



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 ~~

Tuesday, June 21, 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, Historic Planner; Esmeralda Martinez, Land Use Specialist; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Camp, Coombs, Oliver, Welch, Dutra, Thornewill
 Remote Participants: Camp, Coombs, Welch, Dutra
 Absent Members: None
 Late Arrivals: Dutra, 5:17 pm
 Early Departures: Dutra, 6:17 pm

Adoption of Agenda.

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

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

I. COMMISSION COMMENTS

1. None

II. PUBLIC COMMENT

1. None

III. DISCUSSION

1. None

IV. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Gail Johnson 05-6418	21 South Water Street	Projecting Sign	42.4.2/102	CWA/LINK
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Sign design plans, site plan, and photos, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	Martinez – Held for revisions.			
Motion	Motion to Hold for revisions per SAC recommendations. (Oliver)			
Roll-call Vote	Carried 5-0// Coombs, Welch, Camp, Oliver, and Pohl-aye		Certificate #	
2. NIR-Barobabi 05-6337	18 Federal Street	Projecting Sign	42.3.1/72	Rich Amsinger
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Sign design plans, site plan, and photos, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	Martinez – Approvable per SAC recommendations.			
Motion	Motion to Approve through staff per SAC recommendations. (Coombs)			
Roll-call Vote	Carried 5-0// Welch, Camp, Oliver, Coombs, and Pohl-aye		Certificate #	HDC2022-05-6337

3. Jason Bridges-Fairwinds 03-5917	30 Sparks Avenue	Wall Sign	55/234.6	SHN-Jason bridges
4. Nantucket Dreamland 06-6471	17 South Water Street	Temporary Sign	42.3.1/11.1	Nantucket Film Fest
5. Zero India St, LLC 06-6487	0 India Street	Temporary Sign	42.3.1/130.2	Nantucket Film Fest
6. Douglas Ellisman RE 06-6488	12 Oak Street	Temporary Sign	42.3.1/130.2	Nantucket Film Fest
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Sign design plans, site plan, and photos, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	Martinez – Items 3-6 are approvable, no conditions.			
Motion	Motion to Approve Items 3-6. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye		Certificate #	HDC2022-(as noted)

V. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Miroslava Ahern 05-6411	6.2 Windy Way	Rev. 11-0193: redc addition	67/864	Ahern
2. Judith Brownell 06-6476	65 Skyline Drive	Rev. 02-2883: alteration	79/107	Val Oliver
3. Marc Knight 06-6515	60 Nobadeer Avenue	Fenestration changes	88/10	Permit Plus
4. Westmoor Farms, LLC 06-6470	8 Old Westmoor Farm	Rev. 10-4867: pergola	41/822	WAPD
5. MacNeille R.T. 06-6523	5 Felcon Drive	Rev. 12-5304: +frnt porch	80/329	Brook Meerbergen
6. Debra Freedman 06-6493	24 Kittiwake Lane	Mudroom/+ADA rapm	68/633	SMRD
7. Town of Nantucket 06-6497	54 Low Beach Road	Exterior Renovations	74/2	C. Gibson
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Welch, Coombs, and Pohl-aye		Certificate #	HDC2022-(as noted)

VI. 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. Wilfredo Chiesa 06-6519	18 Dukes Road	Addition	41/62	SCI
• Due to lack of visibility.				
2. Halle & Lam 06-6480	24 Pilgrim Road	Fence & pergola	41/94	Normand Residential
• Due to lack of visibility.				
3. Halle & Lam 06-6479	24 Pilgrim Road	Addition	41/94	Normand Residential
• Due to lack of visibility.				
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve per noted conditions. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Welch, Coombs, Oliver, and Pohl-aye		Certificate #	HDC2022-(as noted)

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	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (5:07)	Oliver – Asked to hold for Thursday, June 23 rd .			
Motion	Motion to Hold for Thurs at applicant's request. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, Welch, Camp, Coombs, and Pohl-aye		Certificate #	

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. Eileen Harkness 05-6314	5 Gardner Perry Drive	Roof change	55/32.1	Thornewill Design
Voting	Pohl, Coombs, Oliver, Welch			
Alternates	None			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Carrie Thornewill, Thornewill Design			
Public	None			
Concerns (5:07)	Thornewill – Going with Tudor grey. Backus – Read HSAB comments 5/16: Grey or natural to weather would be preferable for garage doors. No concerns.			
Motion	Motion to Approve as revised. (Welch)			
Roll-call Vote	Carried 4-0//Oliver, Coombs, Welch, and Pohl-aye		Certificate #	HDC2022-05-6314

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. God Bless Dad, LLC 03-6059	76 Baxter Road	Pool & hardscape	49/42	Atlantic Landscaping
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Lindsay Congleton, Atlantic Landscaping			
Public	None			
Concerns (5:09)	Congleton – Reviewed changes made per previous concerns – screening. No concerns.			
Motion	Motion to Approve as submitted with pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application. (Oliver)			
Roll-call Vote	Carried 5-0//Welch, Coombs, Camp, Oliver, and Pohl-aye		Certificate #	HDC2022-03-6059
2. 55 Eel Point Hldg, LLC 04-6096	55 Eel Point Road	New garage	32/47	Botticelli + Pohl
Voting	Camp (acting chair), Coombs, Oliver (read back in), Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (5:12)	Botticelli – Reviewed changes made per previous concerns. No concerns.			
Motion	Motion to Approve as drafted. (Oliver)			
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Oliver-aye		Certificate #	HDC2022-04-6096

