



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, Stephen Welch,
Associate Commissioners: Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Tuesday, May 17, 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; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Camp, Coombs, Oliver, Welch, Dutra, Thornewill
 Remote Participants: Coombs
 Absent Members: None
 Late Arrivals: None
 Early Departures: Camp, 8:35 pm

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

1. Welch – On Tuesday, May 31 from 6-8 at the VFW, the HDC will ratify the appointment of McLaughlin as Commissioner Emeritus. Asked Staff to send announcements to the designer community and that those wishing to attend to please RSVP at Nantuckethonoringjohn@gmail.com
2. Oliver – Asked a discussion on the Park Wind turbine project be put on the agenda for discussion.

II. ELECTION OF OFFICERS

1. Chair: Nominees – No action at this time.
2. Vice chair: Nominees – No action at this time.

III. CONSENTS

| Property owner name | Street Address | Scope of work | Map/Parcel | Agent |
|-------------------------------------|-----------------------|----------------------------|--------------|------------------------|
| 1. James & Jennifer Soltesz 05-6252 | 2 Grey Lady | Fence and Driveway | 66/701 | Val Oliver |
| 2. Scott Valero 04-6224 | 9 Exeter Street | New Shed | 76.4.1/410.1 | Val Oliver |
| 3. Stoyan Ivanov 05-6319 | 18 South Shore Road | Rev. 72057: main house | 80/66 | Norman Resid |
| 4. 5QPR, LLC 05-6242 | 5 Quaise Pasture Road | Vehicular Gate/Sports Cart | 26/21 | Jardin's International |
| 5. Jean Francois Formela 04-6212 | 8 Old Westmoor Fm Rd | Fence | 41/822 | Ahern |
| 6. Andrew & Brooke Reger 05-6229 | 7 East Lincoln Avenue | Fencing | 42.4.1/8 | Jardin's International |
| 7. Stephen Fitzpark 04-6127 | 4 Grey Lady Lane | Shed | 66/702 | Val Oliver |
| 8. Stop This Train, LLC 04-6218 | 31 Pequot Street | New Dwelling (Renewal) | 80/130 | MCA+ |
| 9. Jon & Suzanne Bohn 05-6262 | 111 Somerset Road | Relplace window | 66/140 | Eric Shurm |
| 10. Conscious Living 05-6309 | 49 Fairgrounds Road | MH window replacement | 67/306 | Gryphon Architects |
| 11. Conscious Living 05-6308 | 49 Fairgrounds Road | Cottage window replace | 67/306 | Gryphon Architects |
| 12. Hale Everetts 05-6311 | 46 Monomoy Road | Rev. 12-0300: Wndw& door | 54/71 | EMDA |
| 13. Suzanne Turner 05-6238 | 9 Long Pond Drive | Rev.11-2257: Relocate Grg | 59/33 | Botticelli + Pohl |
| 14. Jeanette & Bob, LLC 05-6283 | 43 Kendrick | Pool Cabana | 76.4.3/31 | CWA |
| 15. Pamela Alexander 04-6176 | 4 Mayhew Road | Shed | 92.4/221 | SMRD |

Voting Camp (acting chair), Coombs, Welch, Dutra, Thornewill

Alternates None

Recused Pohl, Oliver

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Welch)**

Roll-call Vote Carried 5-0//Dutra, Thornewill, Coombs, Welch, and Camp-aye

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

IV. CONSENTS WITH CONDITIONS

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|---|---|----------------------|-------------------|---------------------------|
| 1. Rachel Gates 05-6284 • Due to lack of visibility | 12B Daffodil Lane | Solar Roof Array | 68/769.2 | Rachel Gates |
| 2. Luciana Bretz-Pavie 04-6216 • 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. | 17 Tetawkimmo Drive | New Inground Pool | 53/38 | |
| 3. Stephen P Cherner Tr 05-6247 • 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. | 196 Hummock Pond Rd | Landscape w/ Pool | 65/30 | Shelter 7 |
| 4. Douglas Fisher 05-6250 • 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. | 7 Paul Jones Road | New Spa | 30/68.1 | Emeritus |
| 5. Milestone Property Mngmt 04-6179 • 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. | 28A Evergreen Way | Pool | 68/713.2 | BPC |
| 6. Joan Bunting 05-6352 • 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 Pine Tree Street | Pool & hardscape | 68/228 | Linda Williams |
| 7. Pamela Alexander 04-6177 • 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 Mayhew Road | Pool | 92.4/221 | SMRD |
| Voting | Pohl, Camp, Coombs, Oliver, Welch | | | |
| Alternates | Dutra, Thornewill | | | |
| Recused | None | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns | No additional concerns. | | | |
| Motion | Motion to Approve through staff per noted conditions. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye | | Certificate # | HDC2022-(as noted) |

V. 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> |
|--|---|----------------------|-------------------|------------------------|
| 3. Steven & Marian Wilson 04-6123 | 5 Surfside Road | Addition & lift | 55/253 | LINK |
| Voting | Camp (acting chair), Coombs, Oliver, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Victoria Ewing, LINK | | | |
| Public | None | | | |
| Concerns (5:12) | <p>Ewing – Applying to Massachusetts Historical Commission (MHC) for tax credit. Reviewed changes made per previous concerns. Keeping the window well on the north elevation. Lifting to set on a new, full foundation.</p> <p>Backus – They have a Historic Tax credit application with MHC and are meeting with Nantucket Historical Commission. Appreciate the revisions and increased vegetation. She looked at this and provided feedback. Regarding visibility, additional vegetation should be proposed along any window well to include those on the additions. This will be vetted by MHC regarding the Secretary of Interior standards.</p> <p>Oliver – Appreciates moving the window well of Surfside Road.</p> <p>Welch – Appreciates the changes; this is approvable.</p> <p>Coombs – Appreciates the changes, especially to the front. Vegetation should be in front of and around all window wells to cut light glare at night.</p> | | | |
| Motion | Motion to Approve through staff with vegetation around the window wells. (Coombs) | | | |
| Roll-call Vote | Carried 4-0//Oliver, Welch, Coombs, and Camp-aye | | Certificate # | HDC2022-04-6123 |

