



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 August 9, 2022

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

Called to order at 4:023 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist; Adrian Rodriguez, Administrative Specialist; Billy Saad, Land Use Specialist

Attending Members: Pohl, Camp, Coombs, Oliver, Welch, Dutra, Thornewill

Remote Participants: Coombs

Absent Members: None

Late Arrivals: Camp, 4:04 pm; Dutra, 4:38 pm

Early Departures: Oliver, 6:37 pm; Dutra, 8:24 pm this

Adoption of Agenda.

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

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

I. COMMISSION COMMENTS

1. Pohl – He asked Mr. Vorce about funding snacks for HDC; it’s good as long as they present a receipt.

Welch – Payment for victuals will be discussed at the next HDC Organizational Meeting and come up with a recommendation on how to handle it.

II. PUBLIC COMMENT

1. Billy Saad – Introduced himself, a Land Use Specialist; one of his tasks will be to perform inspections

III. CONSENTS

<u>Property owner nMeadeame</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. John & Katie Owsley 07-6743	2 Maxey Pond Road	New Shed	40/96	Thornewill Design
2. Andrew Vorce 08-6802	40 Essex Road	New Shed	67/324	Andrew Vorce
3. 43 Beach Grass, LLC 08-6804	43 Beachgrass Road	Rev. 06-3952: fenest chng	68/358	Tim Trudel
4. Erik & Allison Carneal 08-6776	23 Golfview Drive	Rev. 09-1670: addition	66/175	Botticelli + Pohl
5. Jessica N. Torre 07-6698	53 Miacomet Avenue	Move on from 8 Holly St	67/90	LINK
6. NHA Properties 07-6739	5R Norquarta Drive	Roof Change	67/512	Stegra Corp
7. Jill Johnson 07-6709	10 Daffodil Lane	Drive & fence enlargement	68/770	Jill Johnson
8. NHA Properties 08-6811	48 Okorwaw Avenue	Roof change	79/173	Stegra Corp
9. Leanne Mangano 08-6812	6 Todd Circle	Roof change	66/294	Leanne Mangano
10. Holly & Peter Fernandes 08-6838	5A Green Meadows Lane	Sm rear addition	67/378.1	Peter Fernandes
11. William Graham 08-6840	53 Meadowview Drive	Rev. 07-6635: add pergola	56/173	Thornewill Design
12. Randy Sharp 08-6839	49A Meadowview Drive	Apron & hardscape	56/113.1	Thornewill Design
13. Jeffrey Ottani 08-6837	4 Jonathan Way	Ground mound solar array	75/47	Sun Wind
14. Stephen Mailloux 08-6836	13 Hawthorne Lane	Roof solar array	56/264	Sun Wind
15. Michael Conway 08-6809	98 Somerset Road	Window replacement	66/222	Michael Conway
16. Richard & Jane Leider Tr 07-6723	64 Sankaty Road	Cabana	49/80.1	NAG
17. Julia Meade 07-6716	8 Bayberry Lane (Sias)	New basemnt/stair/wndw	49/92.1	NAG

Voting Camp, Coombs, Welch

Alternates None

Recused Pohl, Oliver, Thornewill

Documentation None

Representing None

Public None

Concerns No concerns

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

Vote Carried 3-0// 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. Richard & Jane Leider Tr 07-6724	64 Sankaty Road	Pool	49/80.1	NAG
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				
2. Dorothy Hertz 08-6835	1 Friendship Lane	Pool & hardscape	66/247	Linda Williams
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve per noted conditions. (Welch)			
Vote	Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye		Certificate #	HDC2022-(as noted)

V. OLD BUSINESS 07/05/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 18 Center St, LLC 06-6486	18 Center St (Sias)	Addition & raise roof	73.1.3/105	Twig Perkins
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and July 12 th HDC minutes.			
Representing	Alyssa Corry, Twig Perkins			
Public	None			
Concerns (4:05)	<p>Martinez – This was approved July 12th but proper abutter notification was not sent out. We received a letter.</p> <p>Corry – We didn’t send abutters notification because it’s less than 100sf of living-space change; it’s a total of 46sf of change.</p> <p>Pohl – He’s looking at a document that says 165 of change; corrected himself, it says, “16 SF.” Asked if anyone wants to speak on this. Read letters received August 4th from Donald Heyda, 14 Shell Street and Nan Gustafson, 16 Shell Street.</p> <p>Backus – Read motion from July 12th minutes: “Motion to Approve through staff with the west elevation gable dormers to be a shed dormer.”</p> <p>Coombs – She felt 2 dormers were too much on this little structure.</p> <p>Thornewill – She prefers 2 smaller shed dormers.</p> <p>Oliver – Agrees.</p> <p>Camp – On the east there is an existing long single dormer; she’s happy either way.</p> <p>Pohl – He thinks 2 small sheds are less massive.</p>			
Motion	Motion to Approve keeping it as shown on the July 15th plans. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Thornewill, Camp, and Pohl-aye		Certificate #	HDC2022-06-6486

