



# 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 14, 2022**

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

Called to order at 1:00 pm. and announcements by Ms. Camp

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker

Attending Members: Camp, McLaughlin, Coombs, Welch, Thornewill

Remote Participants: Coombs, Welch

Absent Members: Pohl, Oliver, Dutra

Late Arrivals: Welch, 1:03

Early Departures: Welch, 2:41

Adoption of Agenda.

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

Roll-call vote Carried 4-0//McLaughlin, Thornewill, Coombs, and Camp-aye

## I. PUBLIC COMMENT

None

## II. DISCUSSION TOWN WARRANT ARTICLES 54 & 55

Voting Pohl, Camp, McLaughlin, Coombs, Oliver

Alternates Welch, Thornewill

Documentation Article 54 (Zoning Bylaw Amendment: Swimming Pool Use Chart – Residential and Hot Tub/Spa)

Article 55 (Zoning Bylaw Amendment: Swimming Pool Definition – Residential and Hot Tub/Spa)

Sponsor Anne Dewez, 15 Mill Street

Concerns **Dewez** – People have told her that it’s good to clearly define hot tubs and spas, what we need is a ban in the old historic districts (OHDs). Article 54 bans them in the OHD; if that fails, Article 55 shrinks them. Finance Committee voted to Take No Action because there was no data on whether or not the articles have support. She sent out a survey to residents in the Town and ‘Sconsset and got 22% response supporting a ban in the OHDs. She is asking for HDC’s support.

**Welch** – As a procedural matter, the Planning Board discussion revolved around who the survey responses were from. HDC rules on these but no HDC policy exists; we haven’t voted a policy, so we’re supposed to be fair and impartial. He feels voting for or against these articles would appear to prejudice applications coming before us.

**Coombs** – What Mr. Welch said is interesting; however, there are things we are against being in the OHDs. We do have regulations regarding the OHDs, which we are tasked with protecting. If we deny a spa or hot tub within an OHD, it ends up going through the appeal process and either our decision is supported, or it comes back to us.

**Backus** – The Articles have been vetted through the procedural processes. This Commission might not have to motion to support but you could make a statement; you aren’t voting on the articles as the other boards did.

**Coombs** – Suggested a statement that (people) stand beside the article banning spas in the OHDs. You may choose to put your name on it or not. Suggested writing out the following statement that HDC members can sign.

**“HDC Members as listed below have stated their support of Article 54 banning spas & hot tubs in the OHDs.”**

Motion None

Roll-call Vote N/A

## III. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Stephen Hunter <b>04-6099</b>	19 Golfview Drive	Rev. 11-5029: main house	66/173	JGGA
2. Nashaquisset Coop Inc. <b>04-6102</b>	25 Autopscot Circle	Addition & alterations	55/515.8	Emeritus
Voting	Camp, McLaughlin, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Thornewill)</b>			
Roll-call Vote	Carried 5-0//Coombs, Welch, McLaughlin, Thornewill, and Camp-aye		Certificate #	<b>HDC2022-04-(as noted)</b>

**IV. 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. James Houghton <b>04-6095</b>	12 Upper Tawpawshaw	Pool and hardscape	53/58	Atlantic Landscaping
	• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application.			
Voting	Camp, McLaughlin, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve through staff per noted conditions. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Camp, and Coombs-aye		Certificate #	<b>HDC2022-04-6095</b>

**V. 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. Anthony Noto <b>11-5270</b>	10 Lincoln Avenue	Addition & Reno	30/184	Emeritus
Voting	Camp, Coombs, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP			
Public	None			
Concerns (1:21)	<b>MacEachern</b> – Reviewed changes per previous concerns; will be lifting the house onto a new foundation. Planning on keeping the existing ancillary structure, circa 1940s; it will be turned 90 degrees and repurposed as a pool house. <b>Backus</b> – Circa 1902 Barnacle Queen Anne; the proposal is still requesting to move forward on the lot; asserts the structure should remain in place. Confirmed the dormers roof pitch is 4/12 versus 7/12. <b>Coombs</b> – The dormers came out fine; she does not support moving this house for any reason; it should remain in its historical location. <b>Welch</b> – He went over there. The foundation is not historic; it's on piers. He walked along Lincoln Avenue and noticed that this is the only house not in alignment along the angle of the street. This is moving 5' forward and 5' west; that moves this closer to a garage and in his opinion better balances the relation of this to the house to the east and gives a historically-correct perspective. He heard a small structure will be kept; he'd like the applicant to touch on how that might relate to this move. Discussion about allowing it to move so it matches other houses along Lincoln Avenue as it relates to the road.			
Motion	<b>Motion to Approve the dormers and shift 5' west as submitted but through staff allowing the building moving forward no further than 5'. (Coombs)</b>			
Roll-call Vote	Carried 3-0//Welch, Coombs, and Camp-aye		Certificate #	<b>HDC2021-11-5270</b>

