



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, May 10, 2022

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

Called to order at 5:01 pm. and announcements by Ms. Camp

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, HDC Compliance Coordinator; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker
 Attending Members: Camp, McLaughlin, Coombs, Oliver, Welch
 Remote Participants: Coombs, Welch
 Absent Members: Pohl, Dutra, Thornewill
 Late Arrivals: None
 Early Departures: Camp & Welch, 8:47 pm

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

Backus – Thanked everyone on behalf of the Commission and staff who attended Town Meeting in defense of the HDC Special Act. We've receive public inquiries as to when the workgroup will take place.

III. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 9 Sparks, LLC 05-6271	9 Sparks Avenue	New Sign	55/179	Sign Here Nantucket
2. 9 Sparks, Assn LLC 05-6272	9 Sparks Avenue	New Sign	55/179	Sign Here Nantucket
3. Maryann Wasik 05-6277	Various Locations	New Sign		Nantucket Gard. Club
4. Maria Mitchell Assn.	7 Milk Street	Replace Sign	42.3.3/183	Jason Finger
5. Christopher Landav 04-6209	13 Hoicks Hollow Road	Rock sign	48/1.3	Christopher Landav
6. Tom Katsapetses 05-6294	8 Oak Street	Wall Sign	42.3.1/10.2	Cara Marquis

Voting Camp, McLaughlin, Coombs, Oliver, Welch

Alternates None

Recused None

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

Representing None

Sign Advisory None

Concerns **Martinez** – These are approvable

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

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

7. Vtt Management 05-6295	12 Oak St	Wall Sign	42.4.2/27	Cara Marquis
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Voting Camp, McLaughlin, Coombs, Oliver, Welch

Alternates None

Recused None

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

Representing None

Sign Advisory None

Concerns **Martinez** – This was held.

Motion **Motion to Hold. Oliver**

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

8. Vtt Management 05-6296	12 Oak Street	Projecting Sign	42.4.2/27	Cara Marquis
9. NHA	13 Broad Street	Temporary Sign #1	42.4.2/61	Ashley Santos
10. NHA	13 Broad Street	Temporary Sign #2	42.4.2/61	Ashley Santos
Voting	Camp, McLaughlin, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	Martinez – These are approvable.			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Welch, Coombs, and Camp-aye		Certificate #	HDC2022-(as noted)

IV. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Mad House Rt 05-6310	100 Madequecham Valley	Rev. 07-4306: Main house	88/62	BPC
2. Nicole & Joel Whidden 05-6313	11 Davis Lane	Rev. 05-3740: Pergola	82/75	Emeritus
3. Suzanne Knutson 05-6304	30 Crooked Lane	Rev. 09-4692: Green house	41/332	Ahern
4. Nashaquisset Coop Inc 05-6305	25 Autopscot Road	Rev. 04-6102: Add & alt	55/515.8	Emeritus
5. Tom and Sheila Clinger 04-6207	27 Pine Crest Drive	New Shed	68/424	Topham Designs
6. Cannonbury Hldgs 2, LLC 05-6260	4 Sleetwing Circle	Rev. 08-1569: Cabana/Roof	74/23	Workshop APD
7. Cannonbury Hldgs 2, LLC 05-6259	6 Sleetwing Circle	Rev. 08-1576: Cabana/Roof	74/24	Workshop APD
8. Jeffrey Burdick 05-6204	7 Eagles Wing Way	New Shed	80/184	Structures Unlimited
9. Robert & Jody Newman 04-6206	6 Topping Lift	Rev. 06-3972: Garage	66/308	Sandcastle Const.
10. Erik Fanning 05-6230	2 Seven Mile Lane	Rev. 10-1922: Alteration	72/52	Erik Fanning
11. Sarah Ray 05-6257	8B Folger Avenue	Window well	80/426	Sarah Ray
12. Steven & Marian Wilson 04-6123	5 Surfside Road	Historical Determination	55-253	LINK
13. Joan O'Brien 05-6317	20 Tashama Lane	Egress window well	55/450	Joan O'Brien
Voting	Camp, McLaughlin, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 5-0//Welch, Coombs, McLaughlin, Oliver, and Camp-aye		Certificate #	HDC2022-(as noted)

V. 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. Madakiss Realty, LLC 05-6273	7 Sandsbury Road	Pool and Hardscape	75/52	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.				
2. Martha Gibian Trust 05-6270	47 Chuck Hollow Road	Pool and Hardscape	75/114	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.				
3. Jennifer & Stephen Ware 05-6269	36 Lyons Lane	Pool and Hardscape	72/38	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.				
4. Tom and Sheila Clinger 05-6265	27 Pine Crest Drive	New Pool	68/424	Topham Designs
• 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			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Coombs)			
Roll-call Vote	Carried 3-0//McLaughlin, Coombs, and Camp-aye//Welch abstain		Certificate #	HDC2022-(as noted)

