



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
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 ~~

Tuesday, April 19, 2022

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

Called to order at 5:01 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, Dutra
 Remote Participants: Coombs, Welch
 Absent Members: Thornewill
 Late Arrivals: Welch, 5:44 pm (not present 6:12 to 6:40)
 Early Departures: None

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

Camp – The HDC letter of endorsement for Warrant Article 54 has gone to the staff and is ready for commissioner signatures. If a Commissioner doesn't agree with the endorsement, don't sign it.

II. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Our House Nantucket 03-6040	5 Wherowhero Lane	Roof replacement	67/469	Richard Prunier
2. Thairatana (Lucky's) 03-6054	13 West Creek Road	Addition for food pantry	55/165	Val Oliver
3. Maryann Jones 03-6071	6 East Lincoln Avenue	Revisions to studio	42.4.1/49.1	Structures Unlimited
4. Steven & Marian Wilson 04-6122	5 Surfside Road	Add 2 egress windows	55-253	LINK

Voting Pohl, Camp, McLaughlin, Coombs, Dutra

Alternates None

Recused Oliver

Documentation None

Representing None

Public None

Concerns No concerns.

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

Roll-call Vote Carried 5-0//Dutra, Camp, McLaughlin, Coombs, and Pohl-aye

Certificate # **HDC2022-(as noted)**

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. 3 Beaver St, LLC 02-5785	3 Beaver Street	Hardscape & spa	55.1.4/97	Polly Waldorf
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns (5:08)	<p>Williams – Incorporated the spa into the deck; Belgium block will go to brick.</p> <p>Backus – Read HSAB comments 3/21: Despite the presence of other Belgium block aprons on the street, cobblestones or brick are more appropriate apron materials for a building of this age; the Belgium block paving surrounding the front stoop is too expansive and should be limited to just in front of the steps leading to the street and be made of brick. A planting bed should occupy the space between the stoop and the street, not paving. The 36” fence surrounding the AC units is probably not tall enough to completely conceal them; it may need to be about 48” high, or better yet, put the AC units in back. All of the other properties on Beaver Street have Type II picket fences; this board fence stands out as an oddity and should change to Type II. The 6’ board fence surrounding the back yard is too tall. The cobblestoned lawn in the back may be somewhat visible and is very inappropriate; this should be lawn. Hot tubs and spas are not appropriate in the old historic district (OHD). Asked for an exterior lighting plan. HSAB would like to see revisions. Circa 1765 lean to. HSAB reviewed the original submittal; not this revision. Happy to see this reduced plan. Spas aren’t appropriate in the OHD but are allowed by zoning.</p> <p>Discussion about minimizing the hardscaping around the front stoop.</p> <p>Oliver – Clarified the west elevation outdoor shower and condenser enclosures. Agrees there should be vegetation in front of the front stoop. An apron only has to be 3’ in the OHD.</p> <p>Coombs – Feels this isn’t the place for a spa; it’s one of our oldest houses in the OHD. Would like to see the front planted as suggested. The fence in front should be a Type II, capped picket to match other fences on the street.</p> <p>Camp – Thinks brick in front of the stoop will create a little space. Agrees the fence across the front should be a picket and its color should match the house trim. Okay with the deck but not the spa.</p> <p>McLaughlin – West elevation, the door light is too low.</p> <p>Pohl – He’s okay with the Type II fence. We all agree the apron should be brick. He’s okay with the brick around the front stoop.</p>			
Motion	Motion to Approve through staff with the driveway apron to be brick and the board fencing in the front to be Type II and the color to match the trim. (McLaughlin)			
Roll-call Vote	Carried 3-2//Oliver, McLaughlin, and Pohl-aye; Camp and Coombs-nay	Certificate #	HDC2022-02-5785	

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. Olsen Family 12-5425	28 Prospect Street	New Dwelling	55.4.4/77	Val Oliver
Voting	Camp (acting chair), McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (5:26)	<p>Oliver – Asked to hold for Ms. Thornewill.</p> <p>Not opened at this time.</p>			
Motion	Held at applicant’s request			
Roll-call Vote	N/A	Certificate #		

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. Soren Sorensen 03-5929	51 Fair Street	Changing Paint Color	42.3.2/40	Soren Sorensen
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:27)	<p>Backus – The applicant asked this be held for Thursday.</p> <p>Not opened at this time.</p>			
Motion	Motion to Hold for Thursday at applicant’s request. (Coombs)			
Roll-call Vote	Carried 5-0// Oliver, Camp, McLaughlin, Coombs, and Pohl-aye	Certificate #		

