



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Diane Coombs, Abby Camp, Vallorie Oliver,
Associate Commissioners: Carrie Thornewill, Connie Patten, Joe Paul.

~~ MINUTES ~~

Tuesday, May 14, 2024

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

Called to order at 4:03 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Preservation Planner; Fiona Johnson, Administrative Specialist.

Members Present: Welch, Camp, Oliver, Patten

Remote Participants: Pohl, Coombs

Absent Members: Thornewill

Late Arrivals: Paul (6 pm)

Early Departures: Welch (Left meeting at 6:45 pm, returned on zoom at 7 pm); Camp (Left meeting at 7:30 pm)

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Coombs)**
Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver

Public Comment There was a lengthy discussion about the Consent Agenda protocol going forward. The established procedure was not followed for the Consent Agenda nor Consent with Conditions sections on the agenda. Individual Commission Members did not review any of the items on the lists. It was done by Plus Staff. Holly Backus offered her opinion on some items and did not agree with some decisions made. The Members agreed that the procedure should be followed and in particular those applications that involved properties in the OHD. It was also agreed that the initials of the Members that reviewed the applications for consent should be included on the agenda.

Amy Koehn from 76 Union Street, asked about protocol for multiple continuances of the Mariner Way projects. She was directed to HDC staff for clarification of the adopted protocol.

I. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	NIR Retail LLC <i>Approved</i>	4 Harbor Sq – Straight Wharf Fish	Wall sign	42.2.4/1	Workshop APD
	<i>2-5 Held to 5/21/2024</i>				
2.	30 North Beach Street LLC	30 North Beach Street	Wall sign (1 of 3)	29/130	Poyant Signs
	<i>Held for further information</i>				
3.	30 North Beach Street LLC	30 North Beach Street	Wall sign (2 of 3)	29/130	Poyant Signs
	<i>Held for further information</i>				
4.	30 North Beach Street LLC	30 North Beach Street	Wall sign (3 of 3)	29/130	Poyant Signs
	<i>Held for further information</i>				
5.	30 North Beach Street LLC	30 North Beach Street	Flag sign	29/130	Poyant Signs
	<i>Held for further information</i>				
6.	Anthony Odoardi <i>Approved</i>	38 Center Street	Projecting sign	42.3.1/66	Sign Here Nantucket
7.	29 Center Street LLC	31 Center Street	Projecting sign	42.3.1/68	
	<i>Held for revisions/rep</i>				
8.	NIR Retail LLC	44 Main Street	Projecting sign	42.3.1/189	Amy Molina
	<i>Held for revisions/rep</i>				
	<i>9 – 13 Held for Revisions</i>				
9.	Sconset Ttust	122 Baxter Road	Free Stndng #1 (timeline)	48/5	Julie Meade
10.	Sconset Ttust	122 Baxter Road	Free Stndng #2 (geology)	48/5	Julie Meade

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11. Sconset Ttust	122 Baxter Road	Free Stndng #3 (history)	48/5	Julie Meade
12. Sconset Ttust	122 Baxter Road	Free Stndng #4 (moving)	48/5	Julie Meade
13. Sconset Ttust	122 Baxter Road	Free Stndng #5 (facts)	48/5	Julie Meade
14. Sconset Ttust <i>Approved</i>	122 Baxter Road	Free Stndng #6 (CG)	48/5	Julie Meade

15 – 17 Held to 5/21/2024

15. Amerlia Drive LLC	5 Amelia Drive	Wall sign #1	67/435	Emeritus LLC
<i>Held for Revisions</i>				
16. Amerlia Drive LLC	5 Amelia Drive	Wall sign #2	67/435	Emeritus LLC
<i>Held for Revisions</i>				
17. Amerlia Drive LLC	5 Amelia Drive	Wall sign #3	67/435	Emeritus LLC
<i>Held for Revisions</i>				
18. NHA <i>Approved</i>	13 Broad Street	Temp sign #1	42.4.2/61	Ashley Santos
19. NHA <i>Approved</i>	13 Broad Street	Temp sign #2	42.4.2/61	Ashley Santos

Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates Patten

Recused

Documentation

Representing -

Public -

Concerns -

Motion Motion to Approve as Noted Above, passed by a unanimous vote (Oliver).

