



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Abigail Camp (Vice-chair), Diane Coombs, Vallorie Oliver, Stephen Welch,
Associate Commissioners: Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Thursday, June 2, 2022

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

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

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Camp, Coombs, Welch, Thornewill
Remote Participants: Coombs, Welch, Thornewill
Absent Members: Oliver, Dutra
Late Arrivals: None
Early Departures: Thornewill, 2:30 pm

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Coombs)**
Roll-call vote Carried 4-0//Thornewill, Camp, Coombs, and Poh-aye

I. COMMISSION COMMENTS

1. None

II. PUBLIC COMMENT

1. Norton – John McLaughlin’s celebration on Tuesday was wonderful.

III. DISCUSSION

1. None

IV. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Elena Mont 05-6375	11 Perry Lane	Change 3 Tab to Arch.	67/112.6	Stegra Group
2. Amanda Keller 05-6348	4 Kittiwake Lane	Shed	68/623	Structures Unlimited
3. Kathleen Krall 05-6344	15 Masaquet Avenue	New Cabana	80/141	Botticelli + Pohl
4. Joshua Dalton 05-6331	2 Mikes Drive	MH Add Egress Windows	66/75	LINK
5. Island Living, LLC 05-6342	4A Wamasquid Place	Revisions to Existing COA	56/113.9	JB Studio
6. Robert O’Day 04-6203	13 Chatham Road	Shed	54/125	Robert O’Day
7. Ethan Devine 05-6243	Tuckernuck	Re-roof main house	94/21	Val Oliver
8. Afiz, LLC 04-6082	26 Naushon Way	Addition	80/190	Val Oliver
9. Sarah Bartlett 05-6329	15 Arlington Street	Fencing Replacement	76.1.3/245	Sarah Bartlett
10. Robert and Kate Keith 05-6338	2 Capaum Road	Rev. 02-5732: Fenestration	30/218	Botticelli + Pohl
11. 14 Bishops Rise, LLC 05-6379	14 Bishops Rise	Storage Shed	40/124	Emeritus
12. Wayne Berman 05-6356	98 Tom Nevers Road	New Shed	91/40	NAG
13. Wayne Berman 05-6364	98 Tom Nevers Road	New Cabana	91/40	NAG
14. Peter Anne Wooster Tr 05-6383	7 Wood Lily Road	Addition/ Shed	67/804	Topham Design
15. Bill and Andy Burke 05-6349	54 Pochick Avenue	Relocate Garage	79/128	Emeritus
16. Robert & Jody Newman 05-6340	6 Topping Lift	Move Shed	66/308	R. Newman
17. Beta & Kevin McNeen 05-6320	10 Ackermuck Way	Add Pergola	41/618.1	Olson Twombly
18. Francis Farrell 05-6322	4 Westmoor Lane	Move off	41/12	Val Oliver
19. Andrea Oshea 05-6321	10 Miller Lane	Move on	68/757	Val Oliver
20. Robert & Jody Newman 05-6339	6 Topping Lift	Revisions/ Solar Array	66/308	R. Newman
21. Fleur-De-Lis Prop, LLC 05-6369	8 Shimmo Pond Road	Pergola	54/258	Botticelli + Pohl
22. Fleur-De-Lis Prop, LLC 05-6368	8 Shimmo Pond Road	New Shed	54/258	Botticelli + Pohl
23. Fleur-De-Lis Prop, LLC 05-6366	8 Shimmo Pond Road	New Cabana	54/258	Botticelli + Pohl
24. Grey Lady, LLC 05-6255	32 Chuck Hollow Road	New Cabana	75/68	Normand Residential
25. Michael & Gina DuBois 05-6397	5 Lilac Court	Rev. 03-5836: garage	68/361	McMullen & Assoc.