2. Maury and Associates 03-5933	81 Polpis Road	Demo or Move Off	44/23.4	Val Oliver
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (5:28)	Oliver – Circa 1985; have people interested in parts of it; the owner wants to keep the vegetation in place. No concerns.			
Motion	Motion to Approve as a move/demolition. (Coombs)			
Roll-call Vote	Carried 5-0//Dutra, Camp, McLaughlin, Coombs, and Pohl-aye	Certificate #	HDC2022-03-5933	
3. Maury and Associates 03-5932	81 Polpis Road	New Dwelling	44/23.4	Val Oliver
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (5:31)	Oliver – Presented project; height 28.6'; grey trim and black sash and doors. Camp – This is fine. Okay with the roof walk having a skirt. Dutra – No concerns. Coombs – The front porch posts would look better equidistance apart. She prefers the roof walk with no skirt; that makes it lighter. McLaughlin – Asked about the air conditioners (A/C). Pohl – He's okay with a full skirt on the roof walk.			
Motion	Motion to Approve through staff with the roof walk skirt natural to weather and going all the way around. (Camp)			
Roll-call Vote	Carried 5-0//Dutra, Coombs, McLaughlin, Camp, and Pohl-aye	Certificate #	HDC2022-03-5932	
4. Vincent A. Maffeo Tst 03-5925	28 Liberty Street	Chg Roof (3-Tab to Arc-4)	42.3.4/117	T and T Roofing
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	None			
Public	None			
Concerns (5:39)	Backus – Circa 1775 Josiah Gardner house, pre-revolutionary. The proposed color (moray black) and architectural shingles are approvable in the OHD, but she prefers 3-tab. Read HSAB comments 3/28: HSAB prefers 3-tab shingles on old Quaker style buildings in the OHD due to a less busy appearance. Oliver – This already has architectural. No concerns. Coombs – She'd prefer 3-tab. Camp – She's okay with it; it's not a Federal-style. McLaughlin – No concerns.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 5-0//Oliver, Camp, Coombs, McLaughlin, and Pohl-aye	Certificate #	HDC2022-03-5925	

5. Joseph Minella	03-5939	9 Gingly Lane	New Dwelling	41/851	Sandcastle Const.
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and correspondence.				
Representing	Robert Newman, Sandcastle Construction Inc.				
Public	None				
Concerns (5:44)	<p>Newman – Presented project; 29’ tall. Dan Malloy has control over the grading, which has been reviewed and approved by other boards. He believes the fill was put on this lot temporarily.</p> <p>Martinez – Read into the record a letter of concerns from abutter Chris Bevis, 47 West Chester Street.</p> <p>Coombs – Front, the shed dormer cheek walls should come in or separate the windows to fill them; would like the left main-mass dormer aligned over the front door if possible. The south elevation solar panels won’t be visible. She wants to see the topographical information.</p> <p>Oliver – Agrees the dormers should be a little smaller; they are overwhelming the front. There does seem to be a significant drop off in grade; asked where that falls on the lot and how it will be reflected in the structure. Solar panels will not be approved with this application. She’d like to see a streetscape.</p> <p>Camp – Agrees. She’s concerned about the build-out of this lot. She wants to see a cross section of the existing versus proposed grading plan.</p> <p>McLaughlin – South elevation, the meeting rails don’t align with the fascia.</p> <p>Pohl – Fill has been put on the lot and it looks like it raises the grade an additional 2’; this board won’t approve that. The main architectural issue is the width of the front double dormers; we could require as part of our motion that the existing grade remain.</p>				
Motion	Motion to Hold for revisions and east-west cross section showing existing and proposed topography. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye			Certificate #	
6. Joseph Minella	03-5937	9 Gingly Lane	New Pool and Hardscape	41/851	Sandcastle Const.
7. Joseph Minella	03-5938	9 Gingly Lane	New Garage/ Studio	41/851	Sandcastle Const.
8. Joseph Minella		9 Gingly Lane	New 2 nd dwelling	41/851	Sandcastle Const.
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	None				
Representing	Robert Newman, Sandcastle Construction Inc.				
Public	None				
Concerns (6:10)	Not opened at this time.				
Motion	Motion to Hold Items 6, 7, & 8 to track with the main house. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye			Certificate #	
9. Tanya Peterson	03-5980	6 King Street (Sconset)	New Patio	73.1.3/86	Atlantic Landscaping
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Lindsay Congleton, Atlantic Landscaping				
Public	None				
Concerns (6:12)	<p>Congleton – Presented project.</p> <p>Backus – Read SAB comments 3/28: Unusual to have patio in front of house with no apparent access from the house. Brick more in keeping with age of house. Circa 1916 within ‘Sconset OHD; it could be visible from King Street.</p> <p>Camp – She has no concerns because of the hedge and gate.</p> <p>Coombs – Use an existing type of stone with a little bit of planting around it.</p> <p>Oliver – No concerns.</p> <p>McLaughlin – No concerns.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye			Certificate #	HDC2022-03-5980