3. Stark Point, LLC **04-6118** 16 Easton Street New dwelling 42.1.4/11 Botticelli + Pohl

Voting Camp (acting chair), Coombs, Welch, Thornewill (read back in)
 Alternates None
 Recused Pohl
 Documentation Architectural elevation plans, site plan, photos, historical documents, advisory comments, and “Resilient Nantucket.”
 Representing Lisa Botticelli, Botticelli & Pohl
 Public None
 Concerns (5:17) **Botticelli** – Reviewed changes made per previous concerns; trim is white; client would prefer black shutters.
Backus – Read HSAB comments 5/23: This is still lot line to lot line and should be given more space on the west side to allow more visual space between neighboring houses as viewed from the harbor; creating a one-story additive mass on the west side would also accomplish this. When viewed on the floor plan, it is apparent that the curved friendship stairs project awkwardly from the building façade, and they are too formal for the Brant Point neighborhood. A traditional central stair would be more appropriate. A more interesting front door would complement this style of house, such as a necklace style. The 5 ganged windows on the south should be spilt up into two sets of windows. The south wall under the porch roof is nearly solid glazing; more shingled wall would be appropriate. HSAB would like to see revisions.
 HSAB’s review is not on the revisions being looked at today. The elevation of the structure must conform to Chapter 11 of “Resilient Nantucket” and provide an elevation certificate. It would be nice to bring back the shingle-style elements of the original Driftwood.
Thornewill – The changes made were things that she felt should have happened. Her only concern is the front portico; it adds to the verticality of the central entry; a hipped roof would help. Likes the addition of the sunroom on the front.
Oliver – Likes a lot of the changes. She misses the shingled posts and the curve. The additive massing is good. The foundation skirt should not be white. Okay with the simulated-divided light (SDL) windows.
Coombs – Appreciates all the changes. She would have liked it to be brought in 1’ on the left. North elevation, the 2nd-floor 4-light doors should be typical French doors. She likes the front portico as is. Windows on the front should be true-divided light (TDL).
Welch – The roof walk shouldn’t be partitioned in thirds. North elevation, crossbucks on the 2nd-floor deck would help. South elevation, he thinks the rail on 3 levels will be overwhelming from the water; the original balusters are set wider.
Camp – The original Driftwood was very simple with no dormers; the arches grounded the building. North elevation, the right sunporch windows look too modern and should be more historic; black shutters with white trim is too formal; the front door could have a “necklace” window. South elevation, the round window detracts from the design. Suggested the porch columns flare at the foundation.
 Discussion about the color pallet.
 Motion **Motion to Hold for revisions and to go back to HSAB. (Coombs)**
 Roll-call Vote Carried 5-0//Coombs, Oliver, Thornewill, Welch, and Camp-aye Certificate #

4. Steven Cohen Trust **03-6013** 12 Codfish Park Road Rev. dormers & fenestration 73.2.4/9 Shelter 7

Voting Pohl, Camp, Coombs, Welch, Dutra
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing Jason Olbres, Shelter 7
 Public None
 Concerns (5:42) **Olbres** – Reviewed changes made per previous concerns; height 23’2¾”; doesn’t know if the line sets were approved.
Backus – Read SAB comments 5/23: window and door schedule needed; need to know the door being proposed for the deck.
 1906 that was renovated in 2002 per HDC survey. Proposed 2nd-floor door should be a 12-light with kick panel.
Coombs – East elevation, some windows are shown as 1-over-1. This is no longer over-powering and fits in.
Camp – No concerns.
Dutra – No concerns.
Welch – The mini-split line sets are not approvable per our guidelines, and this would be the time to address them. No other concerns.
 Motion **Motion to Approve through staff with addressing the line sets to be approvable per guidelines. (Welch)**
 Roll-call Vote Carried 5-0//Camp, Coombs, Dutra, Welch, and Pohl-aye Certificate # **HDC2022-03-6013**

5. One Chester Smiley, LLC 05-6355	1 Chester Street	Rev. roof walk	42.4.3/18	Normand Residential
Voting	Camp (acting chair), Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (5:55)	Normand – Reviewed context photos for the roof walk and changes per previous concerns. Backus – This will be visible obliquely; circa 1794-1810 typical Nantucket. No concerns.			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 4-0//Welch, Thornewill, Camp, and Coombs-aye	Certificate #	HDC2022-05-6355	

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. Cary Akins 05-6318	11 Washing Pond	Rooftop solar	40/93	Sunwind
Voting	Camp (acting chair), Coombs, Oliver, Welch, Thornewill			
Alternates	Dutra			
Recused	Pohl			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:01)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Welch, Oliver, Coombs, Thornewill, and Camp-aye	Certificate #	HDC2022-05-6318	