Voting Camp, Coombs, Welch, Thornewill
Alternates None
Recused Pohl
Documentation None

Representing None
 Public None
 Concerns No concerns.
 Motion **Motion to Approve. (Coombs)**
 Roll-call Vote Carried 4-0//Thornewill, Welch, Coombs, 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. Dean Cestari 05-6333	2 Nautilus Lane	Pool	67/176.2	Waterscapes
• 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. Grey Lady, LLC 05-6354	32 Chuck Hollow Road	Pool & hardscape	75/68	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. Meg Glidden 05-6362	24 Rugged Road	Solar Roof Array	67/164	Ack Smart
• Due to lack of visibility				
4. Fleur-De-Lis Prop, LLC 05-6367	8 Shimmo Pond Road	Pool	54/258	Botticelli + Pohl
• 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, Coombs, Welch, Thornewill			
Alternates	None			
Recused	Pohl, Dutra			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve per noted conditions. (Coombs)			
Roll-call Vote	Carried 4-0//Thornewill, Welch, Camp, and Coombs-aye		Certificate #	HDC2022-(as noted)

VI. 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. Marty McGowan 04-6162	42 Easton Street	Hardscape: gate & paving	42.4.1/21	Linda Williams
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and manufacturer spec sheet.			
Representing	Marty McGowan			
Public	None			
Concerns (1:06)	<p>McGowan – Presented project; reviewed existing conditions; to be all brick with Belgium trim as is currently; the gate is part of the application.</p> <p>Backus – Read HSAB comments 5/2: Enclosing the driveway with a gate of any kind is too formal for the Brant Point area; the gate should be eliminated. Changing the entire brick parking area to Belgian block is too much of this more formal material; a mix of paving materials would be more appropriate. Is there any proposed exterior lighting? HSAB would like to see revisions.</p> <p>Circa 1973 per HDC survey. Supports keeping the driveway as brick with Belgium trim.</p> <p>Welch – It’s unnecessarily complicated in that we should have everything before us showing clearly what is being requested. He would want to view to see if the gate is too formal. The site plan indicates compressors and he wants to know if they are proposed or existing (existing).</p> <p>Coombs – Using the herringbone brick as it is now is good. The plans say a sliding gate; it should be left open like more of the houses on Easton Street; it looks nice without the gate.</p> <p>Thornewill – Agrees with what’s been said. She’d like to see more examples on Easton; it would wall off the property. Thinks a swinging gate would be more appropriate.</p> <p>Camp – The posts in the photo are super huge; it shouldn’t have a gate. Looks like a lot of brick; it’s a nice combination but should be less.</p> <p>Pohl – He would prefer a swinging double gate.</p>			
Motion	Motion to View and hold for revisions and precedent photos and to go back to HSAB. (Camp)			
Roll-call Vote	Carried 5-0//Thornewill, Coombs, Welch, Camp, and Pohl-aye		Certificate #	

2.	High Cliff Trust 04-6202	11 East Hallowell Lane	Addition/Reno	30/17	Botticelli + Pohl
3.	High Cliff Trust 04-6191	11 East Hallowell Lane	New Garage	30/17	Botticelli + Pohl
Voting	Camp (acting chair), Coombs, Oliver, Welch, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	None				
Representing	Ray Pohl, Botticelli & Pohl				
Public	None				
Concerns (1:22)	Pohl – Asked this be held for Tuesday, June 7 th . Not opened at this time.				
Motion	Motion to Hold Items 2 & 3 for Tuesday at applicant's request. (Coombs)				
Roll-call Vote	Carried 4-0//Welch, Thornewill, Coombs, and Camp-aye			Certificate #	

VII. 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.	Jessica Millard 06-4017	5 Cudweed Road	Alterations	82/423	Oliver
Voting	Pohl, Camp, Coombs, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (1:37)	Not opened at this time.				
Motion	Motion to Hold for representation. (Coombs)				
Roll-call Vote	Carried 5-0//Thornewill, Welch, Camp, Coombs, and Pohl-aye			Certificate #	