10. Steven Cohen Trust 03-6013	12 Codfish Park Road	Fenestration Changes	73.2.4/9	Shelter 7
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	Oliver sitting off			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Jason Olbres, Shelter 7			
Public	None			
Concerns (6:18)	<p>Olbres – Presented project; the conduits were in place when he took this project on.</p> <p>Backus – Read SAB comments 4/4: West facing windows no concerns; sash to match existing need clarification. East elevation French doors facing street not appropriate; should remain single with windows; porch posts should remain. Exterior box conduits on north and south should be eliminated and are not appropriate.</p> <p>There is some confusion on the date; existing HDC survey indicates 1906 but tax assessor indicates 2002.</p> <p>Dutra – Asked if the conduits were approved. Prefers the existing porch posts. Okay with the French door change.</p> <p>Coombs – Agrees with SAB; the mini-splits on the south and north are not appropriate. There should be no 2nd-floor balcony on the east elevation (existing). East elevation, the porch posts should remain as existing. The mini-split ducts should be redirected since they are working on this house.</p> <p>Camp – She prefers the existing conditions; it has a more cottage-Codfish Park feel.</p> <p>McLaughlin – No comments.</p> <p>Pohl – Agrees with what’s been said.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Dutra, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	
11. Nantucket Land Bank 03-6008	321 Polpis Road	Move off or demo dwelling	25/8	John Kuszpa
Voting	Camp (acting chair, McLaughlin, Coombs, Oliver, Dutra			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	Jesse Bell, Nantucket Islands Land Bank			
Public	Beth Peterson, former owner			
Concerns (6:28)	<p>Bell – Presented project; have Conservation Commission approval for the work.</p> <p>Backus – This is circa 1970 and listed as contributing; designed by artist David Peterson. If this is recommended for demolition or moving; it should be documented interior and exterior with photos and drawings.</p> <p>Dutra – It’s worth having more documentation on this; would like some kind of throw-back to Mr. Peterson such as in the name of the park or a plaque.</p> <p>Coombs – Agrees with Mr. Dutra.</p> <p>McLaughlin – No concerns.</p> <p>Oliver – She has no concerns.</p> <p>Peterson – Her mother lived here until last year; her parents bought the land in 1967. She does hope some of the trees they planted are kept.</p>			
Motion	Motion to Approve the move/demolition through staff with documentation of the house inside and out, some recognition of the Mr. Peterson on the property, and maintaining as much vegetation as possible. (Coombs)			
Roll-call Vote	Carried 5-0//Dutra, Oliver, McLaughlin, Coombs, and Camp-aye		Certificate #	HDC2022-03-6008
12. HMSW, LLC 03-6007	25 Sankaty Head	Demo/Addtn/Fenes. chg	48/3	Emeritus
13. 6 Old Westmoor Farm, LLC 03-6024	6 Old Westmoor Farm	Add Cupola and Siding	41/82.1	Emeritus
14. Jennifer Fraizer 03-6025	Maple Lane (Lot 9)	Front Porch	67/303	Emeritus
15. OHOM, LLC 03-6026	28 Main Street (Sconset)	Gate	73.3.1/47	Emeritus
16. 31 Western Ave, LLC 03-5991	31 Western Avenue	Fenestration/ Hostel	87/94	Emeritus
17. 31 Western Ave, LLC 03-6006	31 Western Avenue	Cabin	87/94	Emeritus
18. 31 Western Ave, LLC 03-5988	31 Western Avenue	Dorm and Stairs	87/94	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:39)	Martinez – Mr. MacEachern asked that all his projects be held for Thursday, April 21. Not opened at this time.			
Motion	Motion to Hold Items 12-18 for Thursday. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	

19. Bartlett Farm, LLC 03-5970	19 Bartlett Farm Road	Move to 19 Golfview	65/16.1	SMRD
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	Welch			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Steve Roethke, Steve M. Roethke Design John Bartlett, owner			
Public	None			
Concerns (6:41)	Roethke – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (Dutra)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Dutra, and Pohl-aye		Certificate #	HDC2022-03-5970
20. Bartlett Farm, LLC 03-5971	22 Bartlett Farm Road	Move off fm 22 BF to 19 BF	65/76.1	SMRD
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	Welch			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	Steve Roethke, Steve M. Roethke Design John Bartlett, owner			
Public	None			
Concerns (6:44)	Roethke – Presented project. No concerns.			
Motion	Motion to Approve the move to 19 BFR. (Camp)			
Roll-call Vote	Carried 5-0//Dutra, Coombs, McLaughlin, Camp, and Pohl-aye		Certificate #	HDC2022-03-5971
21. Bartlett Farm, LLC 03-5972	19 Bartlett Farm Road	Move on to 19BF	65/16.1	SMRD
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	Welch			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	Steve Roethke, Steve M. Roethke Design John Bartlett, owner			
Public	None			
Concerns (6:46)	Roethke – Presented project. No concerns.			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 5-0//Dutra, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2022-03-5972