2. Bob Harrington 05-6330	7 Sherburne Turnpike	Addition/renovation	30/112	MCA
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (6:03)	Cutone – Presented project; the 14/12 pitch harkens back to the original structure based upon the original drawings. Backus – Read HSAB comments 6/6: The height of the addition is very close to that of the main house; a greater step down would be more appropriate; dropping the plate a couple feet would accomplish this and make possible a more appropriate setback dormer rather than a flush dormer. The main house fenestration is mostly single windows; the ganged windows in the addition do not relate well to the those in the main house; the gable window facing east should be a single, and the French doors separated. Circa 1920 colonial revival per HDC survey; there is no differential in size and scale of the addition; too many proposed ganged windows. Camp – The pitch is awkward especially where the gables overlap. The proposed isn't as simple as the historic section; it should be simplified so as not to overwhelm the historic structure. Oliver – Agrees with HSAB about the lack of additive massing and less windows. Coombs – The addition is too tall and has too many mulled windows. Welch – A view would be helpful. The roof pitch might be greater than 12/12. Suggested a change in the roof pitch not matching the original structure. The overall size of the addition is too much. Pohl – The rear mass rivals the front mass. The simplicity of the front is lacking in the addition.			
Motion	Motion to View and Hold for revisions and to go back to HSAB. (Coombs)			
Roll-call Vote	Carried 5-0//Welch, Camp, Oliver, Coombs, and Pohl-aye	Certificate #		

3. Sarah Murphy	05-6351	Maple Lane (lot 4)	New main dwelling	67/303	Emeritus
Voting	Pohl, Camp, Coombs, Welch, Thornewill				
Alternates	(Oliver sat off)				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:17)	<p>MacEachern – Presented project; this is a new subdivision.</p> <p>Welch – Anything but white. The roof pitches add to the sense this is a large structure; but it’s not and is appropriate.</p> <p>Thornewill – The height is a bit much and the cupola isn’t appropriate; she associates that with a rural area. The length leads it to being grander than it should. Suggested attaching the garage. A 10/12 pitch would drop the height sufficiently.</p> <p>Coombs – The cupolas should go. The garage should be closer to the house and eliminating the deck; it should be simpler than the main house. The height needs to come down.</p> <p>Camp – Agrees with what’s been said. In general, it’s nice but worries about the height and size; this is the 1st of 12 in this subdivision. The garage should be smaller with no cupola and very simple. Okay with white.</p> <p>Pohl – Agrees with what’s been said. He prefers not white and bring the height down several feet.</p>				
Motion	Motion to Hold for revisions. (Thornewill)				
Roll-call Vote	Carried 5-0//Welch, Coombs, Camp, Thornewill, and Pohl-aye			Certificate #	
4. Sarah Murphy	05-6380	Maple Lane (lot 4)	New 2 nd dwelling	67/303	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:28)	<p>MacEachern – Presented project; landscape plan is forthcoming; feels visibility will be very limited; height 23’7”.</p> <p>Thornewill – This works; if the house pitch goes to 10/12, this should too.</p> <p>Welch – Agrees.</p> <p>Coombs – Also agrees.</p> <p>Camp – North elevation, the narrow “rocket ship” could be widened.</p> <p>Pohl – His only concern is the verticality of the east and west gables.</p>				
Motion	Motion to Hold for revision. (Coombs)				
Roll-call Vote	Carried 5-0//Thornewill, Welch, Camp, Coombs, and Pohl-aye			Certificate #	
5. Sarah Murphy	05-6350	Maple Lane (lot 4)	New garage	67/303	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (time)	Not opened at this time.				
Motion	Motion to Hold to track and revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Thornewill, Welch, Camp, Coombs, and Pohl-aye			Certificate #	

6.	Peter Anastos	05-6373	21 Union Street	Alteration	42.3.2/137	Topham Design
Voting	Pohl, Camp, Coombs, Oliver, Welch, Thornewill					
Alternates	(Camp sat off)					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Joe Topham, Topham Design					
Public	None					
Concerns (6:34)	<p>Topham – Presented project. All foundation work will be from the inside.</p> <p>Backus – Read HSAB comments 6/6: On the front façade, the stones should be replaced in the same position as original. Reuse existing windows and side basement access door. Repair existing front stoop rather than rebuild from scratch to retain existing non-code railing height. Please box in utility boxes and meter.</p> <p>The word “veneer” doesn’t go with preservation or the historic architecture. Appreciates the historic documentation. Circa 1796 typical Nantucket attributed to Richard Lake Coleman. 10” poured concrete should be interior to support the stone foundation, which is a defining feature and should be retained. Asked if this will have to be lifted.</p> <p>Oliver – This is an appropriate treatment and sensitive.</p> <p>Thornewill – Likes the idea of recording the existing wall as it looks; don’t clean up to look brand new.</p> <p>Welch – It’s appropriate.</p> <p>Coombs – The stone should go back in the same as it is now. The solution is good.</p> <p>Pohl – Photo document existing conditions.</p>					
Motion	Motion to Approve through staff with the stoop to be like kind and documentation provided to HDC staff. (Oliver)					
Roll-call Vote	Carried 5-0//Thornewill, Welch, Coombs, Oliver, and Pohl-aye			Certificate #	HDC2022-05-6373	
7.	John Wise	05-6347	10 Starbuck Road	New shed	59.3/62	Emeritus
Voting	Pohl, Coombs, Oliver, Welch, Thornewill					
Alternates	(Camp sat off)					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.					
Representing	Matt MacEachern, Emeritus Development					
Public	None					
Concerns (6:48)	<p>MacEachern – Presented project.</p> <p>Backus – Read MAB comments 6/6: no concerns.</p> <p>No concerns.</p>					
Motion	Motion to Approve as submitted. (Coombs)					
Roll-call Vote	Carried 5-0//Thornewill, Welch, Oliver, Coombs, and Pohl-aye			Certificate #	HDC2022-05-6347	
8.	John Wise	05-6346	10 Starbuck Road	New garage/office space	59.3/62	Emeritus
Voting	Pohl, Coombs, Oliver, Welch, Thornewill					
Alternates	(Camp sat off)					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.					
Representing	Matt MacEachern, Emeritus Development					
Public	None					
Concerns (6:50)	<p>MacEachern – Presented project; height is 19’3”.</p> <p>Backus – Read MAB comments 6/6: Lacks dimensions and window schedule. Doesn’t meet the guidelines and not appropriate.</p> <p>Thornewill – The stairs should be tucked along the long side within the deck; extending them down makes them feel massive. The ends feel very tall; the applied roofs are conflicting; there’s too much going on. Suggested a shed mass off the north.</p> <p>Oliver – The window schedule doesn’t provide any sizes. The deck feels large in relation to the building. Suggested adding the door on the south elevation 2nd-floor.</p> <p>Coombs – It should be simpler. East elevation, the width of the deck is very wide, and the stairs make it too large. West elevation, the windows should be dropped a little with a lot of shingle space.</p> <p>Welch – A little over fenestrated. The south elevation dormer looks okay but the overhangs should be scaled back to match the pent roof. Suggested 6” on center lattice instead of vertical board under the stairs and deck. East elevation left column is oversized.</p> <p>Pohl – Agrees with everything that’s been said. The overhangs exacerbate the condition.</p>					
Motion	Motion to Hold for revisions. (Thornewill)					
Roll-call Vote	Carried 5-0//Oliver, Welch, Coombs, Thornewill, and Pohl-aye			Certificate #		