VI. 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.	Jean Moran 01-5621	4 Washington Avenue	New pool	60.2.4/65	Jon Paul Couture
Voting	Camp, McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	J.P. Couture, architect				
Public	None				
Concerns (5:07)	<p>Couture – Presented project; we will have to go to Zoning Board of Appeals (ZBA) for a special permit; 18X30; house is circa 2014; the GIS outline of the property is incorrect; this is a square lot with no access to Hither Creek.</p> <p>Martinez – Read MAB comments 2/14: site plan incorrect; plan on record and GIS don't agree. Chain link fence not appropriate and will be visible; pool fence need not exceed 4'; where will equip go; location highly inappropriate in the front yard and too close to the road. No detail on pool or patio material or fence details; patio too large.</p> <p>Oliver – She's concerned about visibility; the farther back it goes, the more visible it becomes. Suggested the garage and pool be swapped.</p> <p>Coombs – Wants to hold for the ZBA special permit approval. The pool will be visible, especially in the winter; the proposed vegetation isn't typical to Madaket and won't add protection. Would like the revised plans to go back to MAB. The patio should be reduced to be as simple as possible. This property is in a very busy and simple area.</p> <p>McLaughlin – Clarified the lot.</p> <p>Welch – Two surveys with the same date are different and neither has a wet stamp. The locus plan indicated the geometry was updated in June 2021; that needs to be addressed. The lot as shown on slide 6 has a small rectangular space called out as Lot 20; wants to know how it will related to Lot 19. He would not be comfortable further discussing this until the special permit is resolved. North and south elevations are reversed. This is a pool in the front yard on Washington Avenue; though we approved a pool in the front yard on Lincoln Avenue, it was behind a historic structure. The galvanized mesh fence with privet won't adequately screen the pool; a board fence at 4' to 5' all the way around the property isn't appropriate.</p> <p>Camp – She wants to hold for resolution of issues</p>				
Motion	Motion to Hold for further information: clarification of the property lines and ownership and to go back to MAB. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Welch, Camp, and Coombs-aye			Certificate #	
2.	Jean Moran 01-5199	4 Washington Avenue	New garage	60.2.4/65	Jon Paul Couture
Voting	Camp, McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	J.P. Couture, architect				
Public	None				
Concerns (5:26)	<p>Couture – Presented project; the 6-light window sizes match the house; the 8-over-8 isn't on the house.</p> <p>Welch – It's appropriate for the area. The dormer windows are undersized and gable windows oversized.</p> <p>Coombs – Agrees with Mr. Welch, the windows should all be 6-over-6. South elevation 1st-floor "A" windows should be larger and the "C" windows smaller.</p> <p>Oliver – She has no issues with the windows; The 1st-floor windows should be the same size as the "C" windows.</p> <p>McLaughlin – A lot of 6-light windows on a small building.</p> <p>Camp – Agrees 6-over-6 would be more appropriate; the 8-over-8s should be 6-over-6.</p>				
Motion	Motion to Hold to track with the pool and revisions. (Welch)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Welch-aye			Certificate #	
3.	Joan Bonting	3 Pine Tree Street	Pool and hardscape	68/228	Linda Williams
Voting	Camp, McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:34)	Backus – The representative asked this be held for Tuesday. Not opened at this time.				
Motion	Motion to Hold for Tuesday, (Welch)				
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Coombs, Camp, and Welch-aye			Certificate #	

4. Stark Point, LLC 04-6109	16 Easton Street	Move off/ demo MH	42.1.4/11	Botticelli + Pohl
Voting	Camp, McLaughlin, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (5:34)	<p>Botticelli – Presented project; circa 1950s; original house was a gambrel called Driftwood.</p> <p>Backus – Read HSAB comments 4/25: The existing structure should be documented with interior-exterior photos. Per National Historic Landmark (NHL) data, the original shingle-style house was circa 1890s; this was built in 1954 and also called Driftwood. This doesn't provide architectural prominence but contains cultural history that should be documented. A laser measuring record would be great.</p> <p>No concerns.</p>			
Motion	Motion to Approve the move off/demolition with laser documentation of interior and exterior. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Welch, Camp, and Coombs-aye	Certificate #	HDC2022-04-6109	
5. Stark Point, LLC 04-6110	16 Easton Street	Move off/demo garage	42.1.4/11	Botticelli + Pohl
Voting	Camp, McLaughlin, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (5:44)	<p>Botticelli – Presented project; circa 1994; due to height, it would be very difficult to move; this has already been advertised in the paper as a move off; some people have indicated some interest.</p> <p>Backus – Read HSAB comments 4/25: Dismayed at the waste generated by demolishing this relatively new building; prefer to see it modified and repurposed on site.</p> <p>Not contributing. The Town, Public Works, and our office are working with Worcester Polytechnic Institute students; sustainability shouldn't be on the head of Commission. From a salvaging perspective, repurposing would be great.</p> <p>No concerns.</p>			
Motion	Motion to Approve the move off/demolition with salvaging to be made available. (Oliver)			
Roll-call Vote	Carried 5-0//McLaughlin, Welch, Coombs, Camp, and Oliver-aye	Certificate #	HDC2022-04-6110	
6. Stark Point, LLC 04-6118	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
Voting	Camp, McLaughlin, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and "Resilient Nantucket"			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (5:51)	<p>Botticelli – Presented project; white trim and mineral-alloy blue shutters; height 27'3" from grade.</p> <p>Backus – Read HSAB comments 4/25: The general design is acceptable, but some form of 1-story additive massing on the sides would soften the edges. An 85'-long building along the waterfront is imposing; shortening it several feet would make a big difference and provide some visual space between the neighboring houses. The double curved front steps are too grand for the Brant Point area. A 9-light door is not an appropriate front door. The front balcony is unnecessary; a hipped porch roof with an interesting window above would be more appropriate. It's a lot of exposed concrete for the foundation; latticed panels would be better. The rear French door sidelights should complement the doors better. Too many ganged windows on the south side. HSAB would like to see revisions.</p> <p>New construction will have to conform with Chapter 11 of "Resilient Nantucket". Appreciate the proposal is in keeping with the original 1800s structure; add more shingle style; agree about curved front steps; natural to weather trim would be more appropriate. Roof walk should be more stout with gambrel pitches not so steep.</p> <p>McLaughlin – Everything is compatible with the area. South elevation 2nd floor, the round window should be a 4-light.</p> <p>Coombs – Most houses in this area have a darker trim than white. South elevation has too many mulled windows, especially on the right; they should be separated. Agrees the front steps should be simple and the front door more traditional. Would love its length reduced some so it doesn't go from sideline to sideline. It lacks additive massing.</p> <p>Welch – Concerned about the width, but it's typical for the area. Nicely designed; not overly complex with pleasant lines. Okay with the curved friendship stairs. No concerns with the circle window. South elevation, the porch skirt should be broken up some.</p> <p>Camp – This is sideline to sideline and should come in a bit. Okay with the North elevation. Suggested reducing the main mass and narrowing. South elevation needs a little more interest on the 2nd floor; it looks like a hotel. The original 1800s structure had a lot of quite space especially on the water side.</p> <p>Oliver – She would like it the curved porch details of the original Driftwood referenced here. The circle window is appropriate to the style. Likes the option with the water table.</p>			
Motion	Motion to Hold for revisions and to go back to HSAB. (Coombs)			
Roll-call Vote	Carried /5-0/McLaughlin, Oliver, Welch, Camp, and Coombs-aye	Certificate #		