Roll-call Vote Carried 5-0. Pohl, Welch, Camp, Coombs, Oliver Certificate # **HDC2023- (as noted)**

II. CONSENTS

****Due to the discussion noted above under Public Comment and concerns about some items included on the list for consent, the Commission voted, by a motion from Coombs, to continue all Consent Agenda items to 5/21/2024
 Welch, Camp, Coombs, Patten with Pohl and Oliver recused.**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Megan Trudel	4 Aster Court	Shed	67/647	Juan Pena/Samuel Paz
2. Glenbeigh LLC	33 Nonantum Avenue	Fence	67/647	Juan Pena/Samuel Paz
3. 48 Hulbert LLC	48 Hulbert Avenue	Handicap access	68/755.2	Marina Dzvonik
4. Nantucket Golf Club	250 Milestone Road	Pavilion	79/46	Ed Lemberg
5. Amelia Drive LLC	5 Amelia Drive	Hardscape	68/346	Boyko Grozdanov
6. 47 Walsh Street LLC	47 Walsh Street	Handicap door	83/22	EMDA
7. Susan B. McCollum Tr.	35 Eel Point Road	Entry roof/screen porch	41/593	EMDA
8. Joshua/Stephanie Goldman	16 Polliwog Pond Rd	Outdoor shower	54/27	Beau Barber
9. Keegan Bartlett	41 Bartlett Farm Rd	Rooftop solar	65/13	Gryphon Arch
10. Andrew Rosen	148 Polpis Road	Roof	71/23	John Kuszpa
11. 61 Fairgrounds LLC Lot C	61 Fairgrounds Rd	Fence	41/501	T Smith
12. Fair City LLC	117 Old South Road	Hoop tent	21/27.4	WAPD
13. George Metri	12 Angola Street	Driveway/curb cut	67/103	Emeritus LLC
14. Squam Holdings	31 Squam Road	Reno/addition	67/103	Emeritus LLC
15. NIR	19 N Water St (Lot 9)	Hardscape	41/539	Val Oliver
16. NIR	19 N Water St (Lot 10)	Hardscape	41/15	EMDA
17. Michele Kolb	27 N Liberty Street	Door	42.4.2/54.2	EMDA
18. NIR	19 N Water St (Lot 8)	Hardscape	42.4.2/3	Ahern LLC
19. St. Mary's Rectory	6 Orange Street	Restoration	42.3.1/148.1	Hollister Consult.
20. Adan Rodriguez	16 Bailey Road	Window wells	55/106	LFW
21. Sankaty Head Golf	100 Sankaty Road	New dorm	49/163	NAG
22. SS Road LLC	56 South Shore Road	Rev. door/window	80/114	EMDA
23. Rabbit Run LLC	26 Rabbit Run Road	Rooftop solar	29/9	Sunwind
24. Once Upon a Time	56R Madequecham Vly	Shed	88/65	NAG
25. Once Upon a Time	56R Madequecham Vly	Revision/windows	88/65	NAG
26. Capry's Island Holding	47 Crooked Lane	Fence	41/200.1	Val Oliver
27. 32B Hulbert NT	32B Hulbert Avenue	Color change MH	29/72.1	Thornewill
28. 32B Hulbert NT	32B Hulbert Avenue	Color change garage	29/72.1	Thornewill
29. Jamie McCoy	14 Wapposett	Hardscape/patio	67/576	Self
30. Roland Voyages	14 Osprey Way	Cottage roof change	82/33	Self
31. Josph Marchese	8 Winn Street	Shed/door/window chg	41/51.2	EMDA
32. Donald/Mary Charbonneau	10 Curlew Drive	Window replacement	68/522	Robert Pyke
33. MMS Investments	14 Orange Street	Roof change	42.3.1/46	T&T
34. Derek Taff	16 Paul Jones Road	Hardscape/deck	41/97.1	Rob Newman