VI. OLD BUSINESS 04/19/2022

| Property owner name | Street Address | Scope of work | Map/Parcel | Agent |
|---------------------|-----------------|----------------------------|------------|-----------|
| 1. K225, LLC | 126 Main Street | Move on site & renovations | 42.3.3/98 | JB Studio |

Voting Pohl, Camp, Coombs, Oliver, Welch
 Alternates Dutra, Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing Juraj Bencat, JB Studio
 Linda Williams
 Public None
 Concerns (5:29) **Bencat** – Reviewed changes made per previous concerns.

Williams – Reviewed the history of additions. Reviewed the foundation survey; it will move 2'. There are no original windows left; will do true-divided lights (TDL) with wood storms on the front and simulated-divided lights (SDL) on the sides and rear. Only the front section was moved in from Sherburn. Old beams and flooring is being sprayed and stored. The north elevation basement windows are existing with zero setback.

Backus – Read HSAB comments 4/25: Additional photos still show a useable front foundation; keeping the existing rubble and brick along Main Street is important to retain the character of this very old building; moving it is unnecessary and should not be allowed. The proposed dormer facing Main Street dominates that roof plane and is in an unnaturally high position; it puts the windows out of alignment with the other 2nd-floor windows and should be eliminated. The roof walk should not be allowed as one never existed on this house. The proposed chimney is too tall and should be retained in the same place as the original; the central fireplaces and chimney stack are the most character-defining elements of an antique house and all efforts should be made to maintain and restore them. West elevation front window is out of balance and should be eliminated, and the new middle window should align with the window below. The east elevation windows should remain in place. All existing historic windows should be restored rather than replaced. The wide, full-width steps on the west should be narrower. HSAB would like to see revisions.

Circa 1750 EW Cobb house; the rear and a couple side additions are circa 1990s. Received the letter from Hollis Webb stating that not one original sash exists. Appreciates the foundation photos. Agrees moving isn't necessary. Additive massing is appropriate and appreciates addition not being on the main block; gable dormer on the main block isn't appropriate or typical. TDLs should be on all facades visible from a public way. Appreciates the 12-light, kick-panel French doors; would prefer to see a central-mass chimney remaining.

Coombs – The roof walk is inappropriate on a 1750 house that didn't have a roof walk. The original chimney should remain as is. Confirmed the height: 30'6" at the front and 25'11" at the rear. West elevation, the middle 2nd-floor window needs to be moved a bit to align over the 1st-floor window. Suggested the front mass foundation should remain and be supported by a new foundation behind it. North elevation, the right dormer is not appropriate.

Camp – North elevation, the right dormers look too modern. The chimney will be more historically correct if it's in the center. She's okay with the roof walk. Explained how she reinforced her foundation, which had a similar situation, to maintain the existing façade. She would prefer TDL on the visible windows with SDLs toward the rear.

Oliver – She's hesitant to allow the move. A new foundation is great; you can keep the existing material by pouring the foundation on the inside behind the façade. The chimney should be corbelled like the existing. The north elevation shed dormer should be smaller with smaller windows going up to the eave line; suggested hopper windows. She's okay with the roof walk, especially without a skirt on the street side.

Welch – Okay with the roof walk with no skirt on the roadside. North elevation, dormer wall plain should be reduced to be in concert with other historic dormers; there are historical references for a fascia; preferred the flush dormer. The idea of an engineer's determination is important and key for him; a move of a small amount isn't an issue since the foundation isn't structurally intact; ditto with the chimney.

Pohl – He's hearing Commissioners want an engineer's structural report on the foundation. He's okay with the roof walk as long as it's drawn correctly and has no skirt on the front. Likes Ms. Oliver's idea of matching the pane size of the "A" window in the north-elevation dormer windows. If a house is sitting on rubble, it will continue to sag unless something is done; you can pour concrete on the interior or build a new foundation and front with a brick veneer. He doesn't object to a chimney that's rebuilt faithful to the existing. He's not against the house move provided assurances are given that the new foundation will look like the existing.

Motion **Motion to Hold for revisions and an engineer's foundation report. (Coombs)**
 Roll-call Vote Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye Certificate #