9. David Pekarcik	05-6372	52 Hooper Farm Road	New garage	67/316	David Pekarcik
10. David Pekarcik	05-6371	52R Hooper Farm Road	New garage	67/767.1	David Pekarcik
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	David Pekarcik				
Public	None				
Concerns (7:29)	<p>Pekarcik – Presented project.</p> <p>Oliver – Both garages are appropriate to the houses they are paired with.</p> <p>Coombs – Agrees.</p> <p>Camp – You won’t see how wide the gambrel is due to its distance from the road; she has no concerns.</p> <p>Welch – Agrees with Ms. Camp.</p>				
Motion	Motion to Approve Items 9 & 10 as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Welch, Camp, Oliver, and Pohl-aye			Certificate #	HDC2022-05-6380

11. Gail Johnson	05-6363	21 South Water Street	Repair sidewalk	42.4.2/102	CWA
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Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:33)	Not opened at this time.				
Motion	Motion to Hold for representation. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, Welch, Oliver, Camp, and Pohl-aye			Certificate #	

12. Jeffrey Greenburg	05-6381	30 Orange Street	New stoop&repairroof walk	42.3.2/176	Emeritus
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Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:04)	<p>MacEachern – Presented project; he guesses the stoop is circa 1950s but can get the actual age.</p> <p>Backus – Read HSAB comments 6/6: Historical information on the existing brick stoop and iron railing should be provided before determining if changing to wood is historically appropriate. The roof walk railing should retain the original post to post railing style with projecting capped posts. Historical and existing photos need to be provided. HSAB would like to see revisions.</p> <p>Circa 1827-1833 by John B Nicholson. Didn’t see any photos in the applications; they would be very helpful. Agrees with HSAB about the existing stoop, which is a colonial classical element and a character-defining feature.</p> <p>Camp – Likes the proposed but doesn’t know if the iron work is historic. As for the roof walk, it should have the usual post-to-post spindles.</p> <p>Coombs – The existing iron work is lovely and very classical, but thinks the proposal is more in keeping with what’s there.</p> <p>Welch – The existing stoop is shrouded by 18’ – 19’ shrubs with only the steps visible through a gate; a view would be helpful. The proposed stoop is more in keeping with the existing structure.</p> <p>Oliver – Likes the proposal; the brick is odd and not in keeping with the existing structure.</p> <p>Pohl – He’d like to see historic photos of the roof walk details. The roof walk as it exists isn’t the most traditional design.</p>				
Motion	Motion to Hold or further information. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye			Certificate #	

13. NHA Properties Inc 05-6377	31 Fairgrounds Rd (#1)	Add cupola	67/149	Emeritus
14. NHA Properties Inc 05-6378	31 Fairgrounds Rd (#8)	Add cupola	67/149	Emeritus
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development Billy Cassidy, principle			
Public	None			
Concerns (7:21)	<p>MacEachern – Presented project; feels the cupola gives this some identity.</p> <p>Cassidy – Keeping the dormers shingled; there is no change to the siding.</p> <p>Coombs – In this case, the cupolas look good; they break up the roof line and go with the vertical siding.</p> <p>Thornewill – She feels the cupolas are appropriate.</p> <p>Welch – Agrees this is appropriate; there are several structures that have shingled 2nd stories with vertical board 1st floor.</p> <p>Camp – Agrees. Doesn't want to see cupolas all up and down Fairgrounds Road.</p>			
Motion	Motion to Approve Items 13 & 14 as submitted with shingled dormers. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Welch, Coombs, and Pohl-aye		Certificate #	HDC2022-05-6377/6378