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35. Marsh Hawk LLC	11 Marsh Hawk Way	Shed	56/112	Structures Unltd
36. Gilbert/Linda Adams	11 Beach Street	Roof change	73.1.3/25	Gerardo Nolosco
37. Littlefield	3 Franklin Street	Hardscape	41/267	Julie Jordan
38. 55 South Shore Rd LLC	56 South Shore Road	Demolish structure	80/114	EMDA
39. David Freysinger Tr Et Al	8 Shimmo Pond Road	Hardscape/pool	54/258	Ahern LLC
40. NIR LLC	19 N Water St (Lot 9)	Revision door/windows	42.4.2/3	Emeritus LLC
41. NHA Properties	75B Old South Road	Fence	68/999.1	LFW
42. Housing Nantucket Inc.	73A Old South Road	Fence	68/248	LFW
43. Bridgett Bloise-Smith	10C Thirty Acres	Fence	67/777	Self
44. Ruby Fee	56 Fairgrounds Road	Window/door/stairs	67/300	Self
45. N. Harnishfegger	5 Nanina Drive	Move on/72 Pocomo	67/587	LINK
46. Jonathan Jacoby	3 Tautemo Way	Revision	83/22	EMDA
47. Sankaty Head Golf Club	18 Hoicks Hollow Rd	Demolish pool	23/9	Emeritus LLC
48. Steven/Marjorie Lewis	124 Tom Nevers Road	Door/window change	91/43.2	EMDA
49. P&M Reis Trucking	10 Green Meadows	Fence	67/382	Joseph Martinez
50. Tim Reinemo	85 Bartlett Road	Rooftop solar	66/408	Cotuit Solar
51. Joanne Johnsen	40 Lovers Lane	Rooftop solar	79/3	Cotuit Solar
52. Skyline Drive LLC	6 Woodland Drive	Cabana	79/209	Stowe Mtn Blders
53. 19 Broad Street LLC	19 Broad Street	Ramp	42.4.2/875	LFW

III. CONSENT WITH CONDITIONS

****Due to the discussion noted above under Public Comment and concerns about some items included on the list for consent, with conditions, the Commission voted, by a motion from Coombs, to continue all Consent with Conditions Agenda items to 5/21/2024 – Welch, Camp. Coombs, Patten with Pohl and Oliver recused.**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Carolyn Higgins RT	6 Fair Street	Rev. 2023-08-8907	43.3.1/151	Botticelli & Pohl
	• Consent subject to 2 nd floor railing being shingled as previously approved.				
2.	Conway Family	11 Western Avenue	Driveway	87/117	Val Oliver
	• Driveway to meet Zoning Bylaw 139-20.1 and shown on the site plan.				
3.	Paul Abbott	6 Bailey Road	Hardscape/pool	55/106.6	LFW
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing/or as noted on application.				
4.	Henry Spitzer	1 Sconset Avenue	Hardscape/bocce ct.	73.4.1/8	KMLD
	• Bocce Court not to be visible at time of inspection.				
5.	Richmond Great Point	30A Evergreen Way	Revisions A/C	98/711.2	KOH
	• NTW fence surround with vegetative screening in perpetuity.				
6.	Carl & Ga Karen Nelson	21 Wigwam	Gate	77/5.9	CWA
	• Gate post shall be NTW and not white.				
7.	Robert Sarkasian	8 North Mill Street	Driveway/curb cut	55.4.4/78.2	KMLD
	• Apron depth must extend to 10' for zoning compliance and shown on site plan.				
8.	Steven Artz	5 Flintlock Road	Fence	75/94	Self
	• Gate must not be visible at time of inspection and in perpetuity.				
9.	61 Fairgrounds LLC	15 Parler Lane Lot B	Fence/pool	67/173	LFW
	• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing/or as noted on application.				

NOTE: Item #45 on the Consent Agenda – N. Harnishfegger, 5 Nanina Drive, was asked to be reconsidered by the representative, Tori Ewing of LINK. The matter was time sensitive. A motion was made by Camp to reconsider the original vote to continue the Consent Agenda items to 5/21/2024 and was passed by a unanimous vote, Welch, Camp, Coombs, Patten. A motion was then made by Camp to continue items #1 through #44 to 5/21/2024. It was passed by unanimous vote, Welch, Camp, Coombs, Patten. A brief presentation was made by Ewing that if the move of the gazebo was not approved, the owner had a demolition permit for it.