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|-----------------|---|----------------|------------------|-----------------|------------------------|----------------|
| 2. | 20A Bishops Rise | 01-5590 | 20A Bishops Rise | Garage | 40/127 | Topham Designs |
| Voting | Pohl, Camp, Coombs, Oliver, Thornewill | | | | | |
| Alternates | Welch | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, photos. | | | | | |
| Representing | Joe Topham, Topham Design Linda Williams | | | | | |
| Public | None | | | | | |
| Concerns (5:58) | <p>Williams – Reviewed grading. Trim is grey. Asked for an approval through staff.</p> <p>Topham – No changes were made to the architecture. Adding about 1.5’ fill.</p> <p>Oliver – There are comments about the design on March 22nd and we held for revisions.</p> <p>Thornewill – Okay with an approval through staff lowering the ridge and eave of the left wing.</p> <p>Coombs – Asked how much it is being filled.</p> <p>Camp – She’s good.</p> <p>Pohl – We want to see revisions to the architecture that reflect the board’s comments.</p> | | | | | |
| Motion | Motion to Approve through staff with the west elevation left side to drop down so that the eave line is even with the right massing. (Oliver) | | | | | |
| Roll-call Vote | Carried 4-0//Thornewill, Camp, Coombs, Oliver, and Pohl-aye | | | Certificate # | HDC2022-01-5590 | |
| 3. | 20A Bishops Rise | 01-5594 | 20A Bishops Rise | New pool | 40/127 | Topham Designs |
| Voting | Pohl, Camp, Coombs, Oliver, Thornewill | | | | | |
| Alternates | None | | | | | |
| Recused | None | | | | | |
| Documentation | Landscape design plans, site plan, photos. | | | | | |
| Representing | Joe Topham, Topham Design Linda Williams | | | | | |
| Public | None | | | | | |
| Concerns (6:14) | <p>Williams – Explained the lack of visibility. Will accept the pool caveat regarding visibility.</p> <p>Thornewill – She’s okay with the pool. Her concern is the long cobble wall; it has no organic nature to it that flows with the grade.</p> <p>Camp – Confirmed the location of the 5’ stone walls; suggested shifting the pool to allow room to undulate the wall so it isn’t so square. Elevation at the road is 56’ and the marker at the pool is 56’ she doesn’t see how it won’t be visible. The pool could be shortened; it’s long at 40’.</p> <p>Coombs – The photos look like the wall stone is set in cement; it shouldn’t be. You are creating a platform for the pool; one of the charms of the area is that it isn’t flat. Changing the grade 8’ is not approvable by HDC guidelines.</p> <p>Oliver – She has no comments.</p> <p>Pohl – This platform is at elevation 55; the line cutting through Bishops is also elevation 55. This is a hill at elevation 60 being reduced to elevation 55. The wall faces away from the road. He’s convinced that though the wall is large and tall, it won’t be visible; the pool won’t be visible because of the house.</p> | | | | | |
| Motion | Motion to Approve. (Oliver) | | | | | |
| Roll-call Vote | Carried 4-1//Thornewill, Coombs, Oliver, and Pohl-aye; Camp-nay | | | Certificate # | HDC2022-01-5594 | |
| 4. | 20B Bishops Rise | 01-5591 | 20B Bishops Rise | Rev. Main house | 40/127 | Topham Designs |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | | | |
| Alternates | None | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, photos. | | | | | |
| Representing | Joe Topham, Topham Design Linda Williams Don Bracken, Bracken Engineering | | | | | |
| Public | None | | | | | |
| Concerns (6:29) | <p>Topham – Reviewed changes made per previous concerns; were able to eliminate retainage around the pool. Discussion about the grading.</p> <p>Thornewill – She no longer has concerns.</p> <p>Welch – A lot of his questions have been answered; he’d prefer step-built homes, but this goes in the right direction.</p> <p>Oliver – Better than most.</p> <p>Coombs – No concerns.</p> | | | | | |
| Motion | Motion to Approve. (Oliver) | | | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Welch, Coombs, Oliver, and Pohl-aye | | | Certificate # | HDC2022-01-5591 | |

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|-----------------|---|------------------|--------------------|---------------|------------------------|
| 5. | 20B Bishops Rise 01-5597 | 20B Bishops Rise | New garage/cottage | 40/127 | Topham Designs |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos. | | | | |
| Representing | Joe Topham, Topham Design Linda Williams | | | | |
| Public | None | | | | |
| Concerns (6:35) | <p>Williams – This hasn’t been reviewed yet. Asserts only the west elevation is visible. Topham – He can make the gambrel wings narrower; asked by how much. Sits 3’ lower than the house. Oliver – It’s too big, especially from the west; it’s virtually the same size as the main house. It needs more additive massing. Coombs – She agrees it needs additive massing and it should be reduced in height to 24’. She preferred the previous submission. Thornewill – It’s top heavy; all the gambrels should break lower. Welch – Nothing to add.</p> | | | | |
| Motion | Motion to Hold for revisions. (Coombs) | | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Welch, Oliver, Coombs, and Pohl-aye | | | Certificate # | |
| 6. | 20B Bishops Rise 01-5593 | 20B Bishops Rise | New pool | 40/127 | Topham Designs |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Landscape design plans, site plan, photos. | | | | |
| Representing | Joe Topham, Topham Design Linda Williams | | | | |
| Public | None | | | | |
| Concerns (6:41) | <p>Williams – This is not visible. No concerns.</p> | | | | |
| Motion | Motion to Approve as submitted. (Welch) | | | | |
| Roll-call Vote | Carried 5-0//Oliver, Thornewill, Coombs, Welch, and Pohl-aye | | | Certificate # | HDC2022-01-5593 |
| 7. | 88 Pocomo Rd, LLC 03-5885 | 88 Pocomo Road | New dwelling | 15/42 | Emeritus |
| Voting | Pohl, Camp, Coombs, Oliver, Welch | | | | |
| Alternates | Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, landscape design plans, site plan, and photos. | | | | |
| Representing | Matt MacEachern, Emeritus Development Miroslava Ahern, Ahern Design, LLC | | | | |
| Public | J. Graham Goldsmith, abutter | | | | |
| Concerns (6:42) | <p>MacEachern – Reviewed proposed grading and neighborhood context. Main ridge height above foundation is 28’1”. Ahern – Explained the supplemental landscaping information, which was requested by the Board. Goldsmith – Appreciates the landscape buffer between properties. This is more than the site can accommodate; without the porch it’s 120’ long and with 10’ to 12’ of fill in places. As seen from the road, it will look towering. The retaining walls are massive. Feels this needs to be scaled down. Camp – This is built on the highest point of the sight, which is elevation 45; that’s not appropriate. It’s very long and looks like a dormitory. This needs to be scaled down. From the west elevation, the right mass is overly extended, over fenestrated, and windows are too monotonous. Coombs – We haven’t approved the grading, but they are bringing in truckloads of sand; doesn’t think that should be happening. This is too long with no additive massing. West elevation has all mulled windows, and the floor-to-ceiling 2-over-2 windows are too big. This is not sympathetic to the area. East elevation, the front door is inappropriate and has no presence; the pent roof is anemic. If this is visible from the harbor, it has way too many windows. Welch - The existing grade isn’t 45; the finished floor is 45’ with the apex of the bluff at 43’. There is a lot of infill going on; we need to vote consistent with our guidelines; this is a dramatic grade change. The overall width and the right most massing as seen from the west is too long. There is a precedent for this level of fenestration. Visibility from the harbor depends on the amount of fill they use. Need to address additive massing and fenestration and reduce the amount of fill. Oliver – The basic design is okay but it’s missing additive massing; the ridges change but the eave lines are all the same. The cross-section looks like the bowl between the house and barn is filled and flattened with retaining for the pool; that area should step down. It seems like a huge manipulation of the site. Pohl – The fill is 9’ at about the middle main house deck to the pool; that’s almost this entire meeting room. The width and amount of glass facing west is also a concern.</p> | | | | |
| Motion | Motion to Hold for revisions. (Coombs) | | | | |
| Roll-call Vote | Carried 5-0//Welch, Oliver, Camp, Coombs, and Pohl-aye | | | Certificate # | |