VI. OLD BUSINESS 06/28/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	32 Hulbert Trust 11-5220	32 Hulbert Avenue	New dwelling	29/72	Botticelli + Pohl
Voting	Camp (acting chair), Oliver, Welch, Thornewill				
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 (4:17)	<p>Botticelli – Read who was sitting at the March hearing. Reviewed changes made per previous concerns.</p> <p>Backus – Read HSAB comments 7/25: The panel or light configuration on the north front door is unusual and should be more traditional. The chimney should be in the main mass, not on the outer edge of a shed dormer. Reducing the mulled windows on the 2nd floor would help to balance the fenestration between the 1st and 2nd floors. Breaking up the long monotonous foundation skirt with brick piers would be more appropriate for a raised structure in this area. This new structure will have to comply with Chapter 11 of Resilient Nantucket. Agrees about comment regarding the skirt; if we don't have the elevation certificate from an engineer, it should be included in the file. The plans should reflect the proposed BFE and DFE. Appreciates moving this off Hulbert and the details of crossbucks.</p> <p>Coombs – The chimney should be in the center of the roof near the roof walk. North elevation, everything on the 2nd floor is mulled; would like the left triple-ganged to be separated.</p> <p>Oliver – Appreciates pushing it back from the road. Likes the change in railing details; the pier idea is a good one. Some of the mulled windows on the north should be separated to break up the glass. Likes no cornerboard.</p> <p>Welch – Concerned about north elevation 2nd-floor "A3" windows, which are 6'; the roof break of the left-most gambrel roof should be a continuance of the upper segment. South elevation, the south 2nd-floor windows are 5'6", which is more appropriate. East elevation, the 6' windows are a concern.</p> <p>Thornewill – Appreciates pushing back and massing changes. Agrees with Mr. Welch. The windows are huge; all the 6' 2nd-floor windows should be reduced.</p> <p>Camp – Agrees about the mulled windows; separated them by at least a couple of boards. Would like the chimney in a more appropriate location. Appreciates the brick piers.</p>				
Motion	<p>Motion to Hold for revisions and to return to HSAB. (Coombs) not carried.</p> <p>Motion to Approve through staff 6' 2nd-floor windows to go to 5'6"; north-elevation, left-most shed roof to be modified to track the 12/16/21 submission; mulled units to be joined by a minimum 6" mull fascia; the chimney to move to right of the roof walk on the central mass; brick piers with a wood curtain; and removal of corner boards on the dormers per Exhibit A dated Aug. 9th, 2022; and inclusion of the elevation certificate. (Welch)</p>				
Roll-call Vote	Carried 3-0//Oliver, Thornewill, and Welch -aye; Coombs abstain			Certificate #	HDC2021-11-5220

VII. NEW BUSINESS 07/05/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Patience Killen 06-6585	1 Old North Wharf	Demo/Move Shed	42.3.1/80.1	Linda Williams
Voting	Pohl, Camp, Coombs, Welch, Dutra				
Alternates	Thornewill				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (5:02)	<p>(4:36) Motion to Hold for representation. (Oliver) Carried 5-0//Camp, Welch, Coombs, Oliver, and Pohl-aye</p> <p>Williams – Presented project; this was a tool shed with no services; you can't renovate it and it's not insulated.</p> <p>Backus – Read HSAB comments 7/18: It is possible that this building was moved to this location from elsewhere on the wharf which would make it older than 1930; nevertheless, it is almost 100 years old and should not be moved off-site; removing this classic cottage would drastically change the character of the existing historic streetscape; this cottage should remain in place to maintain the simple pedestrian scale of Still Dock. The only date we can see per aerials is 1930s but could be older. Agrees it would be a shame to lose this; would like more historic information. HDC has adopted guidelines regarding flooding.</p> <p>Coombs – Agrees with HSAB; it should stay.</p> <p>Camp – Agrees; there's no reason to take this away; it contributes to the neighborhood and is old Nantucket.</p> <p>Welch – Agrees with HSAB.</p> <p>Dutra – Also agrees; it should be preserved. He'd like more information.</p> <p>Pohl – He feels the same. We are responding to its scale and its location on Old North Wharf.</p>				
Motion	Motion to Hold for further information. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Welch, Dutra, Coombs, and Pohl-aye			Certificate #	

2.	30 Pearl, LLC 07-6593	30 India Street	Addition	42.3.4/137	Botticelli + Pohl
Voting	Camp (acting chair), Coombs, Oliver, Welch, Dutra				
Alternates	Thornewill				
Recused	Pohl,				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (4:38)	<p>Botticelli – Presented project; contends no visibility of the rear. Rear ell windows changed at last renovation.</p> <p>Backus – Read HSAB comments 7/18: The 5/12 roof pitch of the proposed east-elevation, two-story shed addition will be visible from India Street and is an inappropriate pitch for a two-story mass. The existing rear wing had 12-over-12 windows; that theme could be continued for the new windows in the rear.</p> <p>Attributed to housewright James Child; a circa 1831 5-by federal. Appreciate addition being off the main block; however, peaking over the side makes it look like a 6-bay. Suggested rear gable be steeper. Asked if a window survey was done; use of Boston Sash windows is okay.</p> <p>Oliver – It’s typical to set a side wing that far back; not sure about the 9-light door facing the street, which feels contemporary. Okay with south elevation dormers. The porch is appropriate; suggested 1 15-light door on the 2nd floor. Feels the west elevation is successful. East elevation, the existing window isn’t centered.</p> <p>Welch – Agrees with Ms. Oliver. South elevation, the French door should be a 12-light with kick panel. East elevation, the 5/12 roof could be a 4/12 to lower the intersection of the roof at the top; what would be visible will be obliquely.</p> <p>Dutra – East elevation, center the new window under the gable window; however, it’s far enough back that it might not matter.</p> <p>Camp – Her only concern is that the 2nd-floor balcony French doors were a 3rd window; the left shed takes away from the chimney. East elevation, she agrees about aligning the 2nd-floor window under the gable window. North elevation, suggested a plank door with a diamond.</p> <p>Coombs – Agrees about moving the east elevation 2nd-floor window. South elevation, 3rd-floor left dormer should have a single window to reflect the existing; agrees about no 2nd-floor French doors – 1 door or none.</p>				
Motion	Motion to Hold for revisions and to go back to HSAB. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Welch, Dutra, Coombs, and Camp-aye			Certificate #	
3.	55 Eel Point Hldgs, LLC 07-6619	55 Eel Point Road	New Cabana	32/47	Botticelli + Pohl
Voting	Camp (acting chair), Coombs, Oliver, Dutra, Thornewill				
Alternates	None				
Recused	Pohl, Welch				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (4:58)	<p>Botticelli – Presented project; the main house is gabled; height is 13’6”.</p> <p>Camp – The chimney is large and should be reduced.</p> <p>No other concerns.</p>				
Motion	Motion to Approve through staff with the chimney reduced in width and brick to match the house. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Dutra, Coombs, and Camp-aye			Certificate #	HDC2022-07-6619
4.	Nantucket G & S, LLC 07-6725	81 Vestal Street	New fence	56/254	MCA
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	Linda Williams, for Hollis Webb				
Concerns (5:12)	<p>Cutone – Presented project; has an autocover; have a Certificate of Occupancy for everything.</p> <p>Oliver – Looking at the photos, the 5’ board fence is inappropriate; it might be okay if it were tucked up to the pool.</p> <p>Welch – Agrees; as proposed, the 5’ fence doesn’t meet our guidelines. North-south running would be appropriate; the east-west at the rear is on a retaining wall at elevation 32 above elevation 28; and north-south right of the cabana has a similar issue.</p> <p>Coombs – Asked if the pool was approved to be visible at time of inspection (no). Agrees the 5’ fence is inappropriate in this location. Okay with the picket fence.</p> <p>Camp – Agrees about the 5’ fence; it draws attention the pool as seen from Vestal Street. They should screen with vegetation as much as possible. The Type II picket might be too formal for this area.</p> <p>Williams – Hollis Webb has objected to this project from the beginning; the wall is 12’ and they want to add a 5’ fence.</p> <p>Pohl – The fence should be pulled off the west property line with vegetative screening of the fence.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye			Certificate #	