• A motion was made by Oliver to approve the move on, and was passed by a unanimous vote, Pohl, Welch, Camp, Coombs, Oliver.

IV. NEW BUSINESS 04/02/2024 VIEW

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Michelle&Darren Black	25 Eel Point Road	Breezeway	40/44	Emeritus LLC
Voting	Unknown				
Alternates	Unknown				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				

Representing **Matt MacEachern**
 Public ****HELD AT REQUEST OF APPLICANT****

V. NEW BUSINESS 04/02/2024

1. K22S LLC	126R Main Street	New dwelling	42.3.3/98.1	LFW
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Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence,
 Representing Linda Williams, Owner Chip Stahl presented the project in the absence of Williams
 Public Sandy Kendall, representing an independent group, asked that there be screening on each side of the proposed shed.
 Kevin Toth, of 128 Main Street, stated concerns about massing, streetscape impacts, overdevelopment of the lots.
 Attorney Sarah Alger, representing 124 Main Street, agreed with the concerns stated by Toth. The dwelling is too large and complicated.

Concerns:**Holly Backus**

- Lots are the result of a 41-81L subdivision.
- Design should be simple in style and relate to the dwelling on 126 Main
- Gambrel needed revisions
- Should be subordinate to the dwelling on 126 Main

Welch

- Shares concerns about the height of the proposed structure.
- Asked for a perspective from the street that would include 124 and 128 Main Street and the dwelling as modified on 126 Main Street showing all structures on 126R Main Street without landscaping and the shed on the 3D rendering on 126 Main Street.
- Massing is too large and complicated
- Suggested ridge pole in center and on the west end.

Oliver

- Should present as a barn or ancillary to the dwelling on 126 Main Street
- Too modern and complicated
- Eave heights are all same, too much volume in the roof with the dormers
- Need additive massing and the wings reduced
- Shrink down

Coombs

- Agrees with previous comments
- Architecturally historic streetscape
- Gambrell not appropriate
- No relationship with dwelling at 126 Main Street
- Not taller than 25 feet
- Appreciates the building's design but is concerned about its size and its impact on the neighborhood.

Camp

- Agreed with previous statements
- Notes that the neighboring buildings are at a lower elevation due to sea level rise, creating a disconnect.
- Agrees with Holly's concerns about the height and suggests further exploration of why the floor structure is so deep.
- Requests a flood certificate to determine the minimum required floor height.
- expresses a preference for reducing the height if possible while acknowledging the building's handsome design.
- Believes the building will fit in well with its surroundings but is concerned about its elevated position relative to neighboring structures.

Pohl

- Agreed with much of the previous comments
- Gambrell roof has a large volume with incorrect pitches
- Wings need to be subordinate to the main mass
- Ridges are only 6" different from main mass
- Simplify

Motion

Motion to hold for revisions with grading section through the site, perspective from Main Street showing 124, 126 128 dwellings, no shed on 126 Main Street, center ridge pole, west side poles. (Welch)

Roll-call Vote

Carried 5-0. Pohl, Welch, Camp, Coombs, Oliver Certificate #

2. K22S LLC	126R Main Street	Shed	42.3.3/98.1	LFW
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Concerns Application not opened.

Motion Motion to have shed application to track the dwelling (Welch)

VI. OLD BUSINESS 04/09/2024

1. Doherty ACK LLC	2 Mariner Way	Revision to pool	55.1.4/72.4	LFW
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates				
Recused				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Linda Williams			
Public	**HELD AT REQUEST OF APPLICANT**			
2. Doherty ACK LLC	4 Mariner Way	Revision to pool	55.1.4/72	LFW
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates				
Recused				
Documentation				
Representing	Linda Williams			
Public	**HELD AT REQUEST OF APPLICANT**			
3. Doherty ACK LLC	6 Mariner Way	Revision to pool	55.1.4/72.3	LFW
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates				
Recused				
Documentation				
Representing	Linda Williams			
Public	**HELD AT REQUEST OF APPLICANT**			
4. 39 Monomoy Road LLC	39 Monomoy Rd.	Move/Add Primary Dw	54/79	WAPD
Voting	Pohl, Camp, Coombs, Oliver, Thornewill (Not present)			
Alternates	Welch (sat on the Application)			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence			
Representing	Andrew Kotchen of WAPD, reviewed the history of the project			
Public	Sandy Kendall, representing an independent group, had fenestration concerns			
Concerns				