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|-----------------------------------|--|------------------|---------------|--------------------|
| 8. Ocean Dojo, LLC 03-5847 | 20 Bartlett Farm Road | Pool & hardscape | 65/76 | Atlantic Landscape |
| Voting | Pohl, Camp, Coombs, Thornewill, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns (8:44) | Not opened at this time. | | | |
| Motion | Motion to Hold for Thursday, May 19. (Camp) | | | |
| Roll-call Vote | Carried 5-0//Coombs, Thornewill, Welch, Camp, and Pohl-aye | | Certificate # | |

| | | | | |
|--|---|----------|---------------|------------------------|
| 9. Eleven Lincoln Trust 08-4451 | 32 Jefferson Street | Addition | 30/132 | Botticelli + Pohl |
| Voting | Camp (acting chair), Coombs, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | Pohl | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | |
| Representing | Lisa Botticelli, Botticelli & Pohl | | | |
| Public | None | | | |
| Concerns (7:22) | <p>Botticelli – Reviewed changes made per previous concerns; provided photoshop of front gable dormers with double windows to show limited visibility.</p> <p>Backus – Read HSAB comments 4/25: The single window dormers are preferred over the double windows and would be improved if they were a little narrower. The double third floor north window should change back to a single. Circa 1980, formerly 12 Jefferson Avenue. Prefer the existing chimney; the proposed is atypical as is the new exterior chimney.</p> <p>Welch – East elevation, the double-window gable dormers are the most appropriate treatment, and they are proportionate to the structure; the chimneys should be a little narrower.</p> <p>Thornewill – Agrees with Mr. Welch about the double-window gable dormers.</p> <p>Coombs – The shed dormer on the right of the west elevation would look better reduced to a single-window dormer.</p> <p>Camp – Agrees about the gable dormers; the single windows are swimming.</p> | | | |
| Motion | Motion to Approve through staff with the chimney trimmed up 1' left to right as seen from the east. (Welch) | | | |
| Roll-call Vote | Carried 4-0//Thornewill, Coombs, Camp, and Welch-aye | | Certificate # | HDC2021-08-4451 |

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|--------------------------------------|--|-----------------|---------------|------------------------|
| 10. Housing Nantucket 04-6101 | 31 Fairgrounds Road | Solar & carport | 66/283 | Jardins Intl. |
| Voting | Pohl, Camp, Coombs, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, and manufacturer spec sheet. | | | |
| Representing | Elisabeth O'Rourke, Jardins Internal | | | |
| Public | None | | | |
| Concerns (7:32) | <p>O'Rourke – Reviewed changes made per previous concerns.</p> <p>Camp – (couldn't hear)</p> <p>Welch – It appears these are cedar wrapped metal posts. The concept of lattice on the ends is appropriate where it borders the garden but not so appropriate along the sidewalk.</p> <p>Coombs – The cedar wrapping would help them fit in.</p> <p>Thornewill – She thinks wrapping them in cedar is approvable.</p> <p>Pohl – All posts will be wrapped with lattice on the ends.</p> | | | |
| Motion | Motion to Approve through staff with the addition of the lattice panels wrapped on the end posts of each section. (Welch) | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Camp, Coombs, Welch, and Pohl-aye | | Certificate # | HDC2022-04-6101 |