5. Michael Wilson **08-6796** 7 Cornwall Street Fence 71.3.2/9 Linda Williams
 Voting Pohl, Camp, Coombs, Welch, Dutra
 Alternates Thornewill
 Recused Oliver
 Documentation Landscape design plans, site plan, and photos.
 Representing Linda Williams
 Public None
 Concerns (5:26) **Williams** – Presented project.
Pohl – It’s unclear because the site plan shows it going all the way to Marion Street; it should be pulled back.
Camp – Would like it vegetated on the neighbor side.
Coombs – Would prefer it be 5’ and drop to 4’ from the house to Marion Street.
Welch – There is a lot of existing vegetation obscuring the fence.
 Motion **Motion to Approve through staff with the fence to stop at the west side of the structure. (Welch)**
 Roll-call Vote Carried 3-2//Dutra, Welch, and Pohl-aye; Coombs & Camp-nay Certificate # **HDC2022-08-6796**

VIII. OLD BUSINESS 07/05/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Joseph Minella 03-5939	9 Giny Lane	New main dwelling	41/851	SCI
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Robert Newman, Sandcastle Construction Inc.				
Public	Christopher Bevis, 47 West Chester Street				
Concerns (5:33)	Newman – Reviewed changes made per previous concerns. Discussion about where exactly the 29’ grade is in relation to the 3 structures. Bevis – We abut on the south side. The grading plan isn’t consistent with what’s on the ground; there’s a 2’ to 3’ grade change at the property line; that was clearly visible in the photos he had submitted. Any grade change between this and his property should be approved by a civil engineer. Welch – His concern is the grade. He appreciates the modifications to the structure. The issue of grade is part of this application; prior minutes indicated an engineered solution to address retainage. The rear retainage needs to be addressed where it drops precipitously as well as drainage. It would be appropriate to address the 29’ grade by reducing to 28’ and having a 1’ retaining wall at the west property line. That would also reduce the height. The Building Code requires a property owner to address surface water runoff. Coombs – North elevation shows 2 buildings and a garage with grade going from 29-28 right to left at the house and 26.6 to 25.7 right to left at the street; however, on the drawing, it looks level. She’d like the plans to accurately depict the sloping grade. Oliver – Nothing to add. Camp – When she viewed this, she saw a sever drop behind both proposed structures; the manipulation of grade started with the beginning of construction of Giny Lane and has built up over time. Pohl – He finds it a coincidence that the berm of the topographical lines is almost exactly the shape of the property; that implies the topography drops off on 3 of the 4 sides. He likes Mr. Welch’s solution of chopping off another 1 to reduce the berm. There isn’t any issue with the architecture; it’s all about the grades.				
Motion	Motion to Approve through staff with reducing the 29’ grade to 28’, putting a fieldstone retaining wall along the right side of the property at the 30’ elevation height; and putting a swale at the back of the property between this structure and 47 West Chester Street or an engineered solution for drainage in lieu of the hardscaping; solar is not part of this motion for approval. (Welch) Not Carried Motion to Hold for a revised topographical plan to reflect Mr. Welch’s suggestions. (Welch)				
Roll-call Vote	Carried 3-2//Oliver, Welch, and Pohl-aye; Coombs and Camp-nay			Certificate #	
2.	Joseph Minella	9 Giny Lane	MH solar	41/851	SCI
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Robert Newman, Sandcastle Construction Inc.				
Public	None				
Concerns (6:03)	Not opened at this time.				
Motion	Motion to Hold to track. (Welch)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye			Certificate #	