Holly Backus

- Appreciated the changes
- Concerns about the cathedral windows, questions visibility
- Hiding the front of the historic dwelling with privet is inappropriate
- Most prominent house on Monomoy Road
- One of original houses in the Monomoy Heights Subdivision

Welch

- Ask the status of the front windows and was told they would be repaired
- Stated E/W/N elevations would not be visible or minimally visible
- Questioned the fenestration
- Chimney in rear needed to be reduced in height
- Due to lack of visibility it would be difficult to deny

Coombs

- East not visible but questioned the need for the atypical windows
- Too many windows
- Agreed that hedge and plantings should not hide the front of the dwelling

Camp

- Concerned about moving the dwelling on the lot
- May open up view to the rear pool area
- Agreed about minimal planting in front of the dwelling

Oliver

- Previous approval more pleasing
- Additions overwhelm the original dwelling
- Agree with not changing the setting of the front of the dwellin

Pohl

- Front façade is most important to maintain
- Would have a hard time viewing the east/south/north

Motion

Original motion to approve with the reduction in the rear chimney failed on a 2 (Pohl, Welch in favor) to 3 (Camp, Coombs, Oliver opposed) vote. Welch made another motion to continue for revisions, which passed unanimously.

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Roll-call Vote

Carried 5-0. Pohl,, Welch, Camp, Coombs Oliver.

Certificate #

5. 39 Monomoy Rd LLC 39 Monomoy Rd Garage 59/79 WAPD

Voting Pohl, Camp, Coombs, Oliver, Thornewill (Not present)
 Alternates Welch (sat on the Application)
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence
 Representing **Andrew Kotchen of WAPD, reviewed the history of the project**
 Public Sandy Kendall, representing an independent group, had shed roof cocerns

Concerns

Holly Backus

- Design should complement the dwelling
- Height should be reduced
- Hiding the front of the historic dwelling with privet is inappropriate
- Most prominent house on Monomoy Road
- One of original houses in the Monomoy Heights Subdivision

Welch

- Agree with Backus, height and relate to dwelling

Coombs

- Agree with previous comments
- Should be more reminiscent to the original garage

Camp

- Agree

Oliver

- Agree

Pohl

- Agree should be more harmonious with dwelling
- Flush dormers and steep pitch not appropriate

Motion

Motion to hold for revisions (Welch), passed by unanimous vote.

Roll Cal Vote

Carried 5-0. Pohl, Welch, Camp, Coombs, Oliver

6. 37 Monomoy Rd LLC 39 Monomoy Rd Pool Cabana 54/79 WAPD

Voting Pohl, Camp, Coombs, Oliver, Thornewill (not present)
 Alternates Welch (sat on the Application)
 Recused None
 Documentation Architectural elevation plans, site plan
 Representing **Andrew Kotchen** one story in the rear of the lot, not visible, plantings screening it, agreed to make the white pergola
 NTW
 Public None

Concerns:

Holly Backus

- Modern design but not visible
- Could more emulate the dwelling with a Colonial Revival style
- Pickle ball court was close to the lot line, need to tuck it in more into the lot

Welch

- No concerns due to lack of visibility

Oliver

- Simple structure
- Not in favor of a white pergola attached to it, should be NTW

Coombs

- Agree pergola should be NTW
- Height? 16.5 feet

Camp

- Agreed with Coombs

Pohl

- Innocent design, relatively invisible

Motion

Motion to approve with a NTW pergola (Welch), which passed by unanimous vote.