22. Boyers Way, LLC 03-6020	1 Boyers Alley Way	Add A.C Conditioning	55.4.1/211	Philip Cox
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	Welch, Oliver			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:47)	Not opened at this time.			
Motion	Motion to Hold for representation. (Dutra)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Dutra, and Pohl-aye		Certificate #	

VI. 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
Voting	Pohl, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:49)	Not opened at this time.				
Motion	Motion to Hold for Thursday. (Coombs)				
Roll-call Vote	Carried 3-0//Oliver, Coombs, and Pohl-aye		Certificate #		

2. Elizabeth Powell 12-5445	71 Cliff Road	Hardscape	30/160	Atlantic Landscaping
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:50)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Coombs, Welch, and Camp-aye		Certificate #	
3. Family Ties Ack, LLC, 11-5159	11 Alliance Lane	New Dwelling	39/24.1	Studio Ppark
Voting	Pohl, Camp, Coombs, Welch, Dutra (read back in)			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	James Krapp, Studio Ppark			
Public	None			
Concerns (6:51)	<p>Krapp – Reviewed changes made per previous concerns.</p> <p>Coombs – She likes the wider windows; they look better.</p> <p>Camp – It’s a big house, but she has no more concerns.</p> <p>Dutra – Asked if the baluster rails on the shingled rails is typical (been done before). Likes what’s been done.</p> <p>Welch – It’s a little large but doesn’t run broadside to the street. No concerns.</p>			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 4-0//Camp, Welch, Dutra, and Coombs-aye; Pohl abstain		Certificate #	HDC2021-11-5159
4. Taco Taco 1, LLC 01-5567	22 Bartlett Farm Road	New Dwelling	65/76.1	BPC
5. Ocean Dojo, LLC 01-5569	20 Bartlett Farm Road	New Dwelling	65/76	BPC
Voting	Pohl, Camp, McLaughlin, Coombs			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (time)	Not opened at this time.			
Motion	Motion to Hold for Tuesday. (Coombs)			
Roll-call Vote	Carried 4-0//Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	
6. Brett Fodiman 10-4968	27 Cato Lane	Guest House dwelling	55/118	CWA
Voting	Coombs (acting chair), McLaughlin, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Chip Webster, Chip Webster Associates			
Public	None			
Concerns (7:36)	<p>(7:01) Held for representation.</p> <p>Webster – Willing to move forward with a 3-person board. Reviewed changes made per previous concerns; the large basement well is in the rear. The fencing is for screening of the proposed pool and will part of a separate application.</p> <p>Oliver – Asked if the fencing shown on the plans will mitigate visibility of the open basement well. The fencing is integral to understanding the pit in the yard; we should approve it as part of this application.</p> <p>McLaughlin – Comment about the meeting rails.</p> <p>Coombs – She’d prefer some of the 2nd-floor windows be ungangled. There is a lot of wall space between the 1st and 2nd floor windows.</p>			
Motion	Motion to Approve through staff with the west elevation dormer windows to be singles and to align over the 1st-floor windows and the fence approved to mitigate visibility of the “pit”. (Oliver)			
Roll-call Vote	Carried 3-0//McLaughlin, Oliver, and Coombs-aye		Certificate #	HDC2021-10-4968

7.	450 Green Park LLC, 11-5272	2 Stone Alley Way	Adtn, Alter & foundation	42.3.1/103	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch				
8.	Zero India, LLC 01-5514	1 Cambridge Street	Reduce footprint & chng roof	42.3.1/130.2	Emeritus
Voting	Pohl, Camp, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:03)	Not opened at this time.				
Motion	Motion to Hold Items 7 & 8 for Thursday. (Coombs)				
Roll-call Vote	Carried 4-0//Oliver, Camp, Coombs, and Pohl-aye			Certificate #	