7. Stark Point, LLC 04-6120	16 Easton Street	New garage	42.1.4/11	Botticelli + Pohl
Voting	Camp, McLaughlin, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (6:12)	<p>Botticelli – Presented project; presented an option fixing the dormer pitches; white trim and greyish-blue shutters.</p> <p>Backus – Read HSAB comments 4/25: Dormer pitch and upper roof pitch should be continuous. Looking at overall gambrel pitch of the previous house; it's similar to this. Agrees with HSAB about the dormers.</p> <p>Oliver – Also agree about the dormers; the windows would have to be a little smaller.</p> <p>McLaughlin – It's compatible with the main house.</p> <p>Welch – No concerns.</p> <p>Coombs – Likes the proposed blue for the shutters. No concerns.</p>			
Motion	Motion to Approve through staff with the dormer pitch to match the upper gambrel. (Oliver)			
Roll-call Vote	Carried 5-0//McLaughlin, Welch, Coombs, Camp, and Oliver-aye	Certificate #	HDC2022-04-6120	
8. Stark Point, LLC 04-6119	16 Easton Street	New cottage	42.1.4/11	Botticelli + Pohl
Voting	Camp, McLaughlin, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (6:18)	<p>Botticelli – Presented project; this and the gym are mirror images; can reduce the pitch to 8/12.</p> <p>Backus – Read HSAB comments 4/25: The hipped roof pitch could be a little shallower.</p> <p>Oliver – She's indifferent; it would be okay if the 9/12 ties into the pitch on the main house or garage.</p> <p>Coombs – She'd like to see it drawn with the roof at 8/12; this doesn't look as soft as the main house.</p> <p>Welch – Agrees with 8/12.</p>			
Motion	Motion to Approve through staff with the hipped roof pitch to be 8/12. (McLaughlin)			
Roll-call Vote	Carried 5-0//Oliver, Welch, Coombs, Camp, and McLaughlin-aye	Certificate #	HDC2022-04-6119	
9. Stark Point, LLC 04-6121	16 Easton Street	New gym	42.1.4/11	Botticelli + Pohl
Voting	Camp, McLaughlin, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and correspondence.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (6:18)	<p>Botticelli – Presented project.</p> <p>Backus – Read HSAB comments 4/25: The roof pitch could be a little shallower. Same concern as the cottage.</p>			
Motion	Motion to Approve through staff with the hipped roof pitch to be 8/12. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Welch, McLaughlin, Camp, and Oliver-aye	Certificate #	HDC2022-04-6121	
10. Steven & Marian Wilson 04-6123	5 Surfside Road	Addition and lift	55-253	LINK
Voting	Camp, 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	Polly Waldorf, Waldorf Designer Studio			
Concerns (6:23)	<p>Ewing – Presented project; circa 1900; will be doing benchmarks to set down at the same height; working with the Historical Commission. Suggested vegetative screen for the window wells facing the roads.</p> <p>Backus – Read HSAB comments 4/25: The window wells on the main mass facing both streets will be visible and should be eliminated.</p> <p>Circa 1900 Grimes House; this is going through Historic tax credit application process. Agree with HSAB. The new French doors might be obliquely visible and should have traditional window pattern with a kick panel. Massachusetts Historic Commission will ensure the proposal meets the Secretary of Interior standards.</p> <p>Oliver – This is sensitively done. Window wells on Surfside and Vesper could be moved around the corners.</p> <p>Welch – This is appropriate; agrees with HSAB. Asked the material around the window well (pressure-treated wood).</p> <p>Coombs – Agrees the window wells should be moved away from the streets; when lit up they become a focus.</p> <p>McLaughlin – Finds everything compatible.</p> <p>Discussion about the inappropriateness of the front and right-side window wells facing the streets</p>			
Motion	Motion to Hold for revisions regarding the window wells and to come back on Thursday. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Welch, McLaughlin, Camp, and Coombs-aye	Certificate #		