2.	Arline Bartlett 12-5454	21 Pleasant Street	Windows, doors, sml addtn	55.4.1/1	LINK
Voting	Camp (acting chair), Coombs, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and window survey.				
Representing	Victoria Ewing, LINK				
Public	None				
Concerns (1:23)	Ewing – Reviewed changes made per previous concerns. Backus – Read HSAB comments 4/25: The south foundation wall fenestration should remain as is. Two sets of French doors in the basement are too much. The existing shingled front railing should remain. The 8-over-1's don't match and should be 6-over-1. The stairway window should remain a single sash instead of being a double hung. The new back stair should be tucked in to be more integrated into the building. Individually significant, circa 1929 4-square. 6-over-1 windows are common with a 4-square. The site plan should include the HDC approved driveway. The 2-story addition should drop and remove the balustrade. Welch – This is an important project and the drawings should easily translate so there is no confusion later; cited an example of what he means. North elevation, the 8-light and upper 3-lights are appropriate; the addition should be subservient to the eaves of the main mass. West elevation, same comments. These grade changes are linked to the approval; the approval should include the requirement that the grade can't be altered. East elevation, doesn't show the steps from the new exit. Coombs – South elevation basement, it doesn't need 2 sets of double French doors and 5 windows; should have 1 French door and fewer windows. The eave height of the 2 nd -floor addition should drop; as proposed it isn't additive massing. The south elevation deck stairs should be tucked against the house. There should be no grade changes. Camp – She'd like to see where the driveway is going; she needs it to understand its impact on the side entrance. The addition eave needs to drop and she's okay with the idea of a dormer. The step balustrades should all be consistent with the decks. West elevation, this is overly fenestrated. Agrees about the over fenestration of the south elevation basement.				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 3-0//Welch, Coombs, and Camp-aye			Certificate #	

3.	450 Green Park, LLC 11-5272	2 Stone Alley	Adtn, alter & foundation	42.3.1/103	Emeritus
Voting	Pohl, Camp, Coombs, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (1:44)	MacEachern – Asked to hold for Tuesday and a full board. Not opened at this time.				
Motion	Motion to Hold at applicant’s request. (Coombs)				
Roll-call Vote	Carried 4-0//Welch, Camp, Coombs, and Pohl-aye			Certificate #	
4.	31 Western, LLC 03-6026	31 Western Avenue	Hotel, fenest, stairs & ramp	87/94	Emeritus
Voting	Pohl, Camp, Coombs, Welch				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	Mary Bergman, Executive Director Nantucket Preservation Trust (NPT)				
Concerns (1:49)	<p>MacEachern – Reviewed changes made per previous concerns and 3 options for the south elevation doors.</p> <p>Backus – Read HSAB comments 5/9: HSAB had varied opinions on the proper approach regarding the front doors. One approach is to accept the repurposing of the old boat house to a residential use, choosing traditional French doors as presented in Option A, but to change the doors to 12 lights with kick panels. The alternate approach is to try to maintain the original large boathouse opening by eliminating the transom and using 2 large plate-glass doors with very minimal metal frames. The old photos show that the swinging boat house doors had the diagonal surface on the inside rather than outside. HSAB would like to see revisions.</p> <p>This is “Star of the Sea”, circa 1874; preservation restriction held by NPT and so changes require their approval. Agrees with HSAB about eliminating the transom; suggest 2 plate-glass with light metal frame to feel like a boathouse opening.</p> <p>Bergman – Agrees with HSAB and Ms. Backus - simple is better; the south elevation door would be an open void. They are moving in a positive direction.</p> <p>Coombs – The interior of the boathouse doors should be diagonal with the exterior vertical; likes the idea the inner doors being 2 plate-glass with no frame but should be shorter. The ramp change is more in keeping with what’s there.</p> <p>Camp – South elevation doors, likes the transoms; also likes having only 2, glass, inner doors,</p> <p>Welch – South elevation, prefers the transom if it were more a decorative architectural element. Not concerned about the boardwalks; they won’t be visible and there is precedent on the site. If we go with plate glass doors, the glass should be non-reflective.</p> <p>Pohl – He agrees with HSAB about the south elevation inner doors disappearing – 2, large, glass doors with no frame.</p>				
Motion	Motion to Approve through staff with the south elevation inner doors to be similar to those at the Mace Warehouse – no handles, little frame, and anti-reflective glass. (Camp)				
Roll-call Vote	Carried 4-0//Coombs, Welch, Camp, and Pohl-aye			Certificate #	HDC2022-03-6026