XI. OLD BUSINESS 05/31/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Brew Bean 01-5616	2 Candle House Lane	New dwelling	55.4.1/1	Concept Design
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	TJ Waterson, Concept Design			
Public	Warren Feldberg, 4 Candle House Lane			
Concerns (7:33)	<p>Waterson – Reviewed changes made per previous concerns.</p> <p>Backus – Read HSAB comments 6/6: The proportions of the 3-bay façade are awkward; this would probably work better as a 4 bay. Clapboards are too formal for this street. The east flush dormer should drop down on the right side to read as a true dormer, and there is too much blank wall in the dormer. It needs more windows. The shed addition has too long a roof plane; this would probably work better as a hipped roof addition. The rear chimney is oddly placed and sized; a hipped roof might help this, or perhaps move the fireplace to the south wall of the gable. The driveway retaining wall is unnatural and inappropriate; the grade should follow closely to the existing slope. HSAB would like to see revisions.</p> <p>Infill within the old historic district (OHD). All fenestrations should be TDL; typically, 3 bays are not 2 stories; a 4 bay would be better; the size didn't change and is now disproportionate. It should be simpler; too ornate. Shutters not appropriate with simple style. Dormer is not appropriate. Refer to 8 Mill Street, which is a 1780 4-bay. Use existing cobble on site for the driveway. Show neighbor's drive and walls. Hedges should not block view from street.</p> <p>Feldberg – Our principal concern is the grading; the rear is about 3' below the road and it looks like the lot was built up. There is a substantial retaining wall for the driveway.</p> <p>Pohl – This plan shows existing grade: Candle House Lane is 36, lowest prop point is 29. There is substantial grade change. The contour around the back is shown raised to 31, which is a 2' grade change.</p> <p>Welch – 21 Pleasant is an immediate neighbor and we've discussed their grade changes. Subsurface drainage might be required but isn't our purview. His concern is the change in grade; he'd like to see an existing site plan with an overlay showing the proposed fill. If 21 Pleasant has withdrawn their grade change; it is wrong as shown on this plan requiring more substantial retainage. He'd like to have the information. Regarding the architecture, a shingled front, it could be appropriate with an appropriate shutter color.</p> <p>Camp – North elevation right, the shed is set way back, but the pitch is too shallow and doesn't appear historic; likes the clapboard front, but with larger windows and no shutters it would be simpler.</p> <p>Oliver – Nothing to add; simple is best. Need more information on how retaining ties into the architecture. The retaining should shift toward the street at the parking.</p> <p>Coombs – It's important to understand the amount of fill; HDC has a limit on grade changes. The architecture is running second to the grade change and how this house will fit the neighborhood. The top needs to be settled first. Discussion about the existing grading versus proposed and how it relates to 21 Pleasant Street.</p> <p>Pohl – Nothing to add.</p>			
Motion	Motion to Hold for revisions, site plan information including topo existing conditions, inlaid cross section right to left and the right most and left most running perpendicular to the house and to go back to HSAB. (Welch)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye		Certificate #	

2. Joe Minella 03-5939	9 Gingly Lane	New dwelling	41/851	Robert Newman
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	Chris Bevis, 47 West Chester Street			
Concerns (8:01)	<p>Newman – Reviewed changes made per previous concerns and grading; the latest survey was done over 1 month ago.</p> <p>Bevis – The applicant raised the grade and left a 4’ un-engineered grade change between our properties. The survey was done after the property was modified.</p> <p>Pohl – Elevation appears as 26’-27’ on the northeast corner of Mr. Bevis property and 28’-30’ on 9 Gingly; it’s sloping up then slopes back down toward the road. The middle portion is 2’ to 3’ taller than the periphery.</p> <p>Camp – She would like to do a site visit to view the conditions as they are now.</p> <p>Coombs – She would like to get another engineer’s recommendation of current conditions versus previous conditions. She’d also like to know the percentage of buildings to green space; it looks like there’s very little green space. We need to settle the issue of the grade change.</p> <p>Oliver – The dormers are wide. The front door is a 6-light with 2-light windows; the door should be a 4-light.</p> <p>Welch – Agree with much that’s been said. North elevation, the façade could be better represented; the covered porch could use a typical header beam; the dormers are a little wide; corner boards and/or roof pitch change could help; fenestration needs to better align between the door wind windows. West elevation, the dormer ruins the saltbox element. South elevation, the fenestration tracks. The solar aren’t part of this application but appropriate. Would like a north-south cross section showing previous to existing grade</p> <p>Pohl – According to zoning, they are allowed to cover 3300 square feet. He’d like to look at the grade. Architecturally this is close.</p>			
Motion	Motion Hold for a site visit and more information on the grade per Mr. Welch’s comments and to come back on Tuesday, June 28th. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Welch, Camp, Coombs, and Pohl-aye		Certificate #	
3. Joe Minella 04-6078	9 Gingly Lane	New 2 nd dwelling	41/851	Robert Newman
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	Chris Bevis, 47 West Chester Street			
Concerns (8:30)	<p>Newman – Presented project; asked that the solar be bundled into these applications.</p> <p>Oliver – The lot is unique in shape. As a 2nd dwelling, this is too large in proximity to the main house. Not sure how she feels about the significant difference in style from the main house. The gambrel proportions seem off. Everything in there has a more formal front façade; this looks more like a side door. The single dormer is too wide.</p> <p>Coombs – As a 2nd dwelling, it looks larger than the main dwelling. The fenestration is heavy for a secondary dwelling. There is no additive massing. North elevation, the left roof break seems to have no reason. South elevation, the number of mullied units needs to be reduced. Doesn’t think 8-over-8 windows work on this.</p> <p>Welch – Agrees 8-over-8 is too heavy; 8-over-1 might be better. North elevation, it’s long; suggested a jog at the left corner of the long dormer. South elevation has no visibility.</p> <p>Camp – It looks like 2 main dwellings on this lot. Nothing to add. Likes this architecture better but doesn’t look like a second dwelling.</p> <p>Pohl – Agrees about the length of the ridge. It’s long and high for a 2nd dwelling. The cords of the gambrel look almost like a mansard roof; the trim should be toned down and decrease the pitch on the lower cord.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Welch, Camp, Coombs, and Pohl-aye		Certificate #	
4. Joe Minella 03-5938	9 Gingly Lane	Garage/studio	41/851	Robert Newman
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	Chris Bevis, 47 West Chester Street			
Concerns (8:46)	<p>Newman – Presented project.</p> <p>Welch – The right gable top plate should be lower to break below the eaves of the main roof and bring the ridge down.</p> <p>Oliver – The pedestrian door should be a 4-light and remove the horizontal mullion out of the garage door windows.</p> <p>Coombs – The windows should correlate with the main house.</p> <p>Camp – Too many styles too close together on this site. The gable forward is too busy. It should be very simple.</p> <p>Pohl – Agrees about simplifying the building. Agrees with dropping the west elevation gable.</p>			
Motion	Motion to Hold for revisions. (Welch)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye		Certificate #	