11. Nant Lifesaving Musm 04-6124				
	158 Polpis Road	Window replacement	27/28	LINK
Voting	Camp, McLaughlin, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Victoria Ewing, LINK			
Public	None			
Concerns (6:49)	<p>Ewing – Presented project; first choice is Andersen simulated-divided lights (SDL); currently true-divided lights (TDL) with storms.</p> <p>Backus – Read HSAB comments 4/25: Replacement windows should be wood SDL’s and match the existing style Circa 1960s is contributing.</p> <p>McLaughlin – He finds the application appropriate.</p> <p>Oliver – Need an updated window schedule showing wood windows. It’s not on the street in the old historic district (OHD) and having energy efficient windows make sense; okay with SDLs without storms.</p> <p>Welch – Confirmed this is to replace all windows. TDL with proper storms can give better use standards. This is an interactive facility.</p> <p>Coombs – Thinks they should be wood TDLs with storms. Wants to see options.</p>			
Motion	Motion to Approve through staff with higher-grade SDL windows as suggested by HSAB to be approved through the office. (Oliver) Not carried Camp, Coombs, and Welch opposed			
	Motion to Hold for further information. (Coombs)			
Roll-call Vote	Carried 4-1//Oliver, McLaughlin, Coombs, and Camp-aye; Welch-nay		Certificate #	

VII. 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
Voting	Camp, McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Ethan Griffin, Gryphon Architects				
Public	Janet Ballou, 21 Front Street				
Concerns (7:03)	<p>Griffin – Reviewed changes made per previous concerns; circa 1930s fishing shack; yard side height is 19’6” and Bank Street side 18’.</p> <p>Backus – Read SAB comments 4/25: Should stop putting 2nd-floors on historic 1-story structures. Gable forward-shed combo dormer was not simplified as requested; too many contemporary components. East elevation, dormer is atypical. Read public comments into the record. Circa 1938; most shacks don’t evolve with a 2nd floor.</p> <p>Ballou – Adding a 2nd floor is not a precedent Codfish Park should be following. This is one of the last houses that gives a feeling of the charm and diminutive essence of Codfish Park.</p> <p>Welch – He had mentioned that this is in the crosshairs; many images submitted as precedent have eliminated the diminutive nature of Codfish Park; he can’t see holding this to a standard the other structures weren’t held to. The street elevation is in keeping with the character, but it could be shorter; you don’t need 8’6” interior ceilings so it could come down 6”. Removing those 6” would eliminate his south elevation concerns; the gable windows should be downsized. East elevation fenestration is overly busy; the 2nd-floor fenestration should be toned down; the chimney should be integrated in some form. North elevation, the initial submission roof mass is more appropriate with reduction in height.</p> <p>Oliver – Agrees with Mr. Welch on much of this.</p> <p>Coombs – We’ve made mistakes letting some Bank Street houses get to big; that doesn’t mean we should give up all of them. This should come down in height with the 2nd floor not as large as proposed. West elevation, the gable window is a large 9-over-6 and could be smaller. Agree with reducing the 1st-floor ceiling height to reduce the overall height. South elevation, 2 out of 3 windows are mullied and should be smaller and separated. East elevation has no feeling of Bank Street or the old cottage; it should be simplified with fewer windows; the chimney should be corbelled lower. North elevation could reduce the stairway tower; this is the quirkiest side.</p> <p>McLaughlin – North elevation, the 2nd-floor round window should be a 4-light. The rest is compatible.</p> <p>Camp – Agrees the previous north elevation is simpler; the chimney looks too modern. “C” windows should be shortened to normal 6-over-6. West elevation is almost too quirky; prefers the prior shed-dormer rendition. Agrees about reducing the height.</p>				
Motion	Motion to hold for revisions. (Welch)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Coombs, Welch, and Camp-aye		Certificate #		

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/studio	40/127	Topham Designs
7.	20B Bishops Rise 01-5593	20B Bishops Rise	New pool	40/127	Topham Designs
Voting	Camp, McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:29)	Backus – Ms. Williams asked these be held. Not opened at this time.				
Motion	Motion to Hold Items 2 through7 for Tuesday May 17. (Oliver)				
Roll-call Vote	Carried 5-0//Oliver, Welch, McLaughlin, Camp, and Oliver-aye			Certificate #	

8.	Scott Dehm 02-5644	8 Ash Street	Addition & shift arbor	42.4.2/94	SCI
Voting	Camp, McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments, and <i>Building with Nantucket in Mind (BWNIM)</i> .				
Representing	Chuck Lenhart, Sandcastle Construction Inc.				
Public	None				
Concerns (7:33)	<p>Lenhart – Reviewed renovation history, context photos, and changes made per previous concerns.</p> <p>Backus – Read HSAB comments 4/25: On the north elevation the new French door should be changed to a single door next to the existing 12-over-12 window. The new 3-over-3 windows in the rear wing should match the existing 8-light window.</p> <p>Circa 1755. Noted only HSAB comments were addressed in this presentation; for the record comments she makes are based upon her professional background and are not arbitrary. Read into the record, Nantucket Preservation Trust (NPT) comments of May 10th. Read Page 82 of <i>BWNIM</i>.</p> <p>Oliver – She thinks this could be approved through staff with minor adjustments; many houses in Town have beautiful side porches. Feels the proposed doesn't detract from the main mass façade.</p> <p>Welch – West elevation, the fenestration changes on the right help; the hipped roof has a dramatic change on the bearing of this structure; feels it's appropriate to make changes off the side of a historic structure. He feels his concerns are reflected in the north elevation. West elevation, there isn't normally a fascia line on the ridge of a hipped roof (not a fascia).</p> <p>Coombs – Appreciates the right-hand addition as seen from the west; the hipped roof reduces the perception of length; same on the right. North elevation, okay with the doors as proposed. Appreciates the lack of a roof walk skirt.</p> <p>McLaughlin – The French doors, 3-light windows, 6-over-6 windows, and 3-over-3 windows are atypical.</p> <p>Camp – North elevation, okay with the hipped roof over the porch. West elevation far right, likes the hipped roof with smaller windows but wishes it would come in a couple of feet. East elevation, would like the old window to remain in the 2nd-floor right wall space.</p>				
Motion	Motion to Approve through staff with an appropriately sized window to go back in the east elevation 2nd-floor. (Oliver)				
Roll-call Vote	Carried 5-0//Welch, Coombs, McLaughlin, Camp, and Oliver-aye			Certificate #	HDC2022-02-5644