2. Olsen Family <b>12-5425</b>	28 Prospect Street	New Dwelling	55.4.4/77	Val Oliver
Voting	Camp (acting chair), McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:43)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Thornewill)</b>			
Roll-call Vote	Carried 4-0//McLaughlin, Thornewill, Coombs, and Camp-aye		Certificate #	

**VI. 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. Soren Sorensen <b>03-5929</b>	51 Fair Street	Changing Paint Color	42.3.2/40	Soren Sorensen
Voting	Camp, McLaughlin, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:44)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Thornewill)</b>			
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Welch, Coombs, and Camp-aye		Certificate #	

2. Maury and Associates <b>03-5933</b>	81 Polpis Road	Demo or Move Off	44/23.4	Val Oliver
3. Maury and Associates <b>03-5932</b>	81 Polpis Road	New Dwelling	44/23.4	Val Oliver
Voting	Camp, McLaughlin, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:45)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Welch, Coombs, and Camp-aye		Certificate #	

<b>4. Maffeo Vincent A Tst 03-5925</b>	<b>28 Liberty Street</b>	<b>Chg Roof (3-Tab to Arc-4)</b>	<b>42.3.4/117</b>	<b>T and T Roofing</b>
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Voting	Camp, McLaughlin, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:46)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Welch, Coombs, and Camp-aye		Certificate #	

<b>5. Victor Haley 03-5943</b>	<b>94 Orange Street</b>	<b>Addition &amp; windows</b>	<b>55.4.1/47</b>	<b>Paul Dreher</b>
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Voting	Camp, McLaughlin, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Paul Dreher			
Public	None			
Concerns (1:46)	<p><b>Dreher</b> – Presented project.</p> <p><b>Backus</b> – Read HSAB comments 4/4: The general massing of the proposed addition needs to be addressed, including roof pitches and additive massing. A 1.5-story addition might work better. The multiple ganged windows need to be separated. Rear door surround is too formal. HSAB would like to see revisions.</p> <p>Circa 1816, 3-bay in the OHD. Additive massing should project more toward the rear and that eave come down. The rear door is way too formal. There are columns proposed going down to the basement; that is completely inappropriate. West elevation, doesn't understand the proposed demolition of the wall. Asked the age of the fireplace on the rear.</p> <p><b>Thornewill</b> – Agrees with HSAB. The massing is not appropriate coming off a small gable. The sunroom shouldn't be on the 2<sup>nd</sup> floor; it extends the mass and the roof line.</p> <p><b>Welch</b> – Nothing to add. Asked for additional images of what's in the area.</p> <p><b>Coombs</b> – Agrees with HSAB and Ms. Thornewill.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Camp</b> – An addition is possible, but it has to be more in keeping with the existing. The roof line is very odd.</p>			
Motion	<b>Motion to Hold for revisions and context photos and to go back to HSAB. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Welch, McLaughlin, Camp, Thornewill, and Coombs-aye		Certificate #	

<b>6. Tanya Peterson 03-5980</b>	<b>6 King Street (Sconset)</b>	<b>New Patio</b>	<b>73.1.3/86</b>	<b>Atlantic Landscaping</b>
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Voting	Camp, McLaughlin, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:59)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Welch, Camp, and Coombs-aye		Certificate #	

7. Waterfront Pocomo, LLC **03-5977** 17 Lauretta Lane New Dwelling 14/10.2 Brook Meerbergen  
 Voting Camp, McLaughlin, Coombs, Welch, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Brook Meerbergen  
 Public None  
 Concerns (2:00) **Meerbergen** – Presented project; feels the doors are in keeping with the architecture of the structure.

**McLaughlin** – Front door should have more wood than glass. West elevation has the same issue. We should take more action on the doors being appropriate; he feels they are important.

**Welch** – It’s a handsome structure. South elevation, the meeting rails are a little high, but okay with it since fixing it would require increasing the height. Asked if the front door is custom made and painted (yes). West elevation, the left #9 window sash heights. North elevation faces the rear so no concerns.

**Coombs** – West elevation, okay with the kitchen door; the #9 windows are off-centered and shouldn’t be mulled. South elevation, the right shed dormer windows should be separated to fill the dormer.