5. Victor Haley 03-5943	94 Orange Street	Addition	55.4.1/57	Paul Dreher
Voting	Camp (acting chair), Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Paul Dreher			
Public	None			
Concerns (2:10)	<p>Dreher – Reviewed changes made per previous concerns.</p> <p>Backus – Read HSAB comments 5/9: Massing is still very awkward. Tiny gables flush with adjacent shingled walls don't work. Trying to maintain a full 2-story eave height in the addition is not realistic. The plate height of the addition should drop utilizing dormers, and the long flush south wall needs to step in at the end of the existing second floor. HSAB would like to see revisions.</p> <p>Circa 1815; there is no window survey of what is being removed or kept; appreciated keeping the rear door as is. North elevation, the columns are visible and not appropriate. Agrees about dropping the plate height of the addition to be appropriate additive massing. Should have the previous proposals.</p> <p>Coombs – East elevation, the addition should be reduced; it is visible from the harbor and is too heavy at the 2nd-floor; the sleeping porch shouldn't have 4 windows. The rear addition should be reduced in width, so it doesn't go from lot line to lot line; there is room for it to have more 1-story additive massing.</p> <p>Welch – West elevation, the post on the right shed should be square; it's the size of and looks like a corner board. The drawings don't show muntin patterns in the addition windows; confirmed they are 6/9. He thinks the addition is an attractive solution. East elevation, the rear gable should be a hipped roof. The window survey should be provided.</p> <p>Thornewill – South elevation, the continuation of the 2nd-floor shed rake to a gable is odd; it would help if it were broken with the addition stepped back to the existing shed; the sleeping porch should read as a separate element.</p> <p>Camp – Confirmed the west elevation windows are existing. West elevation, the right porch addition with no window is too modern. The sleeping porch should be a proper sleeping porch with ganged windows. Agrees about the architecture of additive massing as seen from the south.</p>			
Motion	Motion to Hold for revisions and to go back to HSAB. (Coombs)			
Roll-call Vote	Carried 4-0//Welch, Coombs, Thornewill, and Camp-aye		Certificate #	HDC2022-03-5943
6. Stephen Cherner 04-6199	196 Hummock Pond Rd	New dwelling	65/30	Shelter 7
Voting	Pohl, Camp, Coombs, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Jason Olbres, Shelter 7			
Public	None			
Concerns (2:30)	<p>Olbres – Reviewed changes made per previous concerns. Pool and landscape were approved on consent.</p> <p>Camp – Clarified the raise in grade to lift the foundation above the ground water. No comments.</p> <p>Coombs – She has no issues with the architecture.</p> <p>Welch – Okay with the sloping.</p>			
Motion	Motion to Approve (Camp)			
Roll-call Vote	Carried 3-0//Coombs, Camp, and Pohl-aye; Welch abstained		Certificate #	HDC2022-04-6192

VIII. 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 05-6328	7A Sherburn Turnpike	New dwelling	30/112	Studio Ppark
2. Robert Moore 05-6286	29 Cliff Road	Addition dormer	42.4.5/6	NAG
3. Kevin and Kelly Purcell 04-6208	32 Dukes Road	New Dwelling	56/188	Topham Designs
4. Michael & Ivelina Eldridge 05-6285	23 Beach Grass Road	New Dwelling	68/382	Val Oliver
5. Lewis Kelsey 05-6261	14 Darling Street	Change Color	42.3.2/114	Lewis Kelsey
6. David Pekarcik 04-6213	52R Hooper Farm Road	New Garage	67/767.1	David Pekarcik
7. David Pekarcik 04-6214	52 Hooper Farm Road	New Dwelling	67/316	David Pekarcik
8. Ann Swart 05-6236	94 Quidnet Road	MH roof replacement	21/107	Thornewill Designs
9. Ann Swart 05-6236	94 Quidnet Road	Garage roof replacement	21/107	Thornewill Designs
10. Fairgrounds Prop, LLC 05-6240	71 Fairgrounds Rd(lot 1)	New Dwelling	67/693	Normand Residential
11. Fairgrounds Prop, LLC 05-6239	71 Fairgrounds Rd(lot 1)	New Garage/Studio	67/693	Normand Residential
12. Fairgrounds Prop, LLC 05-6241	71 Fairgrounds Rd(lot 1)	Pool and Hardscaping	67/693	Normand Residential
13. 11 Hulbert, LLC 05-6253	11 Hulbert Avenue	Fence and Driveway	29.2.3/2	Val Oliver
14. 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 drive	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

