         | Jon Paul Couture     |
| 42. Jean Moran 01-5620               | 4 Washington Avenue      | Window Well               | 60.2.4/65         | Jon Paul Couture     |
| 43. Jean Moran 01-5199               | 4 Washington Avenue      | New Garage                | 60.2.4/65         | Jon Paul Couture     |
| 44. Nantucket Shire, LLC             | 30 Dukes Road            | New Dwelling              | 56/189            | Linda Williams       |
| 45. Nantucket Shire, LLC             | 30 Dukes Road            | Move Shed and Addition    | 56/189            | Linda Williams       |
| 46. N.T. Historical Assoc. 02-5779   | 7 Fair Street            | Replace Windows           | 42.3.1/50         | Linda Williams       |

**IV. OLD BUSINESS 04/05/2022**

| <u>Property owner name</u>       | <u>Street Address</u> | <u>Scope of work</u>         | <u>Map/Parcel</u> | <u>Agent</u>         |
|----------------------------------|-----------------------|------------------------------|-------------------|----------------------|
| 1. Jeffrey Greenberg 10-4940     | 30A Orange Street     | Garage Reno                  | 42.3.3/200        | Emeritus             |
| 2. Elizabeth Powell 12-5445      | 71 Cliff Road         | Hardscape                    | 30/160            | Atlantic Landscaping |
| 3. Cameron Marks 11-5038         | 5 Cobble Court        | New Dwelling                 | 55/261            | Sonny Way            |
| 4. Family Ties Ack, LLC, 11-5159 | 11 Alliance Lane      | New Dwelling                 | 39/24.1           | Studio Ppark         |
| 5. Taco Taco 1, LLC 01-5567      | 22 Bartlett Farm Road | New Dwelling                 | 65/76.1           | BPC                  |
| 6. Ocean Dojo, LLC 01-5569       | 20 Bartlett Farm Rpad | New Dwelling                 | 65/76             | BPC                  |
| 7. Brett Fodiman 10-4968         | 27 Cato Lane          | Guest House dwelling         | 55/118            | CWA                  |
| 8. 450 Green Park LLC, 11-5272   | 2 Stone Alley Way     | Adtn, Alter & foundation     | 42.3.1/103        | Emeritus             |
| 9. Zero India, LLC 01-5514       | 1 Cambridge Street    | Reduce footprint & chng roof | 42.3.1/130.2      | Emeritus             |
| 10. Arline Bartlett 12-5454      | 21 Pleasant Street    | Windows, doors, addition     | 55.4.1/1          | LINK                 |

| V. OTHER BUSINESS   |  |
|---------------------|--|
| Approved Minutes    | None   |
| Review Minutes      | March 29 & 31, 2022  |
| Other Business      | <ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Tuesday, 12<sup>th</sup> @ 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 2:47 pm. (McLaughlin)**

Roll-call vote

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board