**Thornewill** – South elevation, fenestration has a chaotic feel. North elevation, the windows should match more; the 8-light doors should be 6-lights.

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

Roll-call Vote Carried 5-0//McLaughlin, Coombs, Thornewill, Welch, and Camp-aye Certificate # Brook Meerbergen

8. Waterfront Pocomo, LLC **03-5978** 17 Lauretta Lane New Garage/ Studio 14/10.2 Brook Meerbergen  
 Voting Camp, McLaughlin, Coombs, Welch, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Brook Meerbergen  
 Public None

Concerns (2:14) **Meerbergen** – Presented project.

**Coombs** – The 2<sup>nd</sup>-floor, mulled windows in the gables should be singles. West elevation, separate the mulled windows.

**McLaughlin** – West elevation, the brackets should be at 45-degree angles. The cable rails should not be visible.

**Welch** – No additional comments.

**Thornewill** – No concerns.

Motion **Motion to Approve through staff with the north elevation windows separated. (Coombs)**

Roll-call Vote Carried 4-1//Thornewill, Welch, Camp, and Coombs-aye; McLaughlin-nay Certificate # **HDC2022-03-5978**

9. Steven Cohen Trust **03-6013** 12 Codfish Park Road Fenestration Changes 73.2.4/9 Shelter 7

Voting Camp, McLaughlin, Coombs, Welch, Thornewill  
 Alternates None  
 Recused None  
 Documentation None  
 Representing None  
 Public None

Concerns (2:21) Not opened at this time.

Motion **Motion to Hold for representative. (Thornewill)**

Roll-call Vote Carried /5-0/Welch, Coombs, McLaughlin, Thornewill, and Camp-aye Certificate #

10. David Nagys **03-6017** 7 Dooley Court New Dwelling 68/153 David Nagys  
 Voting Camp, McLaughlin, Coombs, Welch, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing David Nagys, owner  
 Public None  
 Concerns (2:22) **Nagys** – He just closed on the property; the prior owner allowed him to file the application. Presented project; changing access to be off Toombs Court.  
**McLaughlin** – It’s in keeping with the neighborhood. East elevation right, porch is okay; the 8’ restriction applies to 2<sup>nd</sup>-floor decks only.  
**Thornewill** – It reads flat, probably because of the long dormers; the dormers need to be 3’ off the side walls; breaking up the front dormer might help the flatness; the meeting rails are too low and should align with the eave. The front door needs more trim.  
**Coombs** – The dormers are too long, and meeting rails don’t align. The structure looks very long at 69’; that’s too long for this area. It’s too similar on the sides. South elevation, the 1<sup>st</sup>-floor windows shouldn’t be mulled; there’s room for another window in the long dormer. West and east elevations are under fenestrated. East elevation needs another window on the 1<sup>st</sup> floor.  
**Welch** – He’d like to see photos of homes in the area. Agrees with much that’s been said. South elevation would be visible obliquely and be limited. West elevation, the outdoor shed with no window and the door in the secondary mass throw off the proportions; also, the tiny window way up in the gable leaves a lot of shingled wall. North elevation, suggested a farmer’s porch instead of being hipped.  
**Camp** – Reducing the width of the dormers will help; the windows should be raised to put the headers in the eave and help with aligning the meeting rails. North elevation, the hipped roof shouldn’t be so “slopey” and the porch should be pulled back to 8’.
- Motion **Motion to Hold for revisions. (Welch)**  
 Roll-call Vote Carried 5-0//Thornewill, Coombs, McLaughlin, Welch, and Camp-aye Certificate #

Rest held for Tuesday

11. Nantucket Land Bank	321 Polpis Road	Move off or demo dwelling	25/8	John Kuszpa
12. HMSW, LLC <b>03-6007</b>	25 Sankaty Head	Demo/Addtn/Fenes. chg	48/3	Emeritus
13. 6 Old Westmoor Farm, LLC <b>03-6024</b>	6 Old Westmoor Farm	Add Cupola and Siding	41/82.1	Emeritus
14. Jennifer Fraizer <b>03-6025</b>	Maple Lane (Lot 9)	Front Porch	67/303	Emeritus
15. OHOM, LLC <b>03-6026</b>	28 Main Street (Sconset)	Gate	73.3.1/47	Emeritus
16. 31 Western Ave, LLC <b>03-5991</b>	31 Western Avenue	Fenestration/ Hostel	87/94	Emeritus
17. 31 Western Ave, LLC <b>03-6006</b>	31 Western Avenue	Cabin	87/94	Emeritus
18. 31 Western Ave, LLC <b>03-5988</b>	31 Western Avenue	Dorm and Stairs	87/94	Emeritus
19. Bartlett Farm, LLC <b>03-5970</b>	19 Bartlett Farm Road	Move to 19 Golfview	65/16.1	SMRD
20. Bartlett Farm, LLC <b>03-5971</b>	22 Bartlett Farm Road	Move off to BFR (19)	65/76.1	SMRD
21. Bartlett Farm, LLC <b>03-5972</b>	19 Bartlett Farm Road	Move on from BFR (22)	65/16.1	SMRD
22. Boyers Way, LLC <b>03-6020</b>	1 Boyers Alley Way	Add A.C Conditioning	55.4.1/211	Philip Cox