VII. 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. | Michael & Lily Springer 04-6181 | 3 West Dover Street | Addition to shed | 55.4.1/170 | LINK |
| Voting | Camp (acting chair), Coombs, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | | |
| Representing | Victoria Ewing, LINK | | | | |
| Public | None | | | | |
| Concerns (7:43) | <p>Ewing – Reviewed the dimensions of the windows and photo confirming square panes; all windows are the same size; she didn't get a window schedule in time. The main house is circa 1849 contributing.</p> <p>Backus – Read HSAB comments 5/9: No concerns, however east and west are reversed. She wanted to know the age of this structure.</p> <p>Welch – When you turn these in, we want accurate drawings with appropriate scaled windows. He's okay with the clarification but the drawings must be updated calling out the window sizes.</p> <p>No further concerns.</p> | | | | |
| Motion | Motion to Approve through staff with drawings corrected to show window sizes per Exhibit A. (Welch) | | | | |
| Roll-call Vote | Carried 3-0//Coombs, Welch, and Camp-aye | | | Certificate # | HDC2022-04-6181 |
| 2. | Julia Brondi 04-6137 | 70 Orange Street | Outside Shower | 55.4.1/88 | Peter Fernandes |
| Voting | Pohl, Coombs, Welch, Dutra, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | Camp & Oliver taking a break. | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | | |
| Representing | Peter Fernandes | | | | |
| Public | None | | | | |
| Concerns (7:53) | <p>Fernandes – Presented project; the homeowner wants the shingles to look the same as the house.</p> <p>Backus – Read HSAB comments 5/2: Shower wall should be vertical board, not shingles. Circa 1870 1.5 4-bay colonial revival in the old historic district. Agree with HSAB; the plans were hard to discern.</p> <p>Thornewill – The shingle is too modern; vertical board would be better. However, doesn't think it'll be visible behind the hedge. The white trim on top calls it out.</p> <p>Welch – Agrees with Ms. Thornewill; the shingle is modern though subdued. None of that is relevant with privet in place.</p> <p>Dutra – Agrees.</p> <p>Coombs – It should be a typical shower enclosure with vertical board.</p> <p>Pohl – Shingles aren't normal but it's behind a hedge on the back. The white board should be natural to weather cedar.</p> | | | | |
| Motion | Motion to Approve as submitted with the hedge to be maintained in perpetuity. (Thornewill) | | | | |
| Roll-call Vote | Carried 4-1//Welch, Dutra, Thornewill, and Pohl-aye; Coombs-nay | | | Certificate # | HDC2022-04-6137 |
| 3. | Sandy Ack, LLC 04-6138 | 6 Sandy Drive | Move off/demo | 29/76 | NAG |
| Voting | Pohl, Camp, Coombs, Dutra, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | Oliver, Welch | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historical documents, and advisory comments. | | | | |
| Representing | Steve Theroux, Nantucket Architectural Group | | | | |
| Public | None | | | | |
| Concerns (8:02) | <p>Backus – Read HSAB comments 5/2: Given the history of similar moves and demos in this area, no concerns. Appropriate documentation of existing should be submitted. HDC 1980s survey, circa 1950s contributing. It would be nice to have a better record of this structure.</p> <p>Theroux – Presented project. Offered to Habitat Nantucket and Nantucket Housing but it's not insulated. In 1949-1950 it was built as a garage and added onto.</p> <p>Camp – She would prefer better photos; it's beautiful in its simplicity but isn't winterized; doing that might not be possible.</p> <p>Dutra – No concerns.</p> <p>Coombs – She'd prefer it be moved.</p> | | | | |
| Motion | Motion to Approve with complete photos of structure submitted to staff. (Camp) | | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Dutra, Coombs, Camp, and Pohl-aye | | | Certificate # | HDC2022-04-6138 |

| | | | | |
|------------------------------|--|---------------|---------------|------------------------|
| 4. Sandy Ack, LLC | 6 Sandy Drive | New Dwelling | 29/76 | NAG |
| Voting | Pohl, Camp, Coombs, Dutra, Thornewill | | | |
| Alternates | None | | | |
| Recused | Oliver, Welch | | | |
| Documentation | Architectural elevation plans, site plan, photos, advisory comments, and “Resilient Nantucket”. | | | |
| Representing | Steve Theroux, Nantucket Architectural Group | | | |
| Public | None | | | |
| Concerns (8:09) | <p>Theroux – Presented project; building envelop is limited by the Conservation Commission. The 1st-floor flood elevation is 10’.</p> <p>Backus – Read HSAB comments 5/2: North: upper deck dominates the small, shed roof; curved overhang above 2nd floor French doors should drop down tighter to door header; horizontal foundation skirt boards should be more of a panelized lattice or vertical boards, perhaps between brick piers; shingling the porch posts would fit into this style better; the exterior stairs could be improved upon; a red cedar roof would be preferred. West elevation, projecting deck tower needs to be more integrated. East: gable is too narrow; painting the chimney white makes it really stand out. It should be natural brick. South: the 2nd-floor wall needs a break and the windows are a little too monotonous. HSAB would like to see revisions.</p> <p>This needs to comply with “Resilient Nantucket” Chapter 11 and we’ll need a copy of the proposed elevation certification. Shingle style is great. Horizontal board on the foundation is not appropriate. Agrees with HSAB.</p> <p>Dutra – Agrees with HSAB; but this is going in the right direction. Agrees the horizontal boards should be vertical with a water line and shingle-style columns.</p> <p>Camp – Doesn’t think a full 2 stories is doable on this site; suggested a bungalow or prairie style with a large porch; look at Willard Street.</p> <p>Coombs – Agrees with HSAB; this is much too big and complicated for Sandy Drive. Willard or Walsh Street have good examples. The horizontal board are disturbing, and it should come down to 1.5 story with no roof walk.</p> <p>Thornewill – Shingle style is large and bold yet simple with a high-pitched roof, which you can’t do here; this has too much going on and should be simplified and smaller.</p> <p>Pohl – When in the low-lying areas of Brant Point, he’ll see a 2-story house towering over the area and looks like it was shoehorned in. Feels the constrained footprint is giving shape to this house; the result is dense and tall. If you went with a steep roof, you’d have to sacrifice 2nd-floor space.</p> | | | |
| Motion | Motion to Hold for revisions and to go back to HSAB for review. (Camp) | | | |
| Roll-call Vote | Carried 5-0//Dutra, Coombs, Thornewill, Camp, and Pohl-aye | | Certificate # | |
| 5. Peter Michalowski 04-6140 | 9R Bayberry Court | New Dwelling | 67/62 | Brook Meerbergen |
| Voting | Pohl, Camp, Coombs, Welch, Dutra | | | |
| Alternates | None | | | |
| Recused | Oliver | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Brook Meerbergen | | | |
| Public | None | | | |
| Concerns (8:26) | <p>Meerbergen – Presented project; lot is behind another house.</p> <p>No concerns.</p> | | | |
| Motion | Motion to Approve as submitted. (Welch) | | | |
| Roll-call Vote | Carried 5-0//Camp, Dutra, Coombs, Welch, and Pohl-aye | | Certificate # | HDC2022-04-6140 |
| 6. Peter Michalowski 04-6141 | 9R Bayberry Court | Garage/Cabana | 67/62 | Brook Meerbergen |
| Voting | Pohl, Camp, Coombs, Welch, Dutra | | | |
| Alternates | None | | | |
| Recused | Oliver | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Brook Meerbergen | | | |
| Public | None | | | |
| Concerns (8:30) | <p>Meerbergen – Presented project.</p> <p>Camp – Northeast elevation, would like more articulation of the broken back.</p> <p>No others have concerns.</p> | | | |
| Motion | Motion to Approve as submitted. (Welch) | | | |
| Roll-call Vote | Carried 5-0//Coombs, Dutra, Camp, Welch, and Pohl-aye | | Certificate # | HDC2022-04-6141 |