9.	Cordts-Pearce 02-5742	76 Pleasant Street	Addition	55/367	JB Studio
Voting	Camp, McLaughlin, Coombs, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and <i>BWNIM</i> .				
Representing	Juraj Bencat, JB Studio Craig Pearce, owner				
Public	None				
Concerns (7:57)	<p>Pearce – Reviewed additional information and context photos; we didn’t make any design changes.</p> <p>Backus – Read HSAB comments 4/25: The proposed additions are too massive and out of scale with the existing house. The garage should be separated, and the rear addition kept to one story to conform to proper additive massing. The forward north addition is too wide for the scale of the house and the chimney should be interior. The addition on the south elevation needs to be stepped in with no flush wall. The French doors need kick panels. The existing historic windows should be restored, not replaced. HSAB would like to see revisions.</p> <p>This is a circa 1850, 1.5 story, Greek revival. Agrees with HSAB; the garage should not be attached; it’s incongruent with <i>BWNIM</i>.</p> <p>Welch – Agrees with HSAB and staff.</p> <p>Coombs – Also agrees.</p> <p>McLaughlin – North elevation, too much glass, and garage doors will be visible.</p> <p>Camp – The proposed new massing overwhelms the historic structure. Bring down the height of the rear additive massing that telescopes back off the original structure.</p> <p>Discussion about the 2-story garage addition being reduced so as not to overwhelm the historic structure.</p>				
Motion	Motion to Hold for revisions. (Welch)				
Roll-call Vote	Carried 4-0//McLaughlin, Coombs, Welch, and Camp-aye			Certificate #	
10.	41 Monomoy Rd, LLC 03-5883	41 Monomoy Road	New dwelling	54/79.1	Emeritus
Voting	Camp, McLaughlin, Coombs, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:16)	<p>MacEachern – Presented neighborhood context information; lot slopes down and away from Monomoy Road; façade is 87’ long. Reviewed changes made per previous concerns; sits about 45’ off the road.</p> <p>McLaughlin – Finds this appropriate for the Monomoy area. The front door should be a standard 6-panel door.</p> <p>Welch – Disagrees regarding the appropriateness; this seems much larger with respect to 46 Monomoy; 45, 38, and 49 are perpendicular to the road so don’t appear as large. It’s not the size, it’s the orientation that’s inappropriate.</p> <p>Coombs – Agrees being parallel to Monomoy Road makes it look overly big; except for that, no concerns. The front elevation dormers seem too large. She thinks reducing the height of the west elevation right mass would help; the shed dormer meeting rails don’t align.</p> <p>Camp – Asked for 2 chimney ovals instead of one. Would like the west-elevation, far-right massing brought down in height; sidelights would give the front door some presence.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 4-0//McLaughlin, Welch, Camp, and Coombs-aye			Certificate #	
11.	88 Pocomo Rd, LLC 03-5885	88 Pocomo Road	New dwelling	15/42	Emeritus
Voting	Camp, McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (time)	MacEachern – Asked to hold for Thursday, May 17. Not opened at this time.				
Motion	Motion to Hold for Thursday. (Coombs)				
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Coombs, Welch, and Camp-aye			Certificate #	

12. Tack3, LLC 10-4863 26 Washington Street Addition & remove balcony 42.3.2/23 CWA

Voting Coombs (acting chair), McLaughlin, Oliver
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing Chip Webster, Chip Webster Associates
 Public None
 Concerns (8:32) **Webster** – Agreed to move forward with a 3-person board. Reviewed changes made per previous concerns.
 Backus – Read HSAB comments 4/25: The 1st-floor could be lowered 1’ by redesigning the framing using flush beams, or pressure-treated framing at the 1st floor could lower the building. The roof walk adds to the height and should be removed. The forward south addition is too wide and out of scale with the main mass. The rear additions need to be stepped down considerably for proper additive massing. The east elevation has too many French doors. Now is the opportunity to correct the problems with the earlier approval. HSAB would like to see revisions.
 Oliver – Appreciates going back to the simpler form. The rear gable mass is taller than the front mass; it wasn’t in prior iterations and should go back to what it was. Thinks we shouldn’t ask the applicant to change previously approved elements not under consideration with this application.
 McLaughlin – South elevation, the 2nd-floor deck is 9’ off the wall; should be reduced to 8’.
 Coombs – Agrees with Ms. Oliver about dropping the secondary mass ridge to below the main mass. Would appreciate any effort to drop the height of the structure 1’.

Motion **Motion to Approve through staff with the south elevation decks reduced to 8’ deep. (Oliver)**
 Roll-call Vote Carried 3-0//McLaughlin, Oliver, and Coombs-aye Certificate # **HDC2021-10-4863**

13. Ocean Dojo, LLC 03-5847 20 Bartlett Farm Road Pool & hardscape 65/76 Atlantic Landscape

Voting Camp, McLaughlin, Coombs, Welch
 Alternates None
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (8:44) **Backus** – Don’t see Mr. Congleton in the queue.
 Not opened at this time.