5. Joe Minella 03-5937	9 Giny Lane	Pool & hardscape	41/851	Robert Newman
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (8:53)	None at this time.			
Motion	Motion to Hold to track. (Welch)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye			Certificate #

6. Nick & Kacie Pappas 03-6067	7 Beaver Street	Addition	55.1.4/82	Val Oliver
Voting	Pohl, Coombs, Welch, Thornewill			
Alternates	Dutra			
Recused	Oliver Camp			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (8:53)	<p>Oliver – Reviewed changes made per previous concerns from 4/26; reusing existing windows.</p> <p>Backus – Read HSAB comments 6/6: The two windows facing south in the addition are too squeezed in; a single window would fit better and relate to the one above. The panes in the French door are too narrow. The hipped roof porch needs an exposed porch beam above the posts for more appropriate detailing.</p> <p>Circa 1839 typical Nantucket. By widening the additive mass toward the street eliminates existing windows; should be reused. Appreciate other changes.</p> <p>Thornewill – South elevation, 1st floor should have 1 window. Rear doors are too narrow.</p> <p>Coombs – Agrees with what’s been said.</p> <p>Welch – Agrees.</p> <p>Pohl – Agrees.</p>			
Motion	Motion to Approve through staff with one 1st-floor window on the addition south elevation. (Welch)			
Roll-call Vote	Carried /4-0//Thornewill, Coombs, Welch, and Pohl-aye			Certificate # HDC2022-03-6067

Rest held for Thursday, June 23rd.

7. 2 Chestnut, LLC 04-6091	2 Chestnut Street	Color change	42.3.1/69	Emeritus
8. 88 Pocomo, LLC 03-5885	88 Pocomo Road	Main house new dwelling	15/52	Emeritus
9. 88 Pocomo, LLC 04-6092	88 Pocomo Road	New guest house	15/52	Emeritus

XII. NEWBUSINESS 016-07/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 55 Road, LLC 06-6438	56 South Shore Road	New dwelling	80/114	EMDA
2. Maines Mulloy 06-6425	28 Honeysuckle	New dwelling & garage	68/385	Val Oliver
3. Sankaty, LLC 06-6439	49 Sankaty Road	New dwelling	49/66	Dustin Maury
4. K.M. Cannon Trust 05-6424	26 Liberty Street	Move windows & + door	42.3.4/115	NAG
5. Richmond Great Point 06-6437	29 Beach Grass Road	New dwelling	68/379	KOH
6. P Fox Nantucket, LLC 06-6436	20 Orange Street	Hardscape/fence	42.3.2/70	Ahern
7. Bank of America 06-6396	65 Main Street	Exterior lighting	42.3.1/197	Bruce Bisbano
8. Scarlett O’Hara, LLC 05-6391	43 Nobadeer Farm Road	Commercial barn	69/17	Reid Builders
9. Nadine Westcott 05-6395	3 Angola Street	Fence	55.4.1/62	Nadine Westcott
10. Dan Schiff 05-6385	22 Starbuck Road	Fireplace color change	60/118	Dan Schiff
11. John Kane 06-6427	12 Pond Road	Addition	56/295	Topham Design
12. Jay Maroney	29 Rhode Island	Shed	60.3.1/132	Jay Maroney
13. Jay Maroney	29 Rhode Island	Deck	60.3.1/132	Jay Maroney
14. Bertyl Johnson	250 Madaket Road	Addition	59.4/213	Brook Meerberger
15. Patrick Quigley 06-6441	10 Tashama Lane	Demo shed	55/478	Patrick Quigley
16. Patrick Quigley 06-6442	10 Tashama Lane	Addition	55/478	Patrick Quigley
17. Sankaty Head Foundation	100 Sankaty Road	Fenestration and bathroom	49/115	NAG
18. Island Living, LLC 05-6403	2B Longwood Drive	New garage	71/13.4	JB Studio
19. Faberia Biff 05-6416	58 Walsh Street	Roof material change	29/97	Emeritus
20. Melinda Johnson 06-6432	131 Wauwinet Road	Historic determination	12/5	Alan Noll
21. Melinda Johnson 06-6433	131 Wauwinet Road	Elevate historical structure	12/5	Alan Noll
22. Jamie Kaplan 06-6440	6 Joy Street	Hardscape	55.4.4/32.2	Elaine Johnson
23. Jody & Robert Newman 05-6415	6 Topping Lift	Garage studio	66/308	SCI
24. 31 Old South Rd, LLC 06-6428	31 Old South Road	Commercial mixed-use bldg	68/3	Val Oliver
25. Caleb Cressman 05-6417	300 Polpis Road	Demo Barn	20/11	Thornewill Design
26. Kerman Karen Tr 06-6431	10 Holly Street	Rev. 10-4888: add door	80/23	Thornewill Design
27. Melissa Kreiser 06-6444	89 Washington Street	Alteration	55.1.4/81	Melissa Kreiser