3.	Joseph Minella 03-5937	9 Giny Lane	Pool & hardscaping	41/851	SCI
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Robert Newman, Sandcastle Construction Inc.				
Public	None				
Concerns (6:03)	Not opened at this time.				
Motion	Motion to Hold to track. (Coombs)				
Roll-call Vote	Carried 5-0// Camp, Oliver, Welch, Coombs, and Pohl-aye			Certificate #	
4.	9 E Street, LLC 05-6359	9 E Street	MH solar roof array	60.2.1/6	Ack Smart
Voting	Camp (acting chair), Coombs, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments, and manufacturer spec sheet.				
Representing	Tobias Glidden, Ack Smart				
Public	Bruce Mandel, MAB				
Concerns (6:06)	<p>Glidden – Reviewed changes made per previous concerns.</p> <p>Backus – Read MAB comments 8/1: Panels not visible from Creek side. Discussed appropriateness off roof versus ground arrays in Madaket. Recommend HDC view this property. Suggested that there is sufficient area for a ground array. Support equipment not located on the plan.</p> <p>Circa 1938 per HDC survey.</p> <p>Mandel – This is in Madaket OHD; MAB prefers a ground array solution; roof top array doesn't meet the Town guidelines. Read the guidelines and referenced a letter he wrote. Urged use of a ground array.</p> <p>Thornewill – She went out there and couldn't see the building from Washington Avenue and F Street. E Street looked like a driveway, so she didn't go down it. It looks like a ground array would go in the marsh. The smaller building might block any visibility or go on the smaller building only.</p> <p>Coombs – We should listen to Mr. Mandel's and Madaket residents' comments. A ground array should be further studied. She'd also like to view it again now that it's summer.</p> <p>Welch – Objected in use of "we" in broad strokes. MAB suggested a ground array. He reviewed the MAGeo and noticed that the wetlands come up to the house. The guidelines suggest a ground array because it might be least visibility; in this case, visibility is mitigated by structures, distance from the street, and vegetation. The practice of the HDC is to have the panels span the entirety of the roof to be less distracting and a being a focal point. Lastly, this is not "highly visible." This has limited visibility; it is appropriate to investigate putting it all on the smaller structure. You could argue that the side facing the water could be considered the front of the structure and this is on the south-facing side, which could be considered the rear.</p> <p>Camp – She's okay with this because of the lack of visibility. She viewed this from F Street and it's not visible.</p>				
Motion	Motion to Approve subject to limited visibility and screening maintained from time of inspection and thereafter. (Welch)				
Roll-call Vote	Carried 3-1//Thornewill, Welch, and Camp-aye; Coombs-nay			Certificate #	HDC2022-05-6359
5.	9 E Street, LLC 05-6360	9 E Street	GH solar roof array	60.2.1/6	Ack Smart
Voting	Camp (acting chair), Coombs, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and manufacturer spec sheet.				
Representing	Tobias Glidden, Ack Smart				
Public	None				
Concerns (6:29)	<p>Glidden – Reviewed the proposal; if it were on the sides, it would be broken up and visible from F Street.</p> <p>Backus – Read MAB comments 8/1: Same as for the main house.</p> <p>Per HDC survey, circa 1938.</p> <p>Coombs – She doesn't support this.</p> <p>Thornewill – No concerns; the same visibility issues pertain.</p> <p>Welch – Agrees.</p>				
Motion	Motion to Approve due to limited visibility and vegetative screening maintained in perpetuity. (Welch)				
Roll-call Vote	Carried 3-1//Thornewill, Welch, and Camp-aye; Coombs-nay			Certificate #	HDC2022-05-6360

IX. NEW BUSINESS 07/19/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Michael Stone 07-6650	6 Marcus Way	Demo	91/9.1	Will Stephens
2. Michael Stone 07-6641	6 Marcus Way	New dwelling	91/9.1	Will Stephens
Voting	Pohl, Camp, Coombs, Dutra, Thornewill			
Alternates	None			
Recused	Welch			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:37)	Not opened at this time.			
Motion	Motion to Hold for representation. (Camp)			
Roll-call Vote	Carried 5-0//Dutra, Thornewill, Coombs, Camp, and Pohl-aye		Certificate #	
3. Stephan & Kim Schaefer 07-6655	86 Cliff Road	Solar roof	30/74.2	Robert Newman
Voting	Pohl, Camp, Coombs, Dutra, Thornewill			
Alternates	None			
Recused	Welch			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (6:38)	Newman – Presented project. Thornewill – It’s on the rear; she’s okay with it. Dutra – Agrees with Ms. Thornewill. Coombs – No concerns. Camp – She’d prefer to view this; she doesn’t think she’d want to see it going toward Cliff Road on Pilgrim. Pohl – Agrees with Ms. Thornewill.			
Motion	Motion to Approve as submitted. (Thornewill)			
Roll-call Vote	Carried 4-1//Dutra, Coombs, Thornewill, and Pohl-aye; Camp-nay		Certificate #	HDC2022-07-6655
4. Jody Newman 07-6654	6 Topping Lift Road	Solar roof	66/308	Robert Newman
Voting	Pohl, Camp, Coombs, Dutra, Thornewill			
Alternates	None			
Recused	Welch			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (6:46)	Newman – Presented project; roof is slate green; Arbor Vitae and Leland Cyprus are at least 20’ tall. Asked the board to approve solar on the west and hold off on the east side until the building is in place. Thornewill – Thinks a putting black roof on this garage would be a good compromise. Camp – Confirmed the vegetation is remaining. Dutra – It’s in a <i>cul de sac</i> on a quiet road; okay as long as vegetation remains. Coombs – The east elevation is visible from Topping Lift, unless there will be vegetation screening it. Camp – She would be okay with it if it’s on a black roof and vegetation remains. Pohl – It looks like the panels could be scooched south away from the road.			
Motion	Motion to Approve through staff with proper screening in place and in perpetuity. (Dutra)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Dutra, and Pohl-aye		Certificate #	HDC2022-07-6654
5. James Van Tassci 07-6681	42B Union Street	Replace fence	42.3.2/28	James Van Tassci
Voting	Pohl, Camp, Welch, Dutra, Thornewill			
Alternates	None			
Recused	Coombs			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	James Van Tassci, owner			
Public	None			
Concerns (6:59)	Not opened at this time.			
Motion	Motion to Hold for representation. (Camp)			
Roll-call Vote	Carried 5-0//Welch, Dutra, Thornewill, Camp, and Pohl-aye		Certificate #	