9.	Arline Bartlett 12-5454	21 Pleasant Street	Windows, doors, addition	55.4.1/1	LINK
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Victoria Ewing, LINK				
Public	None				
Concerns (7:58)	(7:04) Held for representation. (Coombs)				
	<p>Ewing – Reviewed the topography and changes made per previous comments; only the Holly tree is on this lot. No demolition of any existing is proposed. She feels the engineer’s dimensions regarding grade and fill is accurate.</p> <p>McLaughlin – He has no concerns and would motion to approve.</p> <p>Backus – HSAB didn’t get to review the revisions. We do not have the topographical plan in our packet. Post 1923 pre-1949, individually significant. The approved driveway location should be included on the topographical map. Recommend this go back to HSAB. Plans should be clearer regarding material and proposed demolition. Need a window survey. The submitted cross section is not clear. Read the minutes from the prior hearing; those are still pertinent.</p> <p>Coombs – Doesn’t feel the topographical information as submitted is adequate; wants to see how much fill is being asked for, which requires the topography of existing and proposed. South elevation has 21 windows and east elevation windows are all mulled. The proposed fenestration is overwhelming.</p> <p>Welch – North elevation, the existing the grade isn’t accurately depicted; the proposal shows a dramatic change for which we need more accurate information. West elevation will need retainage. South elevation, the grade is again not accurate. The foundation of the house is concrete blocks 8” tall; the north elevation exposes 4’ of foundation; the topography is reflecting some of the fill. The proposed grade changes are extreme and inappropriate; they change the character and setting of this home and the home to the right. Pointed out that if the proposed grade change is approved, it will cause drainage issues, similar to what happened at the Mill Hill subdivision.</p> <p>He’s okay with the mulled units; it looks like the same frames with different sashes; if they are proposed to be new, the existing unit for a home of this era are mulled with a wider fascia than the side casing; that detail should be maintained and is historically correct and important to this structure. The 6-over-1 windows are too intense; perhaps 2-over-1 would be better. The grade is of critical importance, and we should have a retaining plan.</p> <p>Oliver – Agrees with Mr. Welch about the grade and retaining. She likes adding grills to the windows. South and north back wing needs to drop below the eave line of the main house to be more additive. Agrees the south is over fenestrated; the number of basement windows exacerbates the fenestration issue. The rear elevation is almost 34’.</p> <p>Camp – We need an east-west cross section showing existing versus proposed grade. We need information about retainage.</p>				
Motion	Motion to Approve. (McLaughlin) Not carried 1-4				
	Motion to Hold for revisions showing accurate fill on the elevations and an east-west topographical cross section with information on retainage. (Welch)				
Roll-call Vote	Carried 4-1//Oliver, Coombs, Welch, and Camp-aye; McLaughlin-nay			Certificate #	

VII. 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 03-6027	25 India Street	Skylight	42.3.4/106	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (7:05)	<p>Williams – Presented project; her photos support lack of visibility; feels another window won't work.</p> <p>Backus – Read HSAB comments 4/11: The skylight is visible from Hussey Street and not in a typical location; an additional window would add as much light to the room. Would prefer a smaller wood skylight (not a wood-boxed Velux). HSAB would like to see revisions.</p> <p>Circa 1794 built by John Jenkins. Recommend a view to ascertain visibility.</p> <p>Oliver – Asked if another window. She wants to view this.</p> <p>Coombs – She'd like to view as well. If we approve this, it should be wood, not clad Velux.)</p>				
Motion	Motion to View. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	
2.	Ack 11 Pleasant, LLC 03-6028	11 Pleasant Street	Revisions to dwelling	42.3.3/121	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (7:11)	<p>Williams – Presented project.</p> <p>Backus – Read HSAB comments 4/11: Drawings of existing conditions would be very helpful. South windows should be separated more. Proposed north window in the main mass creates an unbalanced appearance and should be eliminated. The 2 west-facing windows in the main mass do not need to shift to the left; that removes more original fabric and should remain as is. The chimney is not shown on the drawings; this should be corrected and approved with corrected drawings. HSAB would like to see revisions.</p> <p>Circa 1750 typical Nantucket 5 bay. Agrees with HSAB on the north and south elevations of the addition have a lot of glass and will be visible. Agrees with HSAB about the center-ridge chimney remaining.</p> <p>Camp – The most important changes for her are on the back. North elevation, remove the 6-light window.</p> <p>Oliver – No concerns.</p> <p>Coombs – She's good with the proposed changes. Put the chimney back.</p> <p>McLaughlin – No comments regarding the proposal.</p>				
Motion	Motion to Approve through staff with the window put back in and remove the north elevation 6-light and move the south elevation window 8". (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye			Certificate #	HDC2022-03-6028
3.	Joan Bonting	3 Pine Tree Street	Pool and hardscape	68/228	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Welch				
Alternates	Dutra				
Recused	Oliver				
Documentation	None				
Representing	Linda Williams				
Public	None				
Concerns (time)	Williams – Asked to hold for Tuesday.				
Motion	Motion to Hold for Tuesday at applicant's request. (Coombs)				
Roll-call Vote	Carried 5-0//Welch, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	
4.	Hayden Hurley 03-6048	11 Hulbert Avenue	Turn stairs on house	29.2.3/2	Val Oliver
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra				
Alternates	Welch				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (7:22)	<p>Oliver – Presented project.</p> <p>Backus – HSAB didn't have an application to review. As long as the stoop looks as it existed, there are no concerns. No concerns.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//Dutra, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2022-03-6048