7. Peter Michalowski **04-6142** 9R Bayberry Court Pool Hardscape 67/62 Brook Meerbergen
 Voting Pohl, Coombs, Oliver, Welch, Dutra
 Alternates Thornewill
 Recused Camp left
 Documentation Landscape design plans, site plan, photos, and *Building with Nantucket in Mind (BWNIM)*.
 Representing Brook Meerbergen
 Public Meg Glidden

Concerns (8:34) **Meerbergen** – Presented project; he'd have to talk to his client about rotating the pool.
Glidden – This is a rural area; *BWNIM* Page 137; any house in a forest should respond to the setting rather than being an open lot. She'd prefer the pool be turned 90 degrees to allow for more woodland around it.
Oliver – Agrees it would be more neighborly to turn it and the lawn would be more useable with less hardscape.
Dutra – If you turn it, the pool could be closer the house; but he has no concerns either way.
Coombs – She'd like it turned. We are a registered farm town, so farm animals need to be considered.
Welch – It would be a more appropriate setting to rotate around the lower right-hand corner a couple of feet off the house.

Pohl – He agrees with Mr. Welch. If it rotates away west, it will be more behind the house in front.
 Motion **Motion to Approve through staff turning the pool 90 degrees per Exhibit A. (Welch)**
 Roll-call Vote Carried 5-0//Dutra, Oliver, Coombs, Welch, and Pohl-aye Certificate # **HDC2022-04-6142**

8. Marty McGowan 42 Easton Street Hardscape 42.4.1/21 Linda Williams
 Voting Pohl, Coombs, Oliver, Welch, Dutra
 Alternates Thornewill
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (8:44) Not opened at this time.
 Motion **Motion to Hold for representation. (Oliver)**
 Roll-call Vote Carried 5-0//Dutra, Coombs, Welch, Oliver, and Pohl-aye Certificate #

9. Milestone Property Mngmt 28A Evergreen Way Guest House 68/713.2 BPC
 Voting Pohl, Coombs, Oliver, Welch, Thornewill
 Alternates Dutra
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Joe Paul, BPC
 Public None
 Concerns (8:45) **Paul** – Presented project; modular construction.
Oliver – It is too tall at 29'; there are places you could eliminate height – cut 2nd floor to 7' and lower the pop-up roofs. The windows could use trim around them.
Thornewill – Agrees with Ms. Oliver about dropping the height; the ridge could come down and reduce the between-floors box. Look at using dormers.
Welch – The between-floor box could be reduced to 17". This is visible from Lilac and the grade is higher than abutting roads, so it'll be a tall structure on a hill. North elevation is under fenestrated and will be very visible. Suggested 1¾-stories with flush dormers.
Coombs – Rear elevation 1st-floor mulled windows should be separated with a 3rd window added to fill the wall.
Pohl – It could be moved away from the driveway. It could use a window over the front door.
 Motion **Motion to Hold for revisions. (Coombs)**
 Roll-call Vote Carried 5-0//Thornewill, Oliver, Welch, Coombs, and Pohl-aye Certificate #

Rest held for Thursday, May 19th

10. High Tide Partners, LLC 26 Douglas Way New Dwelling 39/41 BPC
 11. High Tide Partners, LLC 26 Douglas Way Garage 39/41 BPC
 12. High Tide Partners, LLC 26 Douglas Way Shed 39/41 BPC
 13. High Tide Partners, LLC 26 Douglas Way Gazebo 39/41 BPC
 14. High Tide Partners, LLC 26 Douglas Way Pool 39/41 BPC
 15. Pamela Alexander **04-6178** 4 Mayhew Road Cottage 92.4/221 SMRD
 16. High Cliff Trust **04-6202** 11 East Hallowell Lane Addition/Reno 30/17 Botticelli + Pohl
 17. High Cliff Trust **04-6191** 11 East Hallowell Lane New Garage 30/17 Botticelli + Pohl
 18. John H Reilly Trust **04-6201** 113 Main Street Hrdscp: drive, fence, gates 42.3.3/105 Jardins Intl
 19. John H Reilly Trust **04-6200** 1 Howard Street Landscape Amenities 42.3.3/106 Jardins Intl
 20. Stephen Cherner **04-6199** 196 Hummock Pond Rd New Dwelling 65/30 Shelter 7
 NOTSOEASY LLC **04-6205** 26 Easy Street Curb Change 42.4.2/23 Emeritus
 21. Amanda & Kevin Jacobs **04-6225** 4 Rays Court Garage Studio Demo 42.3.2/3 Design Assoc Inc.