Roll-call Vote

Carried 5-0. Pohl, Welch, Camp, Coombs, Oliver

Certificate #

7. 37 Monomoy Rd LLC 39 Monomoy Rd Shed 54/79 WAPD

Voting Pohl, Camp, Coombs, Oliver, Thornewill (not present)
 Alternates Welch (sat on the Application)
 Recused None

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Documentation Architectural elevation plans, site plan
Representing **Andrew Kotchen** one story in the rear of the lot, not visible, plantings screening it, down grade from the dwelling and road
Public None

Concerns:

Holly Backus

- Fenestration should mate the dwelling with 6 lts
- Could more emulate the dwelling with a Colonial Revival style
- Pickle ball court was close to the lot line, need to tuck it in more into the lot

Oliver

- Agreed with Backus

Welch

- Agreed with Backus, drew Exhibit A

Coombs

- Agreed with Backus

Camp

- Agreed with Backus

Pohl

- Agreed with Backus

Motion **Motion to approve with 6 light windows to match dwelling (Welch), which passed by unanimous vote.**

Roll-call Vote Carried 5-0. Pohl, Welch, Camp, Coombs, Oliver Certificate #

8. Monomoy Rd LLC 39 Monomoy Rd Pool/Spa 54/79 Ahern LLC
Voting Pohl, Camp, Coombs, Oliver, Thornewill (not present)
Alternates Welch (sat on the Application)
Recused None
Documentation Architectural elevation plans, site plan
Representing **Mirka Ahern** detailed the hardscape plan with screening, submitted updated plans just before the meeting. Wanted to provide some privacy but could open up the lot more to maintain the view of the dwelling and side yard. Showed cross section of the lot.
Public None

Concerns:

Holly Backus

- No vegetation along the road should obscure the front façade of the dwelling
- Not want to see privet hedges but more organic natural vegetation

Camp

- Need to make sure that there is no visibility of the rear yard with the pool and spa
- Agreed with Backus that vegetation should be natural
- No concerns due to lack of visibility

Welch

- Agreed with Backus on the concern on the front screening
- Leland cypress would be inappropriate

Oliver

- Agreed with Welch

Coombs

- Agreed with Welch, more natural vegetation

Pohl

- Agreed with previous comments

Motion **Motion to hold for revisions (W), which passed by unanimous vote.**

Roll-call Vote Carried 5-0. Pohl, Welch, Camp, Coombs, Oliver Certificate #

9. KAC Holdings LLC 156 Madaket Rd Pickle Ball/Driveway 39/13.4 Atlantic Landscaping
Voting Pohl, Welch, Camp, Coombs,
Alternates None
Recused None
Documentation Site plan of pickle ball court and related hardscaping and screening
Representing **Linday Congleton**, can relocate the court but had to be mindful of the septic field placement, relocated driveway to minimize view into the lot
Public None

Concerns:

Camp

- There is a great deal of hardscaping and plantings
- Very long driveway
- Pickle ball court was close to the lot line, need to tuck it in more into the lot

Coombs

- Agree with Camp
- Concerned about noise and lighting
- Screening on all sides

Welch

- Move court closer to the dwelling

Pohl

- Agreed

Motion

Motion to hold for revisions and clarification of hardscaping/walls (Welch), which passed by unanimous vote.

Roll-call Vote

Carried 4-0. Pohl, Welch, Camp, Coombs

Certificate #

10. More Than Enough LLC

30 Russells Way

Chimney/Deck/Grade

77/8.1

CWA

Voting

Pohl, Welch, Camp, Coombs, Oliver

Alternates

None

Recused

None

Documentation

Architectural elevation plans, site plan, photos, correspondence, advisory comments.

Representing

Chip Webster explained the various site plans and changes since the last submission, no fill on the lot

Public

None

Concerns:

Camp

- It is a very large dwelling
- Asked about the ceiling's heights

Coombs

- Side lights on front door inappropriate
- Very tall front door
- Asked about the length
- Simplicity is positive

Welch

- Decks should only cover 30% and the structure is surrounded by decks
- Second floor deck should not exceed 8 feet from vertical wall
- Good job masking massing
- Windows and doors are very high up, makes more vertical, looks odd

Oliver

- Nothing to add

Pohl

- Cross gable is problematic, ridges very similar
- Very tall, vertical appearance
- High eaves that line up

Motion

Motion to hold for revisions (Welch), that passed by unanimous vote.