5. Marcus Mignone 03-6045					
	10 Angola Street	Color & fenestration changes	55/4.4/79	Val Oliver	
Voting	Pohl, Camp, McLaughlin, Coombs, Welch				
Alternates	Dutra				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (7:25)	<p>Oliver – Presented project; trim and sash to go to white.</p> <p>Backus – Read HSAB comments 4/11: Proposed door style doesn't match the building; suggest a 6 panel with upper glass panes.</p> <p>Circa 1974 infill.</p> <p>Camp – She agrees the door should be a 6-panel with a single row of transom lights.</p> <p>Welch – The proposed matches the door at 6 Candlehouse; agrees with HSAB that a 3-light window in the upper panel would be appropriate; cautions against transom windows.</p> <p>Coombs – Likes a 6-panel with 2-lights above.</p> <p>McLaughlin – No concerns.</p>				
Motion	Motion to Approve through staff with a 6-panel door with the top 2 being glass. (Welch)				
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Welch, and Pohl-aye		Certificate #	HDC2022-03-6045	
6. Shooting Star Invest. 03-6044					
	54 Starbuck Road	Change red cedar to arch	593/55	T & T Roofing	
Voting	Pohl, McLaughlin, Coombs, Oliver, Dutra				
Alternates	Welch, Camp				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	None				
Public	None				
Concerns (7:32)	<p>Backus – Circa 1987.</p> <p>No concerns.</p>				
Motion	Motion to Approve. (Dutra)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Coombs, Dutra, and Pohl-aye		Certificate #	HDC2022-03-6044	
7. Nantucket G & S, LLC 03-6043					
	81 Vestal Street	Rev. add roof to deck	56/254	MCA+	
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:34)	Not opened at this time.				
Motion	Motion to Hold for representation. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye		Certificate #		
8. Steven Busch 03-6057					
	8 Grand Avenue	Demo chimney	73.3.1/118	Zoran Milovski	
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:48)	Not opened at this time.				
Motion	Motion to Hold for representation. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye		Certificate #		
9. Captains Quarters, LLC 03-6055					
	5 The Captains Lane	New shed	30/273	Structures Unlimited	
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (7:48)	<p>Williams – Presented project; colors match the house and cabana.</p> <p>No concerns.</p>				
Motion	Motion to Approve. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2022-03-6055	

10. God Bless Dad, LLC 03-6059	76 Baxter Road	New pool	49/42	Atlantic Landscaping
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:52)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	
11. Jeffrey & Patricia Haines 04-6152	23 Stone Post Way	New garage/ studio	73.3.2/71	Topham Design
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (7:53)	Topham – Presented project; the land behind is all conservation land. Backus – SAB didn't get to review this. Main house is circa 1997; she has no concerns. McLaughlin – The deck should be pulled back to 8'. No others have concerns.			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, Coombs, McLaughlin, and Pohl-aye		Certificate #	HDC2022-04-6152
12. Marc Knight 03-6046	60 Nobadeer Avenue	Roof walk	88/10	Permit Plus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:28)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	
13. John Strachan 03-6042	45 Pleasant Street	Change 3 tab to arch	55.4.1/152	T & T Roofing
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	Welch			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns (8:29)	Williams – Presented project. Backus – HSAB didn't review this. The 3-tab would be more appropriate. Circa 1825 5-bay No concerns.			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 5-0//Dutra, McLaughlin, Coombs, Camp, and Pohl-aye		Certificate #	HDC2022-03-6042
14. Daniel and Susan Balling 03-5973	66 Fairgrounds Road	Driveway/apron	67/491	Daniel and Susan B.
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams			
Public	None			
Concerns (8:32)	Williams – Presented project. No concerns			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Dutra, McLaughlin, Camp, and Pohl-aye		Certificate #	HDC2022-03-5973