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28. Jonathan Delgado 06-6443	1 Parson Lane	Rooftop solar	75/143	Cotuit Solar
29. Thomas & Margaret Montgomery 06-6447	33 North Liberty Street	Outdoor shower/arbor	41/157	Thomas/ Margaret
30. Ellen Hoeffel 05-6409	85 Cliff Road	Garage/studio	30/167	Vallerlis
31. Rubinstein Bistany 05-6398	51 Tennessee Avenue	Demo or move garage	59.4/202	Brook Meerberger
32. Rubinstein Bistany 05-6399	51 Tennessee Avenue	GH move or modify	59.4/202	Brook Meerberger
33. Rubinstein Bistany 05-6400	51 Tennessee Avenue	New main dwelling	59.4/202	Brook Meerberger
34. Rubinstein Bistany 05-6402	51 Tennessee Avenue	New garage	59.4/202	Brook Meerberger
35. Rubinstein Bistany 05-6401	51 Tennessee Avenue	New pool & deck	59.4/202	Brook Meerberger
36. Green Family Trust	4 Doc Ryder Drive	Addition	66/220	Gryphon Architects
37. Okay Okay Café, LLC	15 Washington Street	Addition	42.3.1/99	BPC
38. Ack Tack LLC 06-6434	19 Bishops Rise	Secondary dwelling	40/31.3	Chris Hall Architects
39. Auburn Cottage, LLC	46 Easton Street	Relocate shed	42.4.1/22	Botticelli + Pohl
40. Auburn Cottage, LLC	46 Easton Street	MH add/renovation	42.4.1/22	Botticelli + Pohl
41. 44 Monomoy, LLC	44 Monomoy Road	MH add/renovation	54/72	WAPD
42. 44 Monomoy, LLC	44 Monomoy Road	New garage/studio	54/72	WAPD
43. 88 Pocomo, LLC 05-6419	88 Pocomo Road	Sports court	15/42	Ahern
44. 88 Pocomo, LLC 05-6420	88 Pocomo Road	Pool & hardscape	15/42	Ahern
45. Eel Point Holdings, LLC 05-6421	55 Eel Point Road	Driveway & apron	32/47	Ahern
46. Nantucket Shire, LLC	30 Dukes Road	New dwelling	56/189	Linda Williams
47. Nantucket Shire, LLC	30 Dukes Road	Move shed & addition	56/189	Linda Williams

XIII. OLD BUSINESS 06/14/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Lions Foot, LLC 03-5844	9 Sherburne Way	MH move off or demo	30/37	Topham Designs
2. Ocean Dojo, LLC 03-5847	20 Bartlett Farm Road	Pool & hardscape	65/76	Atlantic Landscaping
3. Bishop Rise, LLC 01-5597	20B Bishop Rise Road	Garage/cottage	40/127	Topham Designs
4. The Iren Hollo 05-6268	31 Low Beach Road	Add/move on site	74/36	Botticelli + Pohl
5. Juraj Bencat 03-5957	15 Wappossett Circle	Solar roof array	67/571	ACK Smart
6. Arline Bartlett 12-5454	21 Pleasant Street	Windows, doors, sm add	55.4.1/1	LINK