| | | | | |
|-----------------------------------|---------------|--------------------------|----------|-------------------|
| 22. Amanda & Kevin Jacobs 04-6226 | 4 Rays Court | Addition/Historical Reno | 42.3.2/3 | Design Assoc Inc. |
| 23. Nantucket Shire LLC | 30 Dukes Road | New dwelling | 56/189 | Linda Williams |
| 24. Nantucket Shire LLC | 30 Dukes Road | Move shed and addition | 56/189 | Linda Williams |

VIII. 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. Jessica Millard 06-4017 | 5 Cudweed Road | Alterations | 82/423 | JN Design |
| 6. Tom Kershaw | 121 Washington Street | Deck | 55.1.4/14 | Val Oliver |
| 7. Arline Bartlett 12-5454 | 21 Pleasant Street | Windows, doors, sml addtn | 55.4.1/1 | LINK |
| 8. Kathleen Psaradelis 03-6017 | 7 Dooley Court | New Dwelling | 68/153 | David Nagys |
| 9. Juraj Bencat 03-5957 | 15 Wappossett Circle | Solar roof array | 67/571 | Ack Smart |
| 10. 1 Caroline Way LLC 12-5414 | 1 Caroline Way | Pool & hardscape | 82-59 | Ahern |
| 11. Waterfront Pocomo LLC | 17 Laretta Way | New Dwelling | 14/10.2 | Brook Meerbergen |
| 12. 450 Green Park LLC 11-5272 | 2 Stone Alley | Adtn, alter & foundation | 42.3.1/103 | Emeritus |
| 13. 31 Western LLC 03-6026 | 31 Western Avenue | Hotel, fenest, stairs & ramp | 87/94 | Emeritus |
| 14. Victor Haley 03-5943 | 94 Orange Street | Addition | 55.4.1/57 | Paul Dreher |

IX. 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. Jason & Jennifer Mendelson | 7A Sherburn Turnpike | New dwelling | 30/112 | Studio Ppark |
| 2. Robert Moore | 29 Cliff Road | Addition dormer | 42.4.5/6 | NAG |
| 3. Robert O'Day 04-6203 | 13 Chatham Road | Shed | 54/125 | Robert O'Day |
| 4. Kevin and Kelly Purcell 04-6208 | 32 Dukes Road | New Dwelling | 56/188 | Topham Designs |
| 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. David Pekarcik | 52R Hooper Farm Road | New Garage | 67/767.1 | David Pekarcik |
| 9. David Pekarcik | 52 Hooper Farm Road | New Dwelling | 67/316 | David Pekarcik |
| 10. Ann Swart 05-6236 | 94 Quidnet Road | MH roof replacement | 21/107 | Thornewill Designs |
| 11. Ann Swart 05-6236 | 94 Quidnet Road | Garage roof replacement | 21/107 | Thornewill Designs |
| 12. Fairgrounds Properties LLC 05-6240 | 71 Fairgrounds Rd(lot 1) | New Dwelling | 67/693 | Normand Residential |
| 13. Fairgrounds Properties LLC 05-6239 | 71 Fairgrounds Rd(lot 1) | New Garage/Studio | 67/693 | Normand Residential |
| 14. Fairgrounds Properties LLC 05-6241 | 71 Fairgrounds Rd(lot 1) | Pool and Hardscaping | 67/693 | Normand Residential |
| 15. Ethan Devine 05-6243 | Tuckernuck | Re-roof MH | 94/21 | Val Oliver |
| 16. 11 Hulbert LLC 05-6253 | 11 Hulbert Avenue | Fence and Driveway | 29.2.3/2 | Val Oliver |
| 17. Pelican Lake LLC 05-6228 | 50 West Chester Street | Gate, Fencing, Hardscaping | 41/382 | Jardin's International |
| 18. The Iren Hollo Zolo FT 05-6268 | 31 Low Beach Road | Addition & move on site | 74/36 | Botticelli + Pohl |
| 19. 16 Western Ave 04-6155 | 16 Western Avenue | Fence | 87/72 | Jardin's Intl |
| 20. Frank Twarog 05-6231 | 18B Atlantic Avenue | Brick patio, fence, shell drve | 55/24.2 | Todd Farrell |
| 21. Milton Rowland 05-6235 | 18 Mt. Vernon Street | Rev. 05-3784: Roof change | 55.4.4/32.1 | Milton Rowland |
| 22. Sacha Ross 05-6280 | 110 Surfside Road | New Dwelling | 80/6 | SMRD |
| 23. Sacha Ross 05-6278 | 110 Surfside Road | Studio | 80/6 | SMRD |
| 24. Sacha Ross 05-6275 | 110 Surfside Road | Garage | 80/6 | SMRD |
| 25. Sacha Ross 05-6279 | 110 Surfside Road | Move-Off/ Demo Garage | 80/6 | SMRD |
| 26. Mike Romano 05-6245 | 55 Easton Street | Addition to existing | 42.4.1/68 | Shelter 7 |
| 27. Cherner Stephen P Tr 05-6246 | 196 Hummock Pond Rd | New Garage | 65/30 | Shelter 7 |
| 28. David Gray 05-6244 | 17 Clarendon Street | New Garage | 76.1.3/92 | David Gray |
| 29. David and Kerry McElroy 05-6263 | 14 North Star Lane | Fence | 30/205 | Sandcastle Contruc. |
| 30. Grey Lady LLC 05-6254 | 32 Chuck Hollow Road | Move/Demo Garage | 75/68 | Normand Residential |
| 31. Grey Lady LLC 05-6255 | 32 Chuck Hollow Road | New Cabana | 75/68 | Normand Residential |
| 32. Cohen Steven L Tr 05-6258 | 8 Sachem Road | New Garage/ Studio | 30/239 | Workshop APD |
| 33. 8 Red Mill Ln LLC 05-6288 | 8 Red Mill Lane | New dwelling | 55/928 | EMDA |
| 34. 8 Red Mill Ln LLC 05-6299 | 8 Red Mill Lane | New Guest House | 55/928 | EMDA |
| 35. Mathew Dacey 05-6315 | 14 Plover Lane | New dwelling | 12/53 | EMDA |
| 36. Oceanview Hydroponics 05-6316 | 33 Bartlett Farm Road | Hydroponics grwng factory | 82/503 | John Bartlett |
| 37. Pocomo 53 Nominee Tr 05-6290 | 53 Pocomo Road | Move or Demo | 15/17 | Robert Paladino |
| 38. Pocomo 53 Nominee Tr 05-6289 | 53 Pocomo Road | New dwelling | 15/17 | Robert Paladino |
| 39. Pocomo 53 Nominee Tr 05-6291 | 53 Pocomo Road | New House Garage | 15/17 | Robert Paladino |
| 40. Michael Altman 05-6292 | 37 Sankaty Head Road | Move MH | 48/2 | BPC |
| 41. Michael Altman 05-6293 | 37 Sankaty Head Road | Move GH | 48.2 | BPC |
| 42. 31 Western Ave LLC 05-6312 | 31 Western Avenue | Hardscape | 82/94 | Ahern |
| 43. Ack 71 Orange St LLC 05-6301 | 71 Orange Street | New Garage | 55.4.1/167 | LINK |