Roll-call Vote

Carried 5-0. Pohl, Welch, Camp, Coombs, Oliver

Certificate #

****NOTE: STEVE WELCH LEFT THE MEETING AT 6:45 PM****

VII. NEW BUSINESS 04/23/2024

1. Servants Heart Ministry

42 Monohansett Rd

New Church

79/55

Val Oliver

Voting

Pohl, Camp, Coombs, Patten, Paul

Alternates

None

Recused

Oliver

Documentation

Architectural elevation plans, site plan, photos, correspondence

Representing

Val Oliver represented that the site was across from the airport runways, is shingled rather than metal as originally proposed, church, church school and second floor apartments for staff

Public

Applicants Pastor Garfield Bloise, Dr. Gillian Bloise and Deacon Laurence Bogan were present and stated that the church had been contained in a large tent for several years on site.

Abutter Meredith Lepore at 87 Skyline Drive expressed concern about the noise and placement of the church far back on the lot closer to the residential properties rather than moved forward or more centrally located. It was a much larger building than most of the dwellings around it.

Tom Barada, member of the public from Tashama Lane and not an abutter, supported the design

Concerns:

Holly Backus

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- Appreciated that the church was to be shingled
- Context or the structure should be the surrounding residential properties and not the airport
- Additive massing is positive
- Historical moment on Nantucket with a new church

Camp

- The front looks like a temple
- Fenestration concerns
- Put windows both sides of the front door

Paul

- Questioned the significant and motivation of the arches and window designs
- Too many different windows
- Corner boards and a water board at the foundation would help the massing

Coombs

- Shutters are an issue on the second floor
- Stained glass windows would be an option
- Agreed with Paul about the trim and water board

Patten

- Agreed with previous comments

Pohl

- Mentioned a structure in Paris that was a tent and the new building looked like the tent
- Too many arches
- Too many shutters
- Quiet the design
- Agrees with previous comments

Motion Motion to hold for revisions (Camp), that passed by unanimous vote.

Roll-call Vote	Carried 5-0, Pohl, Camp, Coombs, Patten, Paul	Certificate #
2. Timothy and Susan Grell	21 Field Ave.	Hardscape/Pool
Voting	Pohl, Camp, Coombs, Oliver, Patten	80/41
Alternates	Paul	LINK
Recused	None	
Documentation	Architectural elevation plans, site plan	
Representing	Tori Ewing stated that 1 of the 2 driveways would be removed to make the pool less visible, pictures did not make the packet, lot is at the end of Field Avenue, a dirt road, existing perimeter screening, heavily wooded.	
Public	None	

Concerns:

After a general discussion about visibility among the Commission Members and Ewing further information was needed.

Motion Motion to hold for more information in the form of photographs (Oliver), that passed by unanimous vote.

Roll-call Vote	Carried 5-0. Pohl, Camp, Coombs, Oliver, Patten	Certificate #
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3. Fair City LLC 117 Old South Rd New Commercial Bldg 68/111&112 EMDA

Voting	Pohl, Camp, Coombs, Oliver, Paul
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan
Representing	Ethan McMorro new metal commercial building, behind large building fronting on Old South Road,
Public	Tom Hanlon, Applicant discussed existing screening

Concerns:

Oliver

- Similar to other metal buildings in the commercial area

Patten

- Agreed with Oliver

Coombs

- Fits in with rest of the buildings

Paul

- Questioned the site plan and screening from the rear residential properties
- 10 foot rear unbuildable area separating the residences
- Front structure blocks the new building

Pohl

- Agreed

Motion Motion to approve as submitted. (Oliver), that passed by unanimous vote.

Roll-call Vote	Carried 5-0 // Pohl, Coombs, Oliver, Patten, Paul	Certificate #
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****CAMP LEFT THE MEETING****

4. Fair City LLC 117 Old South Rd Hardscape/fence 68/111&117 EMDA

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Voting Pohl, Coombs, Oliver, Patten, Paul
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, .
 Representing **Ethan McMorrow**
 Public Tom Hanlon, Applicant, agreed to add wood fence starting at rear of the front structure, representing that the plantings would be on the inside of the metal fence that will grow through the fence, agreed to have black fence and not chain link. Fence would have 4"x4" wood posts.