15. Greg Glowacki 03-6068	11 Millers Lane (Lot A)	New dwelling	66/124	Val Oliver
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	Welch			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (8:36)	Oliver – Presented project. No concerns.			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Dutra, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2022-03-6068
16. Taylor Hughes 04-6083	20 Newtown Road	Addition	55/72	Val Oliver
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Dutra			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (8:38)	Oliver – Presented project, trim natural to weather, black sash and roof. No concerns.			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Welch and Pohl-aye		Certificate #	HDC2022-04-6083
17. Tucker Haddon 04-6084	21 Milk Street	Window revision	42.3.3/87	Twig Perkins
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Alyssa Perkins, Twig Perkins			
Public	None			
Concerns (8:43)	Perkins – Presented project. Backus – Circa 1780s built by Silas Gardener. For the record, this is an as-built. Camp – She’s disappointed that this happened, and we now have a vent on the front of a historic house; they should be fined. Pohl – Suggested lattice to help hide the range hood. No others have concerns.			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 4-1//McLaughlin, Oliver, Coombs, and Pohl-aye; Camp-nay		Certificate #	HDC2022-04-6084
18. Caroline Baltzer 04-6100	66 Hulbert Avenue	Driveway/apron	29/55	Edward Coffin
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Edward Coffin			
Public	None			
Concerns (8:49)	Coffin – Presented project; the other driveway is no longer there. Backus – HSAB didn’t get to review this. The house was moved from across the street. The configuration is a double driveway. HSAB has been consistent about no granite curbing on this part of Hulbert. Need a better site plan. Coombs – HSAB doesn’t approve a granite going up Hulbert Avenue; agrees with that. She doesn’t approve of mixed material and mixed-sized stones. Camp – She prefers Belgium block and with white shell; no granite. The scale throws her off and Belgium block is rougher and more rural. Dutra – The photo of 1 Baxter Road granite is more historic looking and would be more appropriate and antique than Belgium block. Pointed out that Belgium block is granite. McLaughlin – It seems like a lot of paving Pohl – He likes the size of granite pavers shown at 1 Baxter Road; it also has a nice patina.			
Motion	Motion to Approve through staff with granite stone dimensions no larger than 12X18”. (Dutra)			
Roll-call Vote	Carried 4-1//Coombs, McLaughlin, Dutra, and Pohl-aye; Camp-nay		Certificate #	HDC2022-04-6100
Rest held for Thursday.				
19. Nick and Kacie Pappas 03-6067	7 Beaver Street	Alterations/additions	55.1.4/82	Val Oliver
20. Alex Woodley 03-6065	1 Newtown Court	New dwelling	55/210.1	Val Oliver
21. Alex Woodley 03-6066	1 Newtown Court	New garage apartment	55/210.1	Val Oliver