6. Eric Silfen **07-6665** 3 Meadowview Drive Rooftop solar for MH 56/92 Cotuit Solar

Voting Pohl, Camp, Coombs, Welch
 Alternates Dutra, Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
 Representing Karen Alence, Cotuit Solar
 Public None
 Concerns (7:00) **Alence** – Presented project; roof is grey.
Camp – This is quite visible and an awkward shape that will draw attention to itself. If it were on the lower mass only, that would make the main mass stick out.
Welch – It doesn't meet our guidelines. There would need to be deciduous tree screening from the street on the lower roofs.
Thornewill – Suggested a ground array.
Coombs – It flaunts our guidelines completely. A ground array would be better.
Pohl – It's proposed on the front with no vegetation and a T configuration on the main mass.
 Motion **Motion to Hold for more information. (Coombs)**
 Roll-call Vote Carried 5-0//Camp, Welch, Thornewill, Coombs, and Pohl-aye Certificate #

7. William Irwin **07-6640** 2 North Cliff Way Shed 30/214 William Irwin

Voting Pohl, Coombs, Welch, Dutra, Thornewill
 Alternates None
 Recused Camp
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing Williams Irwin, owner
 Public None
 Concerns (7:07) **Irwin** – Presented project; he'd prefer windows be smaller 3-over-3s.
Backus – Read HSAB comments 8/8: Application needs complete details. Windows should be identified by manufacturer and size. The 48" wide door should be a batten door, not paneled, preferably two 24" doors. The 6-over-1 style window is ok if it matches the house.
 Main house was built in 2013, not in the OHD. The windows match the house.
Camp – Okay with 3-over-3 and with the door being a double batten door.
Thornewill – Confirmed the door and window side faces into the garden.
Welch – Suggested the door could be 48" as a board-and-batten door.
Coombs – Should be a batten door. Okay with the 3-over-3 windows.
 Motion **Motion to Approve through staff with the door to be two 24" batten doors and the windows to be 3-over-3s. (Camp)**
 Roll-call Vote Carried 5-0//Thornewill, Welch, Coombs, Camp, and Pohl-aye Certificate # **HDC2022-07-6640**

8. Victor Healy **07-6668** 94 Orange Street Addition 55.1.4/47 Paul Dreher

Voting Pohl, Camp, Coombs, Welch, Thornewill
 Alternates Dutra
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing Paul Dreher, Dreher Design
 Victor Healy, owner
 Public None
 Concerns (7:14) **Dreher** – Presented project; reviewed neighborhood context.
Backus – Read HSAB comments 8/1: The proposed massing is not typical of a rear addition; the ridge should not turn 90 degrees. The mullion windows should be changed to 2 separated windows. The flush dormer window meeting rails should align with the adjacent eave. HSAB would like to see revisions.
 Circa 1815 typical Nantucket within OHD. Appreciate reusing windows. The proposed basement stairwell facing the street is atypical. The rear addition ridge turned 90 degrees is atypical but might not be visible.
Coombs – South elevation, the triple mulled windows should be reduced to 2; same on the east and north. The south elevation shed dormer should come off the ridge and the meeting rails align with the eaves.
Thornewill – The gable should go with the existing end gable. The eave heights are correct. You could have 6-over-6 windows with lower headers for the sleeping porch.
Camp – Agree the additive gable should be perpendicular to the main mass. Agrees the ganged windows should be reduced.
Welch – Agrees with what's been said. A 2-story addition is not atypical.
Pohl – The rear gable ridge is running the wrong direction. Likes Ms. Thornewill's suggestions.
 Motion **Motion to Hold for revisions and to include prior submissions and to go back to HSAB. (Welch)**
 Roll-call Vote Carried 5-0//Camp, Coombs, Thornewill, Welch, and Pohl-aye Certificate #

9.	Matt & Theresa Stone 07-6659	47 Milk Street	New mh dwelling	56/201	LW/ Woodmeister
10.	Matt & Theresa Stone 07-6658	47 Milk Street	Move house on lot/ reno	56/201	LW/ Woodmeister
11.	Matt & Theresa Stone 07-6661	47 Milk Street	Pool and hardscape	56/201	LW/ Woodmeister
12.	Matt & Theresa Stone 07-6662	47 Milk Street	Cabana	56/201	LW/ Woodmeister
13.	Matthew and Theresa Stone	47 Milk Street	Garage	56/201	LW/ Woodmeister

Voting Pohl, Camp, Coombs, Welch, Thornewill
 Alternates Dutra
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (7:30) **Backus** – Ms. Williams asked these be held over for August 16th meeting.
 Not opened at this time.

Motion **Motion to Hold for representation. (Camp)**
 Roll-call Vote Carried 5-0//Thornewill, Welch, Coombs, Camp, and Pohl-aye Certificate #

14.	Stephen Virtue 08-6797	39 Pleasant Street	Fence revision	55.4.1/154	Linda Williams
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Voting Pohl, Camp, Coombs, Oliver, Welch, Dutra
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing None
 Public None
 Concerns (7:31) **Backus** – Presented for Ms. Williams. She concurs with this proposal.
 Read HSAB comments 8/8: Prefer to see a gate or opening in the fence at the brick walkway.
Welch – They want an opening in the fence without a gate.
 No concerns with an opening in the fence at the end of the walkway.