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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. Stephen P Cherner 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. Steven L Cohen Tr 05-6258	8 Sachem Road	New Garage/ Studio	30/239	Workshop APD
32. 8 Red Mill Ln, LLC 05-6288	8 Red Mill Lane	New dwelling	55/928	EMDA
33. 8 Red Mill Ln, LLC 05-6299	8 Red Mill Lane	New Guest House	55/928	EMDA
34. Mathew Dacey 05-6315	14 Plover Lane	New dwelling	12/53	EMDA
35. Oceanview Hydroponics 05-6316	33 Bartlett Farm Road	Hydroponics grwng factory	82/503	John Bartlett
36. Pocomo 53 Nominee Tr 05-6290	53 Pocomo Road	Move or Demo	15/17	Robert Paladino
37. Pocomo 53 Nominee Tr 05-6289	53 Pocomo Road	New dwelling	15/17	Robert Paladino
38. Pocomo 53 Nominee Tr 05-6291	53 Pocomo Road	New House Garage	15/17	Robert Paladino
39. Michael Altman 05-6292	37 Sankaty Head Road	Move MH	48/2	BPC
40. Michael Altman 05-6293	37 Sankaty Head Road	Move GH	48.2	BPC
41. 31 Western Ave, LLC 05-6312	31 Western Avenue	Hardscape	82/94	Ahern
42. Ack 71 Orange St, LLC 05-6301	71 Orange Street	New Garage	55.4.1/167	LINK
43. 17 Ranger Rd, LLC 05-6302	17 Ranger Road	Demo/ Move off Garage	39/28	LINK
44. 17 Ranger Rd, LLC 05-6303	17 Ranger Road	New Garage	39/28	LINK
45. J Seward Johnson Jr Tr 05-6307	73 Hulbert Avenue	Cottage replace windows	29/5	Shelter 7
46. Eileen Harkness 05-6314	5 Gardner Perry Drive	Roof Change	55/32.1	Thornewill Design

IX. OLD BUSINESS 05/17/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Maxwell House, LLC 02-5805	15 Cliff Road	Addition & renovation	42.4.4/56	MCA+
2. OHOM, LLC 03-6026	28 Main Street 'Sconset	Gate	73.3.1/47	Emeritus
3. Richard Sotell 02-5632	10 Hydrangea Lane	Rooftop Solar	73/89	Cotuit Solar
4. God Bless Dad, LLC 03-6059	76 Baxter Road	Pool & hardscape	49/42	Atlantic Landscaping
5. Melissa Sperau 12-5433	21 Bank Street 'Sconset	Cottage reno & addition	73.1.3/57	Gryphon Architect
6. 41 Monomoy, LLC 03-5883	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 04-6118	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