Motion **Motion to Hold for representation. (Oliver)**
 Roll-call Vote Carried 4-0//McLaughlin, Coombs, Welch, and Camp-aye Certificate # **HDC2022-03-5847**

14. Hoehn-Saric 10-4865 34 Easton Street New dwelling 42.1/14/18 CWA

Voting Coombs, McLaughlin, Oliver
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historical documents, advisory comments, and “Resilient Nantucket”.
 Representing Chip Webster, Chip Webster Associates
 Public None
 Concerns (8:47) **Webster** – Reviewed changes made per previous concerns; will add kick panels to south elevation French doors.
 Backus – Read HSAB comments 4/25: The rear wing is considerably longer than the front mass; it would be better additive massing if that were scaled down and the length reduced by stepping the rear wall in several feet on either side to create breaks in the rear wall. Option 2 is preferred. A more creative approach to the rear double French doors could improve the monotony of the rear fenestration. HSAB would like to see revisions.
 Infill to replace Seward Johnson circa 1960s Conch House; should follow Chapter 11 “Resilient Nantucket”. The revisions mimicking the porch façade from the previous 1800 structures are appreciated and helps to break up the monolithic side walls. Agrees with HSAB on Option 2 as best for the south elevation.
 Oliver – Appreciates the changes. Agrees about Option 2.
 McLaughlin – There are 50 double-hung windows on this; it’s over fenestrated.

Motion **Motion to Approve as submitted. (Oliver)**
 Roll-call Vote Carried 2-1//Oliver and Coombs-aye; McLaughlin-nay Certificate # **HDC2021-10-4865**

Rest held for Thursday.

15. Eleven Lincoln Trust 08-4451 32 Jefferson Street Addition 30/132 Botticelli + Pohl

VIII. NEW BUSINESS 04/26/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	5 Martins, LLC	5 Martins Lane	Mini split heat pump	42.3.2/132	South Shore Climate
2.	Julia Brondi	70 Orange Street	Outside Shower	55.4.1/88	Peter Fernandes
3.	Sandy Ack, LLC	6 Sandy Drive	Move Off	29/76	NAG
4.	Sandy Ack, LLC	6 Sandy Drive	New Dwelling	29/76	NAG
5.	Peter Michalowski	9R Bayberry Court	New Dwelling	67/62	Brook Meerbergen
6.	Peter Michalowski	9R Bayberry Court	Garage/Cabana	67/62	Brook Meerbergen
7.	Peter Michalowski	9R Bayberry Court	Pool Hardscape	67/62	Brook Meerbergen

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8.	Wianno Family Nantucket	27 Brewster Road.	Porch	54/173	NAG
9.	Afiz, LLC	26 Naushon Way	Poolhouse/Gym	80/190	Val Oliver
10.	Fitzpatrick	4 Grey Lady Lane	Shed	66/702	Val Oliver
11.	Dan Driscoll	15 Madaket Road	Roof material change	41/299.3	Gerardo Nolasco
12.	31 Western, LLC	31 Western Avenue	Shed	87/94	Emeritus
13.	David Pokarcik	52 Hooper Farm Road	Like Kind Roof Repair	67/316	David Pokarcik
14.	Piya Phattanaphuti	16 Waydale Road	Rooftop Solar	67/870	Cotuit Solar
15.	Peter Lothefeld	11 Essex Road	Rooftop Solar	67/605	Cotuit Solar
16.	Kevin Jacobs	1 Judith Chase Lane	Shingle change (3-tab-arch)	42.3.2/4.1	T&T Roofing
17.	Costaves Akiana	8A Toombs Court	New Dwelling	68/153.3	Val Oliver
18.	High Tide Partners	8 Ackermuck	Rev. Window clr chng	41/618	Linda Williams
19.	Marty McGowan	42 Easton Street	Hardscape	42.4.1/21	Linda Williams
20.	Milestone Property Mngmt	28A Evergreen Way	Guest House	68/713.2	BPC
21.	Milestone Property Mngmt	28A Evergreen Way	Pool	68/713.2	BPC
22.	High Tide Partners, LLC	26 Douglas Way	New Dwelling	39/41	BPC
23.	High Tide Partners, LLC	26 Douglas Way	Garage	39/41	BPC
24.	High Tide Partners, LLC	26 Douglas Way	Shed	39/41	BPC
25.	High Tide Partners, LLC	26 Douglas Way	Gazebo	39/41	BPC
26.	High Tide Partners, LLC	26 Douglas Way	Pool	39/41	BPC
27.	Pamela Alexander 04-6178	4 Mayhew Road	Cottage	92.4/221	SMRD
28.	Pamela Alexander 04-6177	4 Mayhew Road	Pool	92.4/221	SMRD
29.	Pamela Alexander 04-6176	4 Mayhew Road	Shed	92.4/221	SMRD
30.	Kraig & Helen Syracuse 04-6180	2 L Street	New Porch Roof	59.4/261	LINK
31.	Michael & Lily Springer 04-6181	3 West Dover	Addition	55.4.1/170	LINK
32.	High Cliff Trust 04-6202	11 East Hallowell Lane	Addition/Reno	30/17	Botticelli + Pohl
33.	High Cliff Trust 04-6191	11 East Hallowell Lane	New Garage	30/17	Botticelli + Pohl
34.	John H Reilly Trust 04-6201	113 Main Street	Hrdscp: drive, fence, gates	42.3.3/105	Jardins Intl
35.	John H Reilly Trust 04-6200	1 Howard Street	Landscape Amenities	42.3.3/106	Jardins Intl
36.	Stephen Cherner 04-6199	196 Hummock Pond Rd	New Dwelling	65/30	Shelter 7
37.	NOTSOEASY LLC 04-6205	26 Easy Street	Curb Change	42.4.2/23	Emeritus
38.	NOTSOEASY LLC	26 Easy Street	Door Change/Replace	42.4.2/23	Emeritus
39.	Amanda & Kevin Jacobs 04-6225	4 Rays Court	Garage Studio Demo	42.3.2/3	Design Assoc Inc.
40.	Amanda & Kevin Jacobs 04-6226	4 Rays Court	Addition/Historical Reno	42.3.2/3	Design Assoc Inc.
41.	Nantucket Shire LLC	30 Dukes Road	New dwelling	56/189	Linda Williams
42.	Nantucket Shire LLC	30 Dukes Road	Move shed and addition	56/189	Linda Williams
43.	N.T. Historical Assoc. 02-5779	7 Fair Street	Replace windows	42.3.1/50	Linda Williams