Motion **Motion to Approve with no gate in front of the brick path. (Coombs)**
 Roll-call Vote Carried 5-0//Camp, Welch, Dutra, Coombs, and Pohl-aye Certificate # **HDC2022-08-6797**

15.	John & Bessie Connelly 07-6704	90 Washington Street.	Addition	42.2.3/21	Bentley & Churchill
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Voting Pohl, Camp, Coombs, Welch, Dutra
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing Elizabeth Bentley, Bentley & Churchill Architects
 Public None
 Concerns (7:35) **Bentley** – Presented project; the chimney is minimally visible from the road but visible from the harbor.
Backus – Read HSAB comments 8/1: Chimney should be interior in OHD.
 Circa 2000. She agrees with HSAB.
Dutra – The chimney sticks out. Other than that, he has no concerns.
Welch – It’s a net improvement. Agrees about the chimney. The chimney is 8’ from the ridge and could be 1’ lower.
Coombs – The chimney should be interior; it will be visible from the road.
Camp – Agrees about the chimney; suggested painted white will help mitigate it as brick will stand out.

Motion **Motion to Approve through staff with the chimney 1’ shorter and painted white. (Camp)**
 Roll-call Vote Carried 5-0//Dutra, Welch, Coombs, Camp, and Pohl-aye Certificate # **HDC2022-07-6704**

16.	Willard Overlock 07-6685	29 Coffin Street Sias	New shed	73.4.1/26.2	Bentley & Churchill
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Voting Pohl, Camp, Coombs, Welch, Thornewill
 Alternates Dutra
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing Elizabeth Bentley, Bentley & Churchill Architects
 Public None
 Concerns (7:47) **Bentley** – Presented project; this is not visible.
Backus – She doesn’t have SAB comments.
 Main house is circa 1980.
 No concerns due to lack of visibility.

Motion **Motion to Approve as submitted. (Welch)**
 Roll-call Vote Carried 5-0//Camp, Thornewill, Coombs, Welch, and Pohl-aye Certificate # **HDC2022-07-6685**

17. 18 Sherburne Nom Tr 07-6686	18 Sherburne Turnpike	New garage	30/196	S. Metz
Voting	Pohl, Camp, Coombs, Welch, Dutra			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Sophie Metz			
Public	None			
Concerns (7:51)	<p>Metz – Presented project.</p> <p>Backus – Read HSAB comments 8/8: The elevations don't seem to be labeled correctly (north and south). The small square windows in the north dormer (labeled south) float in the shingled wall; the window headers should be tight to the frieze and the sill should sit closer to the roof below.</p> <p>Camp – Agrees about the little windows; could be 3-over-3s.</p> <p>Coombs – Agrees with Ms. Coombs.</p> <p>Dutra – Agrees.</p> <p>Welch – Nothing to add.</p>			
Motion	Motion to Approve through staff with north elevation dormer four 4-lights to be three 3-over-3s. (Camp)			
Roll-call Vote	Carried 5-0//Dutra, Welch, Coombs, Camp, and Pohl-aye		Certificate #	HDC2022-07-6686
18. 18 Sherburne Nom Tr 07-6687	18 Sherburne Turnpike	New guest house	30/196	S. Metz
Voting	Pohl, Camp, Coombs, Welch, Dutra			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Sophie Metz			
Public	None			
Concerns (7:55)	<p>Metz – Presented project; the French doors match the main house.</p> <p>Backus – Read HSAB comments 8/8: Attached pergolas are appropriate when used in isolated small areas, but a nearly full-length pergola across the entire front is too much; a porch roof would be more appropriate. French doors should not try to look like double-hung windows; they are typically 8 to 15, evenly divided lights with no open glass spaces. The head casings of the small square windows in the front dormer should be tight to the frieze as they are on the other dormers. Gabled porch roofs are very unusual looking; the covered patio on the north side should have a shed or hipped roof rather than a gable.</p> <p>This won't be visible.</p> <p>Dutra – It's lovely and he likes the pergola. The 4-light windows should match the garage as 3-over-3s.</p> <p>Camp – Agrees; the French doors could be no-lights. Okay with the pergola.</p> <p>Coombs – Agrees the French doors could be all glass, but this won't be visible. Agrees about the dormer windows. The pergola brings the front together.</p> <p>Welch – It's appropriate based upon no visibility. He wishes it were farther off the rear property line.</p> <p>Pohl – Agrees about the windows.</p>			
Motion	Motion to Approve through staff with west elevation dormer 4-lights to be 3-over-3s. (Camp)			
Roll-call Vote	Carried 5-0//Welch, Dutra, Coombs, Camp, and Pohl-aye		Certificate #	HDC2022-07-6687
19. Lloyd Realty, LLC 07-6691	7 Heather Lane	Guest house revisions	30/24.2	S. Metz
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Sophie Metz			
Public	None			
Concerns (8:02)	<p>Metz – Presented project.</p> <p>Thornewill – The dormers on the south and north looked crammed in but that was how they were approved.</p> <p>Welch – No concerns.</p> <p>Coombs – There are 2 different types of shutters, which should all be louvered. Otherwise, okay.</p> <p>Camp – No concerns.</p>			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Welch, Thornewill, Coombs, and Pohl-aye		Certificate #	HDC2022-07-6691