XIV. NEW BUSINESS 06/21/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Cornell French	35 Main Street (Sias)	Porch rails change	73.3.1/7	Normand Residential
2. 17 Ranger Rd, LLC	17 Ranger Road	Replace window	39/28	LINK
3. Sam Phelan	65 Pleasant Street	New fence	55/36.2	Sam Phelan
4. Christopher Maroney	9 Swift Rock	Extend rear deck	40/69	Pehhl
5. 18 Sherburne TP Nominee Tr	18 Sherburne Turnpike	New dwelling	30/196	S. Metz
6. Anna & Daniel Day	7 Bayberry Lane	New dwelling	67/61 (lot A)	Val Oliver
7. Lisa Dobue Holby	19 Low Beach Road	2 nd dwelling	74/83	Val Oliver
8. Decatur XIX, LLC	12 Westerwyck Way	Alter existing house	82/64	Val Oliver
9. John O'Toole	1 McGarveys Way	New shed	72/7	Thornewill Design
10. 308 Madaket Rd, LLC	308 Madaket Road	Addition	60.2.1/67	EMDA
11. Patrick Bailey	3 Doc Ryder Drive	New shed	66/210	JB Studio
12. Elizabeth Dorn	23 Front Street	Roof chng (3 tab – Arch)	73.1.3/92	James Lydon
13. Ocean Dojo, LLC	20 Bartlett Farm Road	Rev. 5756"	65/76	BPC
14. 4.5 Cathcart, LLC	4.5 Cathcart Road	Demo roof walk	54/82	David Nagys
15. 4.5 Cathcart, LLC	4.5 Cathcart Road	Driveway change	54/82	David Nagys
16. Hospital Thrift Shop Inc	17 India Street	Deck removable bridge	42.3.1/117	EMDA
17. Vanessa Traniello	2 Seven Mile Lane	Add spa	72/52	E. Kaminski
18. Charles Dermody	11 Hydrangea Lane	New shed	73/93	Structures Unlimited
19. :Robert Frederick	25 Meadow View Drive	Addition & windows	56/284	NAG
20. Sam Aloisi	16 Greglen Avenue	Add dormer	68/183	Thornewill Design
21. 14 MVR LLC	14 Madaquecham Valley	New shed	89/13	Emeritus
22. Jim & Cindy Helfrich	37 Fair Street	Alter & add covered porch	42.3.2/212	Emeritus
23. Richmond Great Point Pt	1 Violet Place	New commercial building	68/340	KOH
24. Richmond Great Point Pt	2 Violet Place	New commercial building	68/340	KOH
25. Richmond Great Point Pt	3 Violet Place	New commercial building	68/340	KOH
26. Julia Morash	18½ Gray Avenue	Alter main house	67/183.1	Thornewill Design
27. Julia Morash	18½ Gray Avenue	New Shed	67/183.1	Thornewill Design
28. Julia Morash	18½ Gray Avenue	New cottage	67/183.1	Thornewill Design
29. Westmoor Club	105 West Chester Street	Rev. COA	41/805	JGGA
30. Westmoor Club	109 West Chester Street	Rev. COA	41/806	JGGA
31. Cailen Casey	77 Sparks Avenue	Hardscape & driveway	55/138.1	Cailen Casey
32. Jennifer Dobue Cheul	1 Stone Post Way	Garage/apartment	74/82	Val Oliver
33. Tom Larrabee	101 Hummock Pond Rd	Rev. 1500:	56/67	Val Oliver
34. Ishmael Tr	14 Hinckley Lane	Addition	30/232-233	Zaras/Neudorfer Arch

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35.	26 Pine Crest, LLC	26 Pine Crest Lane	New dwelling	68/426	EMDA
36.	18 Center St, LLC	18 Center Street (Sias)	Addition & raise roof	73.1.3/105	Twig Perkins
37.	Pensco Tr Company	27 S. Cambridge Street	Heat pump mini split cndsr	59.3/30	S. Shore Climate Cntrl
38.	Susan O'Malley	10 New Mill Street	New deck	59.4.4/9	Boris Nikolov
39.	Susan O'Malley	10 New Mill Street	Fence	59.4.4/9	Boris Nikolov
40.	Horchow & Routman	33 Cliff Road	MH fenest, ramp, dormer	42.4.4/5	CWA
41.	Horchow & Routman	33 Cliff Road	Guest house: addtn/fenest	42.4.4/5	CWA
42.	Horchow & Routman	33 Cliff Road	Garage	42.4.4/5	CWA
43.	Clarke Browne	23 Ocean Avenue	Addition	73.3.1/19	Angus Macleod
44.	India & Rose Tr	28 India Street	Rev. 02-5776: fenestration	42.3.4/108	Botticelli + Pohl
45.	Maureen Di Luca	6 Gold Star Drive	Roof replacement	55/188	Johnson
46.	Frank Rovinski	33 Main Street (Sias)	Reno/alteration	73.4.2/34	Emeritus
47.	Chicken Box	12 Dave Street (Bldg. 1)	New dwelling	55/158	Emeritus
48.	Chicken Box	12 Dave Street (Bldg. 2)	New dwelling	55/158	Emeritus
49.	Glidden	24 Rugged Road	Move off dwelling	67/164	Emeritus
50.	HMSW, LLC	25 Sankaty Head Road	MH addition/demolition	48/3	Emeritus
51.	HMSW, LLC	25 Sankaty Head Road	New shed	48/3	Emeritus
52.	Guy Wisinski	13 Arkansas Avenue	Solar roof array	59.4/158	Ack Smart
53.	Kevin Hayes	5 Fairfield Street	Solar roof array	76.4.1/320	Ack Smart
54.	Ack N. Star Property, LLC	11 Ellen's Way	Solar roof array	81/188	Ack Smart
55.	Sergey & Yuliya Chumak	8 Parson Lane	New pool/cabana	75/97	WAPD
56.	Ack N Back, LLC	33 Quidnet Road	Move off/demo	21/27.2	WAPD
57.	Ack N Back, LLC	33 Quidnet Road	Primary dwelling	21/27.2-27.4	WAPD
58.	Ack N Back, LLC	33 Quidnet Road	Garage studio	21/27.4	WAPD
59.	Ack N Back, LLC	33 Quidnet Road	Pool cabana	21/27.4	WAPD

XV. OTHER BUSINESS	
Approved Minutes	June 7 & 9, 2022
Motion	Motion to Approve. (Coombs)
Roll-call vote	Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye
Review Minutes	June 14 & 16, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Thursday, June 23st @ 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

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:01 pm. (Camp)**
 Roll-call vote Carried 5-0//Camp, Oliver, Welch, Coombs, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board
 Sconset Advisory Board
 Madaket Advisory Board
 Sign Advisory