IX. OLD BUSINESS 05/03/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Cabko, LLC	18B Bartlett Road	Reduce height workshop	67/133.1	NAG
2.	34B Walsh St 01-5568	34B Walsh Street	Addition	29/104	Studio Ppark
3.	6 Clara Drive LLC 03-6038	6 Clara Drive	Fencing & driveway	66/283	Elaine Johnson
4.	Ocean Health LLC	9 Falmouth Avenue	Deck & fenestration	82/423	JN Design
5.	Tom Kershaw	121 Washington Street	Deck	55.1.4/14	Val Oliver
6.	Arline Bartlett 12-5454	21 Pleasant Street	Windows, doors, sml addtn	55.4.1/1	LINK
7.	Kathleen Psaradelis 03-6017	7 Dooley Court	New Dwelling	68/153	David Nagys
8.	Juraj Bencat 03-5957	15 Wappossett Circle	Solar roof array	67/571	Ack Smart
9.	1 Caroline Way LLC 12-5414	1 Caroline Way	Pool & hardscape	82-59	Ahern
10.	Waterfront Pocomo LLC	17 Lauretta Way	New Dwelling	14/10.2	Brook Meerbergen
11.	450 Green Park LLC 11-5272	2 Stone Alley	Adtn, alter & foundation	42.3.1/103	Emeritus
12.	31 Western LLC 03-6026	31 Western Avenue	Hotel, fenest, stairs & ramp	87/94	Emeritus
13.	Victor Haley 03-5943	94 Orange Street	Addition	55.4.1/57	Paul Dreher

X. NEW BUSINESS 05/10/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Robert O'Day 04-6203	13 Chatham Road	Shed	54/125	Robert O'Day
2.	Kevin and Kelly Purcell 04-6208	32 Dukes Road	New Dwelling	56/188	Topham Designs
3.	Rachel Gates 05-6284	12B Daffodil Lane	Solar Roof Array	68/769.2	Rachel Gates
4.	Scott Valero 04-6224	9 Exeter Street	New Shed	76.4.1/410.1	Val Oliver
5.	Michael & Ivelina Eldridge 05-6285	23 Beach Grass Road	New Dwelling	68/382	Val Oliver
6.	N.H. A 04-6192	89 A & B Bartlett Road	Roof Replacement	66/410	Jim
7.	Lewis Kelsey 05-6261	14 Darling Street	Change Color	42.3.2/114	Lewis Kelsey
8.	Luciana Bretz-Pavie 04-6216	17 Tetawkimmo Drive	New Inground Pool	53/38	LINK
9.	David Pekarckik	52R Hooper Farm Road	New Garage	67/767.1	David Pekarckik
10.	David Pekarckik	52 Hooper Farm Road	New Dwelling	67/316	David Pekarckik
11.	Jean Francois Formela 04-6212	8 Old Westmoor Fm Rd	Fence	41/822	Ahern