20. Lloyd Realty, LLC 07-6690	7 Heather Lane	New cabana	30/24.2	S. Metz
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Sophie Metz			
Public	None			
Concerns (8:07)	<p>Metz – Presented project; details match the main house; height is 21’; south elevation, could drop the lower gable and put a double-hung in the upper gable.</p> <p>Thornewill – South elevation, raise the windows for better proportions.</p> <p>Coombs – Separate the south elevation windows.</p> <p>Welch – This is 130’ from the street and well screened behind a lot of vegetation; he has no concerns. Dropping the south-elevation gable would throw off the symmetry.</p> <p>Camp – No concerns</p> <p>Pohl – This is the last house on Heather Lane.</p>			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 5-0//Thornewill, Welch, Coombs, Camp, and Pohl-aye		Certificate #	HDC2022-07-6690
21. Lloyd Realty, LLC 07-6689	7 Heather Lane	New garage	30/24.2	S. Metz
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Sophie Metz			
Public	None			
Concerns (8:14)	<p>Metz – Presented project; height is 21’10”.</p> <p>Camp – The 12 lights in the garage doors feels excessive; she’d prefer a single row.</p> <p>Coombs – Agrees with 1-row of lights in the garage doors.</p> <p>Welch – Suggested a 2-light tall muntin between sets of windows in the garage doors.</p> <p>No further comments.</p>			
Motion	Motion to Approve through staff with the garage door lights divided into 4-lights with divider muntins slightly wider than the other sash, per Exhibit A. (Welch)			
Roll-call Vote	Carried 5-0//Camp, Coombs, Thornewill, Welch, and Pohl-aye		Certificate #	HDC2022-07-6689
22. Karl Slatoff 07-6697	28 India Street	Fence	42.3.4/108	Twig Perkins
Voting	Pohl, Camp, Coombs, Welch, Dutra			
Alternates	Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Alyssa Corry, Twig Perkins Inc.			
Public	None			
Concerns (8:21)	<p>Corry – Presented project.</p> <p>Backus – Read HSAB comments 8/1: Existing fence has a lower section close to India street; this fence should be replaced in kind with a low section close to the street.</p> <p>Agrees with HSAB. If this gets approved, there will be a section of fence that won’t be installed. 5&1 with squares is typical.</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 #	HDC2022-07-6697
23. Chris & Ashley Austin 07-6692	Maple Lane (Lot 7)	New dwelling	67/303	Emeritus
24. RJ Glidden 07-6696	47 Warren’s Landing Rd	Move/ demo building	38/54	Jessie Glidden
Voting	Pohl, Camp, Coombs, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (time)	Not opened at this time.			
Motion	None			
Roll-call Vote	N/A		Certificate #	

X. OLD BUSINESS 07/26/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Lifesaving Museum 04-6124	158 Polpis Road	Window replacement	26/27	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 (8:24)	Ewing – Asking for solid wood SDLs from Boston Sash; all windows were replaced since 2005. Welch – Should be TDL. Coombs – Should be TDLs. Camp – Agrees.			
Motion	Motion to Approve through staff with TDL windows. (Coombs)			
Roll-call Vote	Carried 3-0//Welch, Coombs, and Camp-aye		Certificate #	HDC2022-04-6124

Rest held for August 16th.

2. Jason & Jen Mendelson 05-6328	7a Sherburne Turnpike	New dwelling	30/112	Studio Ppark
3. Sankaty, LLC 06-6439	49 Sankaty Road	New dwelling	49/66	Dustin Maury
4. Sankaty, LLC 07-6474	49 Sankaty Road	Garage	49/66	Dustin Maury
5. Sankaty, LLC 07-6670	49 Sankaty Road	Pool/spa	49/66	Dustin Maury
6. Sankaty, LLC 07-6676	49 Sankaty Road	Cabana	49/66	Dustin Maury
7. Bob Harrington 05-6330	7 Sherburne Turnpike	Addition/renovation	30/112	MCA
8. Lisa Holby 06-6467	19 Low Beach Road	New dwelling	74/83	Val Oliver
9. 88 Pocomo Road, LLC 03-5585	88 Pocomo Road	New dwelling	15/42	Emeritus
10. 88 Pocomo Road, LLC 04-6092	88 Pocomo Road	New guest house	15/42	Emeritus
11. 88 Pocomo Road, LLC 05-6419	88 Pocomo Road	Sport court	15/42	Ahern
12. 88 Pocomo Road, LLC 05-6420	88 Pocomo Road	Pool & hardscape	15/42	Ahern
13. Sandy Ack 04-6147	6 Sandy Drive	New dwelling	29/76	NAG
14. Chicken Box 06-6459	12 Daves Street	New dwelling (Bldg 2)	55/158	Emeritus
15. 18 Sherburn TP N.T. 06-6468	18 Sherburne Turnpike	New dwelling	30/196	S. Metz
16. India and Rose Tr 06-6484	28 India Street	Fenst rev/patio demo	42.3.4/108	Botticelli & Pohl