HDC Minutes for May 17, 2022, adopted June 2

| | | | | |
|---|-----------------------|---------------------------|----------|------------------|
| 44. Joshua Dalton | 2 Mikes Drive | MH Add Egress Windows | 66/75 | LINK |
| 45. 17 Ranger Rd LLC 05-6302 | 17 Ranger Road | Demo/ Move off Garage | 39/28 | LINK |
| 46. 17 Ranger Rd LLC 05-6303 | 17 Ranger Road | New Garage | 39/28 | LINK |
| 47. Johnson J Seward Jr Tr 05-6307 | 73 Hulbert Avenue | Cottage replace windows | 29/5 | Shelter 7 |
| 48. Island Living LLC | 4A Wamasquid Place | Revisions to Existing COA | 56/113.9 | JB Studio |
| 49. Eileen Harkness 05-6314 | 5 Gardner Perry Drive | Roof Change | 55/32.1 | Thornwill Design |

X. OLD BUSINESS 05/17/2022

| Property owner name | Street Address | Scope of work | Map/Parcel | Agent |
|--------------------------------------|-------------------------|-----------------------------|------------|----------------------|
| 1. Maxwell House, LLC 02-5805 | 15 Cliff Road | Addition & renovation | 42.4.4/56 | MCA+ |
| 2. OHOM, LLC | 28 Main Street 'Sconset | Gate | 73.3.1/47 | Emeritus |
| 3. Richard Sotell | 10 Hydrangea Lane | Rooftop Solar | 73/89 | Cotuit Solar |
| 4. God Bless Dad, LLC | 76 Baxter Road | Pool & hardscape | 49/42 | Atlantic Landscaping |
| 5. Sperau | 21 Bank Street 'Sconset | Cottage reno & addition | 73.1.3/57 | Gryphon Architect |
| 6. 41 Monomoy, LLC | 42 Monomoy Road | New dwelling | 57/79.1 | Emeritus |
| 7. 55 Eel Point Holding, LLC | 55 Eel Point Road | New garage | 32/47 | Botticelli + Pohl |
| 8. Stark Point, LLC | 16 Easton Street | New dwelling | 42.1.4/11 | Botticelli + Pohl |
| 9. Steven Cohen Trust 03-6013 | 12 Codfish Park Road | Rev. dormers & fenestration | 73.2.4/9 | Shelter 7 |

XI. OTHER BUSINESS

| | |
|---------------------|---|
| Approved Minutes | April 26, 28, & May 5, 2022 |
| Motion | Motion to Approve. (Coombs) |
| Roll-call vote | Carried 4-0//Oliver, Dutra, Coombs, and Pohl-aye; Welch-abstain |
| Review Minutes | May 10 & 12, 2022 |
| Other Business | <ul style="list-style-type: none"> • Next HDC Meeting: Thursday, May 19th @ 1:00 pm Hybrid – Zoom @ 2 Fairgrounds Rd, Conference Room • Discussion of Wind Turbines: Coombs – Asked this be moved to the head of the agenda. Pohl – Asked to put this at the front of Tuesday, May ?? agenda. • 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 | <p>1. Welch – The HDC Organizational Focus Committee will be reconstituting in late-June - July. The Energy Resiliency Workgroup concept as well.</p> <p>2. Backus – The Nantucket Building Material Salvage Study went out today; HDC needs to accept it.</p> <p>Pohl – Asked that to go on Tuesday’s agenda</p> |

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:59 pm (Welch)**
 Roll-call vote Carried 5-0//Oliver, Coombs, Dutra, Welch, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board

'Sconset Advisory Board

Madaket Advisory Board

Tuckernuck Advisory Board