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12. Stop This Train LLC 04-6218	31 Pequot Street	New Dwelling (Renewal)	80/130	MCA+
13. Ann Swart 05-6236	94 Quidnet Road	Roof replacement	21/107	Thornewill Designs
14. Fairgrounds Properties LLC 05-6240	71 Fairgrounds Rd(lot 1)	New Dwelling	67/693	Normand Residential
15. Fairgrounds Properties LLC 05-6239	71 Fairgrounds Rd(lot 1)	New Garage/Studio	67/693	Normand Residential
16. Fairgrounds Properties LLC 05-6241	71 Fairgrounds Rd(lot 1)	Pool and Hardscaping	67/693	Normand Residential
17. Ethan Devine 05-6243	Tuckernuck	Re-roof MH	94/21	Val Oliver
18. 11 Hulbert LLC 05-6253	11 Hulbert Avenue	Fence and Driveway	29.2.3/2	Val Oliver
19. James and Jennifer Soltesz 05-6252	2 Grey Lady	Fence and Driveway	66/701	Val Oliver
20. Pelican Lake LLC 05-6228	50 West Chester Street	Gate, Fencing, Hardscaping	41/382	Jardin's International
21. Andrew and Brooke Reger 05-6229	7E Lincoln Avenue	Fencing	42.4.1/8	Jardin's International
22. Frank Twarog 05-6231	18B Atlantic Avenue	Brick patio, fence, shell drve	55/24.2	Todd Farrell
23. Milton Rowland 05-6235	18 Mt. Vernon Street	Rev. 05-3784: Roof change	55.4.4/32.1	Milton Rowland
24. Suzanne Turner 05-6238	9 Long Pond Drive	Rev.11-2257: Relocate Grg	59/33	Botticelli + Pohl
25. 16 Western Ave 04-6155	16 Western Avenue	Fence	87/72	Botticelli + Pohl
26. Douglas Fisher 05-6250	7 Paul Jones Road	New Spa	30/68.1	Emeritus
27. Sacha Ross 05-6280	110 Surfside Road	New Dwelling	80/6	SMRD
28. Sacha Ross 05-6278	110 Surfside Road	Studio	80/6	SMRD
29. Sacha Ross 05-6275	110 Surfside Road	Garage	80/6	SMRD
30. Sacha Ross 05-6279	110 Surfside Road	Move-Off/ Demo Garage	80/6	SMRD
31. 5QPR LLC 05-6242	5 Quaise Pasture Road	Vehicle Gate/Sports Cart	26/21	Jardin's International
32. Mike Romano 05-6245	55 Easton Street	Addition to existing	42.4.1/68	Shelter 7
33. Cherner Stephen P Tr 05-6246	196 Hummock Pond Rd	New Garage	65/30	Shelter 7
34. Cherner Stephen P Tr 05-6247	196 Hummock Pond Rd	Landscape w/ Pool	65/30	Shelter 7
35. David Gray 05-6244	17 Clarendon Street	New Garage	76.1.3/92	David Gray
36. David and Kerry McElroy 05-6263	14 North Star Lane	Fence	30/205	Sandcastle Contruc.
37. Jeanette and Bob LLC 05-6283	43 Kendrick	Pool Cabana	76.4.3/31	CWA
38. Jeanette and Bob LLC 05-6266	43 Kendrick	MH Revisions	76.4.3/31	CWA
39. James and Dawn Didden 05-6274	8B Hawthorne Lane	New Shed	56/801	Workshop APD
40. William P. Hamlen 05-6276	4B Hawthorne Lane	New Shed	56/805	Workshop APD
41. Cohen Steven L Tr 05-6259	8 Sachem Road	Move Existing Shed	30/239	Workshop APD
42. Cohen Steven L Tr 05-6260	8 Sachem Road	Relocated Garage Cabana	30/239	Workshop APD
43. Grey Lady LLC 05-6254	32 Chuck Hollow Road	Move/Demo Garage	75/68	Normand Residential
44. Grey Lady LLC 05-6256	32 Chuck Hollow Road	Main House Renovations	75/68	Normand Residential
45. Grey Lady LLC 05-6255	32 Chuck Hollow Road	New Cabana	75/68	Normand Residential
46. Chris Frankenhoff 05-6234	4 Middle Tawpawshaw	Demo Pool	53/50	Normand Residential
47. Chris Frankenhoff 05-6233	4 Middle Tawpawshaw	New Pool and Hardscape	53/50	Normand Residential
48. Chris Frankenhoff 05-6232	4 Middle Tawpawshaw	Main House Renovations	53/50	Normand Residential
49. Cohen Steven L Tr 05-6258	8 Sachem Road	New Garage/ Studio	30/239	Workshop APD
50. 8 Red Mill Ln LLC 05-6288	8 Red Mill Lane	New dwelling	55/928	EMDA
51. 8 Red Mill Ln LLC 05-6299	8 Red Mill Lane	New Guest House	55/928	EMDA
52. Hale Everetts 05-6311	46 Monomoy Road	Rev. 12-0300: Wndw& door	54/71	EMDA
53. Mathew Dacey 05-6315	14 Plover Lane	New dwelling	12/53	EMDA
54. Oceanview Hydroponics 05-6316	33 Bartlett Farm Road	Hydroponics grwng factory	82/503	John Bartlett
55. Pocomo 53 Nominee Tr 05-6290	53 Pocomo Road	Move or Demo	15/17	Robert Paladino
56. Pocomo 53 Nominee Tr 05-6289	53 Pocomo Road	New dwelling	15/17	Robert Paladino
57. Pocomo 53 Nominee Tr 05-6291	53 Pocomo Road	New House Garage	15/17	Robert Paladino
58. Michael Altman 05-6292	37 Sankaty Head Road	Move MH	48/2	BPC
59. Michael Altman 05-6293	37 Sankaty Head Road	Move GH	48.2	BPC
60. 31 Western Ave LLC 05-6312	31 Western Avenue	Hardscape	82/94	Ahern
61. The Iren Hollo Zolo FT 05-6268	31 Low Beach Road	Addition & move on site	74/36	Botticelli + Pohl
62. Ack 71 Orange St LLC 05-6301	71 Orange Street	New Garage	55.4.1/167	LINK
63. Joshua Dalton	2 Mikes Drive	MH Add Egress Windows	66/75	LINK
64. 17 Ranger Rd LLC 05-6302	17 Ranger Road	Demo/ Move off Garage	39/28	LINK
65. 17 Ranger Rd LLC 05-6303	17 Ranger Road	New Garage	39/28	LINK
66. Johnson J Seward Jr Tr 05-6307	73 Hulbert Avenue	Cottage replace windows	29/5	Shelter 7
67. Island Living LLC	4A Wamasquid Place	Revisions to Existing COA	56/113.9	JB Studio
68. Island Living LLC 05-6300	77 Eel Point Road	New Beach Stairs	32/44	JB Studio
69. Eileen Harkness 05-6314	5 Gardner Perry Drive	Roof Change	55/32.1	Thornewill Design

XI. OTHER BUSINESS	
Approved Minutes	April 26 & 28, 2022
Motion	No action at this time.
Roll-call vote	N/A
Review Minutes	May 5, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Thursday, May 12th @ 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 9:02 pm. (McLaughlin)**
 Roll-call vote Carried 3-0//Oliver, Coombs, and McLaughlin-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council

Tuckernuck Advisory Board