**VII. 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 <b>10-4940</b>	30A Orange Street	Garage Reno	42.3.3/200	Emeritus
2. Elizabeth Powell <b>12-5445</b>	71 Cliff Road	Hardscape	30/160	Atlantic Landscaping
3. Family Ties Ack, LLC, <b>11-5159</b>	11 Alliance Lane	New Dwelling	39/24.1	Studio Ppark
4. Taco Taco 1, LLC <b>01-5567</b>	22 Bartlett Farm Road	New Dwelling	65/76.1	BPC
5. Ocean Dojo, LLC <b>01-5569</b>	20 Bartlett Farm Rpad	New Dwelling	65/76	BPC
6. Brett Fodiman <b>10-4968</b>	27 Cato Lane	Guest House dwelling	55/118	CWA
7. 450 Green Park LLC, <b>11-5272</b>	2 Stone Alley Way	Adtn, Alter & foundation	42.3.1/103	Emeritus
8. Zero India, LLC <b>01-5514</b>	1 Cambridge Street	Reduce footprint & chng roof	42.3.1/130.2	Emeritus

**VIII. NEW BUSINESS 04/12/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Eric Gersten	25 India Street	Skylight	42.3.4/106	Linda Williams
2. Our House Nantucket	5 Wherowhero Lane	Roof replacement	67/469	Richard Prunier
3. Ack 11 Pleasant, LLC	11 Pleasant Street	Revisions to dwelling	42.3.3/121	Linda Williams
4. Joan Bonting	3 Pine Tree Street	Pool and hardscape	68/228	Linda Williams
5. Hayden Hurley	11 Hulbert Avenue	Turn stairs on house	29.2.3/2	Val Oliver
6. Thairatana (Lucky’s)	13 West Creek Road	Addition for food pantry	55/165	Val Oliver
7. Marcus Mignone	10 Angola Street	Color and window changes	55/4.4/79	Val Oliver
8. Shooting Star Invest.	54 Starbuck Road	Change red cedar to arch	593/55	T & T Roofing
9. Nantucket G & S, LLC	81 Vestal Street	Rev. add roof to deck	56/254	MCA+
10. Steven Busch	8 Grand Avenue	Demo chimney	73.3.1/118	Zoran Milovski
11. Captains Quarters, LLC	5 The Captains Lane	New shed	30/273	Structures Unlimited