X. NEW BUSINESS 05/24/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. J. Sulziek/B. Elder 05-6327	12 Back Street	Addition	55/35.2	Thornewill Design
2. Cary Akins 05-6318	11 Washing Pond	Solar (Rooftop)	40/93	Sunwind
3. Martin Howard 05-6332	2 Back Street	Rooftop Solar	55/359	Karen (Cotuit Solar)
4. Bob Harrington 05-6330	7 Sherburne Turnpike	Addition/ Renovation	30/112	MCA
5. Maple Lane, LLC 05-6335	2 Maple Lane	New Dwelling	67/303	Dustin Maury
6. JK Baxter LLC 05-6336	114 Baxter Road	Extended 2 nd Floor Deck	48/35	Thornewill Design
7. Sarah Murphy 05-6351	Maple Lane (lot 4)	New main dwelling	67/303	Emeritus
8. Sarah Murphy 05-6380	Maple Lane (lot 4)	New 2 nd Dwelling	67/303	Emeritus
9. Sarah Murphy 05-6350	Maple Lane (lot 4)	New Garage	67/303	Emeritus
10. Peter Anastos 05-6373	21 Union Street	Alteration	42.3.2/137	Topham Design
11. John Wise 05-6347	10 Starbuck Road	New Shed	59.3/62	Emeritus
12. John Wise 05-6345	10 Starbuck Road	New Pool	59.3/62	Emeritus
13. John Wise 05-6346	10 Starbuck Road	New Garage	59.3/62	Emeritus
14. One Chester Smiley, LLC 05-6355	1 Chester Street	Rev. to COA for Roof Walk	42.4.3/18	Normand Residential
15. Cannonbury Ln Hldgs 1, LLC 05-6370	30 Cannonbury Lane	New Patio	73/23	Ahern
16. David Pekarck 05-6372	52 Hooper Farm Road	New Garage	67/316	David Pekarck
17. David Pekarck 05-6371	52R Hooper Farm Road	New Garage	67/767.1	David Pekarck
18. Richard Kotalac Jr. 05-6361	156 Miacomet Road	Solar Roof Array	81/129	Ack Smart
19. 9 E Street LLC 05-6359	9 E Street	Solar Roof Array	60.2.1/6	Ack Smart
20. 9 E Street LLC 05-6360	9 E Street	Solar Roof Array	60.2.1/6	Ack Smart
21. Gail Johnson 05-6363	21 South Water Street	Repair Sidewalk	42.4.2/102	CWA
22. Swedish Foner, LLC 05-6358	18 Cannonbury Lane	Revise Pool COA (06-3910)	74/13	Atlantic Landscaping
23. Bryan & Toni Franz 05-6357	10 Cannonbury Lane	New Shed	74/9	Workshop APD
24. Jeffrey Greenburg 05-6381	30 Orange Street	New Storage & roof walk	42.3.2/176	Emeritus
25. NHA Properties Inc 05-6377	31 Fairgrounds Rd (#1)	Add Copula & Vert. Siding	67/149	Emeritus
26. NHA Properties Inc 05-6378	31 Fairgrounds Rd (#8)	Add Copula & Vert. Siding	67/149	Emeritus

27. Michael Ruby 05-6376 31 Fairgrounds Road Exterior Fenestration 55/70 Emeritus

XI. OLD BUSINESS 05/31/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Brew Bean 01-5616	2 Candle House Lane	New dwelling	55.4.1/	Concept Design
2. Joe Minella 03-5939	9 Giny Lane	New dwelling	41/851	Robert Newman
3. Nick & Kacie Pappas 03-6067	7 Beaver Street	Addition	55.1.4/82	Val Oliver
4. 2 Chestnut, LLC 04-6091	2 Chestnut Street	Color change	42.3.1/69	Emeritus
5. 88 Pocomo, LLC 03-5885	88 Pocomo Road	Main House new dwelling	15/52	Emeritus
6. 88 Pocomo, LLC 04-6092	88 Pocomo Road	New Guest house	15/52	Emeritus

XII. OTHER BUSINESS

Approved Minutes	May 17 & 19, 2022
Motion	Motion to Approve. (Camp)
Roll-call vote	Carried 3-0//Coombs, Camp, and Pohl-aye; Welch-abstain
Review Minutes	May 24 & 26, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Tuesday, July 7th @ 5:00 pm Hybrid – Zoom @ 4 Fairgrounds Rd, Community 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

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:37 pm. (Camp)**
 Roll-call vote Carried 4-0//Welch, Coombs, Camp and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Tuckernuck Advisory Board