XI. NEW BUSINESS 08/02/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nantucket Land Bank 07-6718	19 Wauwinet Road	Demo storage bldg.	20/35	Normand Residential
2. Nantucket Land Bank 07-6720	19 Wauwinet Road	Move/demo gazebo	20/35	Normand Residential
3. Nantucket Land Bank 07-6719	19 Wauwinet Road	Demo pool & fence	20/35	Normand Residential
4. Caleb Cressman 07-6737	300 Polpis Road	New barn	20/11	Thornewill Design
5. US FED Aviation Admin 07-6741	Squam Road	Demo shed	21/120.1	Kevin Grant
6. Zero India St, LLC 07-6713	1 Cambridge Street	Historic determination	42.3.1/130.2	Emeritus
7. Brandon Casement 07-6722	6 New Street	Dormer	55.4.1/34	Brandon Casement
8. Gregory & Aileen Tourto 07-6726	20 Midland Avenue	Move off/demo house	59.3/164	Gryphon Architects
9. Gregory & Aileen Tourto 07-6727	20 Midland Avenue	New dwelling	59.3/164	Gryphon Architects
10. Gregory & Aileen Tourto 07-6728	20 Midland Avenue	New garage/studio	59.3/164	Gryphon Architects
11. *Lisa McKechnie 07-6729	6 South Water Street	Fence	42.3.1/130.1	L. McKechnie
12. Johnathan Pressement 07-6733	2 Ash Lane	Change deck steps	42.4.2/93	Thornewill Design
13. Johnathan Pressement 07-6734	2 Ash Lane	Fence, gates, & arbor	42.4.2/93	Thornewill Design
14. Roberta Brown 07-6721	9 Beach Street (Sias)	Main house addition	73.1.3/24	Topham Design
15. Chicken Box 07-6731	12 Dave Street	Move off/demo	55/158	Emeritus
16. Chicken Box 07-6744	12 Dave Street	Partial demo	55/158	Emeritus
17. Hesham & Gwen Elnaggar 08-6792	30 Union Street	New garage	42.4.3/143	Gryphon Architects
18. 12 Pilgrim Rd, LLC 07-6768	12 Pilgrim Road	Demo concrete house	41/476	Val Oliver
19. HMSW, LLC 08-6771	25 Sankaty Head	Demo, addition & fenst	48/3	Emeritus
20. 51 Fair St, LLC 08-6770	51 Fair Street	Addition/alteration	42.3.2/40	Emeritus
21. NHA Properties Inc 08-6774	27 Dartmouth St. Apt A	Solar roof array	76.4.2/363	Ack Smart
22. NHA Properties Inc 07-6765	27 Dartmouth St. Apt B	Solar roof array	76.4.2/363	Ack Smart
23. NHA Properties Inc 07-6767	18 Irving Street	Solar roof array	79/158	Ack Smart
24. Richmond Great Pt 08-6778	4 Blue Court	New dwelling	68/348	KOH
25. Richmond Great Pt 08-6779	5 Blue Court	New dwelling	68/345	KOH
26. Richmond Great Pt 08-6777	7 Blue Court	New dwelling	68/344	KOH
27. Richmond Great Pt 08-6788	8 Blue Court	New dwelling	68/347	KOH
28. Richmond Great Pt 08-6787	9 Blue Court	New dwelling	68/343	KOH
29. Richmond Great Pt 08-6786	11 Blue Court	New dwelling	68/342	KOH
30. Richmond Great Pt 08-6789	5 Sandplain Court	New dwelling	68/349	KOH

31. Richmond Great Pt 08-6784	7 Sandplain Court	New dwelling	68/350	KOH
32. Richmond Great Pt 08-6783	21 Sandplain Court	New dwelling	68/387	KOH
33. Decatur XIX LLC 08-6791	12 Westerwyck Way	Demo/move off garage	82/64	Val Oliver
34. OkayOkay Café, LLC 08-6775	15 Washington Street	Rev. fenestration	42.3.1/99	BPC
35. Brandon Lower 08-6790	146 Main Street	New garage, patio & perg	41/518	Matthew Rider
36. Brandon Lower 08-6781	146 Main Street	Clapboard, perg & trim clr	41/518	Matthew Rider
37. Ack N Back, LLC 08-6785	33 Quidnet Road	Pool & hardscape	21/27.2	Ahern
38. 5QPR, LLC 08-6782	5 Quaise Pasture Road	New barn	26/21	Botticelli & Pohl
39. 42 Easton St, LLC 07-6755	42 Easton Street	Add shutters	42.4.1/21	Emeritus

XII. NEW BUSINESS 08/02/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Liz Powell 12-5445	71 Cliff Road	Cabana	30/160	Thornewill
2. Cordts – Pearce 02-?572?	76 Pleasant Street	Addition	55/367	LFW/ JB Studio
3. Ack N Back, LLC 06-6501	33 Quidnet Road	New dwelling	21/27.2-27.4	WAPD
4. Ack N Back, LLC 06-6503	33 Quidnet Road	Garage studio	21/27.2-27.4	WAPD
5. Maple Ln, LLC	2 Maple Lane	2 nd dwelling	67/303	Dustin Maury
6. High Tide Partners, LLC 04-6196	26 Douglas Way	Main House	39/41	BPC
7. High Tide Partners, LLC 04-6197	26 Douglas Way	Pool	39/41	BPC
8. High Tide Partners, LLC 04-6172	26 Douglas Way	Shed	39/41	BPC
9. High Tide Partners, LLC 04-6193	26 Douglas Way	Gazebo	39/41	BPC
10. High Tide Partners, LLC 04-6198	26 Douglas Way	Garage	39/41	BPC
11. 450 Green Park, LLC 11-5272	2 Stone Alley	Addition	43.3.1/103	Emeritus LTD
12. Mike Romano 05-6245	55 Easton Street	Addition & move on site	42.4.1/ 68	Shelter 7
13. CC VTACK, LLC 04-6106	120 Old South Road	New commercial bldg. A	68/969	Link/CWA
14. CC VTACK, LLC 04-6105	122 Old South Road	New commercial bldg. B	68/969	Link/CWA
15. CC VTACK, LLC 04-6104	124 Old South Road	New commercial bldg. C	68/969	Link/CWA
16. Bank of America	15 Sparks Avenue	Lighting plan	55/177	Bisbano Assoc.
17. Bank of America	65 Main Street	Lighting plan	42.3.1/197	Bisbano Assoc.

XIII. OTHER BUSINESS

Approved Minutes	July 26, 2022
Motion	Motion to Approve. (Welch)
Roll-call vote	Carried 5-0//Camp, Coombs, Thornewill, and Pohl-aye; Welch abstain
Review Minutes	Aug. 2, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Tuesday, August 16th @ 4:00 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 8:29 pm. (Welch)**
 Roll-call vote Carried 5-0//Camp, Coombs, Thornewill, Welch, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board Sconset Advisory Board Madaket Advisory Board