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12.	God Bless Dad, LLC	76 Baxter Road	New pool	49/42	Atlantic Landscaping
13.	Jeffrey and Patricia Haines	23 Stone Post Way	New garage/ studio	73.3.2/71	Topham Design
14.	Marc Knight	60 Nobadeer Avenue	Roof walk	88/10	Permit Plus
15.	Mariocha Krishnamurti	17 Milk Street	Front door color change	42.3.3/86.1	Mariocha Krishnamurti
16.	John Strachan	45 Pleasant Street	Change 3 tab to arch	55.4.1/152	T & T Roofing
17.	6 Clara Drive, LLC	6 Clara Drive	Fencing and driveway	66/283	Elaine Johnson
18.	Daniel and Susan Balling	66 Fairgrounds Road	Driveway/apron	67/491	Daniel and Susan B.
19.	Cliff Lane 81, LLC	81 Cliff Road	White picket fence	30/165	Garden Group
20.	Eileen Harkness	5 Gardner Perry Lane	Add porch,skylight,rme shutt.	55/32.1	Thornewill Design
21.	James Chapman	10 Angola Street	Driveway/apron	55.4.4/79	Viktoriya Keltz
22.	Greg Glowacki	11 Millers Lane (Lot A)	New dwelling	66/124	Val Oliver
23.	Nick and Kacie Pappas	7 Beaver Street	Alterations/additions	55.1.4/82	Val Oliver
24.	Alex Woodley	1 Newtown Court	New dwelling	55/210.1	Val Oliver
25.	Alex Woodley	1 Newtown Court	New garage apartment	55/210.1	Val Oliver
26.	Helen Dubois	5 Stone Post	New pool/spa/fencing	14/80	KM Designs
27.	Maryann Jones	6 East Lincoln Avenue	Revisions to studio	42.4.1/49.1	Structures Unlimited
28.	Farrell Francis	4 Westmoor Lane	New cottage	41/12	Farrell Francis
29.	Greg and Mary Ferguson	50 Hulbert Avenue	Renew: garage/studio+ mods	29/62	Normand Residential
30.	Joseph Minella	9 Ginky Lane	New 2 <sup>nd</sup> dwelling	41/851	Sandcastle Const.
31.	Taylor Hughes	20 Newtown Road	Addition	55/72	Val Oliver
32.	Richard Wolfe	68 Washington Street	Replace wndws w/ French dr	42.2.3/15	Christopher
33.	Tucker Haddon	21 Milk Street	Window revision	42.3.3/87	Twig Perkins
34.	Wendy Perkins	11 Stone Barn	Roof replacement to 3-tab	29/907	Stegra Corp
35.	Caroline Baltzer	66 Hulbert Avenue	Driveway/apron	29/55	Edward Coffin
36.	Graves	23 Appleton Road	Driveway mat chng- concrete	66/399	Sanne Payne
37.	Elin Hildebrand	60 Crooked Lane	Alterations	41/198	Emeritus
38.	88 Pocomo, LLC	88 Pocomo Road	New guest house	15/42	Emeritus
39.	Jerry Miller	63 Boulevarde	New garage	79/212	Emeritus
40.	2 Chestnut, LLC	2 Chestnut Street	Color change	42.3.1/69	Emeritus
41.	Housing Nantucket	31 Fairgrounds Road	Solar and carport	67/149	Jardins Intl.
42.	Candlewick Corner Vtt Ack, LLC	120 Old South Road	New commercial bld	68/969	CWA
43.	Candlewick Corner Vtt Ack, LLC	122 Old South Road	New commercial bld	68/969.1	CWA
44.	Candlewick Corner Vtt Ack, LLC	124 Old South Road	New commercial bld	68/969.2	CWA
45.	55 Eel Point Holdings, LLC	55 Eel Point Rd	New garage apartment	32/47	Botticelli + Pohl
46.	Stark Point, LLC	16 Easton Street	Move off/ demo mh	42.1.4/11	Botticelli + Pohl
47.	Stark Point, LLC	16 Easton Street	Move off/demo garage	42.1.4/11	Botticelli + Pohl
48.	Stark Point, LLC	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
49.	Stark Point, LLC	16 Easton Street	New garage	42.1.4/11	Botticelli + Pohl
50.	Stark Point, LLC	16 Easton Street	New cottage	42.1.4/11	Botticelli + Pohl
51.	Stark Point, LLC	16 Easton Street	New gym	42.1.4/11	Botticelli + Pohl
52.	Island Living, LLC	2B Longwood Drive	New main house	71/13.4	JB Studio
53.	Island Living, LLC	2B Longwood Drive	New guest house	71/13.4	JB Studio
54.	Island Living, LLC	2B Longwood Drive	New pool	71/13.4	JB Studio
55.	Jean Moran 01-5621	4 Washington Avenue	New pool	60.2.4/65	Jon Paul Couture
56.	Jean Moran 01-5620	4 Washington Avenue	Window well	60.2.4/65	Jon Paul Couture
57.	Jean Moran 01-5199	4 Washington Avenue	New garage	60.2.4/65	Jon Paul Couture
58.	Nantucket Shire, LLC	30 Dukes Road	New dwelling	56/189	Linda Williams
59.	Nantucket Shire, LLC	30 Dukes Road	Move shed and addition	56/189	Linda Williams
60.	N.T. Historical Assoc. 02-5779	7 Fair Street	Replace windows	42.3.1/50	Linda Williams

**IX. OTHER BUSINESS**

Approved Minutes	March 29 & 31, 2022
Motion	<b>Motion to Approve. (Coombs)</b>
Roll-call vote	Carried 4-0//Coombs, Camp, Thornewill, and McLaughlin-aye
Review Minutes	April 5 & 7, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Tuesday, 19<sup>th</sup> @ 1:00 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>
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion

**Motion to Adjourn at 2:43 pm. (McLaughlin)**

Roll-call vote

Carried 4-0// Coombs, Camp, Thornewill, and McLaughlin-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board