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22.	Mariocha Krishnamurti 03-6011	17 Milk Street	Front door color change	42.3.3/86.1	Mariocha Krishnamurti
23.	6 Clara Drive, LLC 03-6038	6 Clara Drive	Fencing and driveway	66/283	Elaine Johnson
24.	Cliff Lane 81, LLC 03-6060	81 Cliff Road	White picket fence	30/165	Garden Group
25.	Eileen Harkness 03-6064	5 Gardner Perry Lane	Add porch, skylight, rme shutt.	55/32.1	Thornewill Design
26.	James Chapman 03-6050	10 Angola Street	Driveway/apron	55.4.4/79	Viktoriya Keltz
27.	Helen Dubois 03-6070	5 Stone Post	New pool/spa/fencing	14/80	KM Designs
28.	Farrell Francis 04-6074	4 Westmoor Lane	New cottage	41/12	Farrell Francis
29.	Greg & Mary Ferguson 04-6076	50 Hulbert Avenue	Renew: garage/studio+ mods	29/62	Normand Residential
30.	Joseph Minella 04-6078	9 Giny Lane	New 2 nd dwelling	41/851	Sandcastle Const.
31.	Richard Wolfe 04-6075	68 Washington Street	Replace wndws w/ French dr	42.2.3/15	Christopher
32.	Wendy Perkins 04-6086	11 Stone Barn	Roof replacement to 3-tab	29/907	Stegra Corp
33.	Robert Graves 04-6094	23 Appleton Road	Driveway mat chng- concrete	66/399	Sanne Payne
34.	Elin Hildebrand 04-6117	60 Crooked Lane	Alterations	41/198	Emeritus
35.	88 Pocomo, LLC 04-6092	88 Pocomo Road	New guest house	15/42	Emeritus
36.	Jerry Miller 04-6093	63 Boulevarde	New garage	79/212	Emeritus
37.	2 Chestnut, LLC 04-6091	2 Chestnut Street	Color change	42.3.1/69	Emeritus
38.	Housing Nantucket 04-6101	31 Fairgrounds Road	Solar and carport	67/149	Jardins Intl.
39.	Candlewick Corner Vtt Ack, LLC 04-6106	120 Old South Road	New commercial bld	68/969	CWA
40.	Candlewick Corner Vtt Ack, LLC 04-6105	122 Old South Road	New commercial bld	68/969.1	CWA
41.	Candlewick Corner Vtt Ack, LLC 04-6104	124 Old South Road	New commercial bld	68/969.2	CWA
42.	55 Eel Point Holdings, LLC 04-6096	55 Eel Point Rd	New garage apartment	32/47	Botticelli + Pohl
43.	Stark Point, LLC 04-6109	16 Easton Street	Move off/ demo mh	42.1.4/11	Botticelli + Pohl
44.	Stark Point, LLC 04-6110	16 Easton Street	Move off/demo garage	42.1.4/11	Botticelli + Pohl
45.	Stark Point, LLC 04-6118	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
46.	Stark Point, LLC 04-6120	16 Easton Street	New garage	42.1.4/11	Botticelli + Pohl
47.	Stark Point, LLC 04-6119	16 Easton Street	New cottage	42.1.4/11	Botticelli + Pohl
48.	Stark Point, LLC 04-6121	16 Easton Street	New gym	42.1.4/11	Botticelli + Pohl
49.	Island Living, LLC 04-6113	2B Longwood Drive	New main house	71/13.4	JB Studio
50.	Island Living, LLC 04-6111	2B Longwood Drive	New guest house	71/13.4	JB Studio
51.	Island Living, LLC 04-6112	2B Longwood Drive	New pool	71/13.4	JB Studio
52.	Steven & Marian Wilson	5 Surfside Road	Addition with lift	55-253	LINK
53.	Lifesaving Museum	158 Polpis Road	Window replacement	27/28	LINK
54.	Jean Moran 01-5621	4 Washington Avenue	New pool	60.2.4/65	Jon Paul Couture
55.	Jean Moran 01-5620	4 Washington Avenue	Window well	60.2.4/65	Jon Paul Couture
56.	Jean Moran 01-5199	4 Washington Avenue	New garage	60.2.4/65	Jon Paul Couture
57.	Nantucket Shire, LLC	30 Dukes Road	New dwelling	56/189	Linda Williams
58.	Nantucket Shire, LLC	30 Dukes Road	Move shed and addition	56/189	Linda Williams
59.	N.T. Historical Assoc. 02-5779	7 Fair Street	Replace windows	42.3.1/50	Linda Williams

VIII. OLD BUSINESS 04/19/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Melissa Sperau 12-5433	21 Bank Street	Rev. 72714: 2nd floor adtn	73.1.3/57	Gryphon Architect
2.	K225, LLC	126 Main Street	Move on site & renovations	42.3.3/98	JB Studio
3.	20A Bishops Rise 01-5590	20A Bishops Rise	Garage	40/127	Topham Designs
4.	20A Bishops Rise 01-5594	20A Bishops Rise	New pool	40/127	Topham Designs
5.	20B Bishops Rise 01-5591	20B Bishops Rise	Main house	40/127	Topham Designs
6.	20B Bishops Rise 01-5597	20B Bishops Rise	New garage/wtudio	40/127	Topham Designs
7.	20B Bishops Rise 01-5593	20B Bishops Rise	New pool	40/127	Topham Designs
8.	Scott Dehm 02-5644	8 Ash Street	Addition & shift arbor	42.4.2/94	SCI
9.	Cordts-Pearce 02-5742	76 Pleasant Street	Addition	55/367	JB Studio
10.	41 Monomoy Rd, LLC 03-5883	41 Monomoy Road	New dwelling	54/79.1	Emeritus
11.	88 Pocomo Rd, LLC 03-5885	88 Pocomo Road	New dwelling	15/42	Emeritus
12.	Tack3, LLC 10-4863	26 Washington Street	Addition & remove balcony	42.3.2/23	CWA
13.	Ocean Dojo, LLC 03-5847	20 Bartlett Farm Road	Pool & hardscape	65/76	Atlantic Landscape
14.	Hoehn-Saric 10-4865	34 Easton Street	New dwelling	42.1/14/18	CWA
15.	Eleven Lincoln Trust 08-4451	32 Jefferson Street	Addition	30/132	Botticelli + Pohl

IX. OTHER BUSINESS	
Approved Minutes	April 5 & 7, 2022
Motion	Motion to Approve. (Coombs)
Roll-call vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye
Review Minutes	April 12 & 14, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Thursday, 21st @ 1:00 pm Hybrid – Zoom & 2 Fairgrounds Rd, Conference Room • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion

Motion to Adjourn at 9:00 pm. (McLaughlin)

Roll-call vote

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Scosset Advisory Board

Madaket Advisory Board