Concerns:

Oliver

- Questioned the screening inside of the fence versus outside of the fence
- Usual policy is the put screening outside of the fencing

Coombs

- Agreed that the screening will grow through the fence if placed inside to protect if from deer

Paul

- Agreed it was a unique situation
- Asked that the fence be black and stop at the rear of the front building to change to a NTW wood board fence with a gate to extend towards the middle of that building
- Rear no disturb 10-ft way is unconstructed

Pohl

- Metal fence should be black vinyl as it would disappear

Patten

- Agreed

Motion

Motion to approve per Exhibit A as marked by Paul showing the metal fence ending at the back of the front building and then changing to a 6' NTW wood board fence with gate (Paul), that passed by a unanimous vote.

Roll-call Vote

Carried 5-0. Pohl, Coombs, Oliver, Patten, Paul

Certificate #

****WELCH CAME BACK ONTO THE MEETING ON ZOOM****

5. Wayne Elliot

106 Squam Road

Addi. to Main House

12/37

Self

Voting Pohl, Coombs, Oliver, Patten, Paul
 Alternates Welch
 Recused None
 Documentation Architectural elevation plans, site plan,
 Representing **Wayne Elliot** there was a significant back and forth between the Applicant and the Commission Members, as well as bouncing between the primary dwelling and the secondary dwelling. The family wished to preserve the existing 1971 single-story dwelling and construct a secondary and tertiary dwelling and a shed. The secondary would be in front of the primary dwelling along Squam Road.
 Public None

Concerns :

Paul

- Pointed out that there were only two elevations and not four
- No floor plans
- Generally sympathetic treatment
- Dormer aesthetic and not functional needs to be revised
- Perhaps cottage corners, smaller dormer
- Windows throughout the projects should not be 4 over 1, change to 6/6 or 2/2 or 2/1

Patten

- Agree with Paul

Oliver

- Dormer is not functional and throws off the dwelling, scale it back
- Change the style of window

Coombs

- The front dormer does not match the structure style, take it out or redo it

Pohl

- Appreciates the "Wauwinet" dormer.

Motion

Motion to hold for revisions (Paul), that passed by a unanimous vote.

Roll-call Vote

Carried 5-0 // Pohl, Coombs, Oliver, Patten, Paul

Certificate #

6. Wayne Elliot

106 Squam Road

Secondary dwelling

12/37

Self

Voting Pohl, Coombs, Oliver, Patten, Paul
 Alternates Welch
 Recused None
 Documentation Architectural elevation plans, site plan,
 Representing **Wayne Elliot**
 Public None

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Concerns:

Paul

- Concerns about the same 4/1 windows that are proposed on the main house. Need to change to 6/6. 2/2, 2/1
- Short pergola is highly atypical
- May need to view as the front door does not face Squam Road
- Overall, too tall
- North elevation windows are too small
- Inconsistent pitches 10/12 and 12/12, revise that
- 3D model would have helped

Patten

- Height is a concern
- Agreed with Paul on windows
- Second floor balcony is odd

Oliver

- Agreed with Paul
- Front façade is out of scale
- Crossbucks on second floor deck do not meet code

Coombs

- Agree with Paul
- This building is completely separate design from the existing primary dwelling
- Should work more with the existing dwelling to match elements

Pohl

- Agreed with Paul on fenestration issues and the height
- Concerned about the massing and height close to the road
- It is okay to be taller than the primary dwelling

Motion

Motion to hold for revisions (Coombs), that passed by a unanimous vote.

Roll-call Vote	Carried 5-0 // Pohl, Coombs, Oliver, Patten, Paul	Certificate #
7. Wayne Elliot	106 Squam Road Tertiary Dwelling	12/37 Self
Voting	Pohl, Coombs, Oliver, Patten, Paul	
Alternates	Welch	
Recused	None	
Documentation	Architectural elevation plans, site plan,	
Representing	Wayne Elliot	
Public	None	

Concerns

Motion

Motion to track the primary and secondary dwellings without opening this Application (Coombs), that passed by a unanimous vote.

Roll-call Vote	Carried 5-0. Pohl, Coombs, Oliver, Patten, Paul	Certificate #
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8. Wayne Elliot	106 Squam Rd Shed	12/37 Self
Voting	Pohl, Coombs, Oliver, Patten, Paul	
Alternates	Welch	
Recused	None	
Documentation	Architectural elevation plans, site plan,	
Representing	Wayne Elliot	
Public	None	

Concerns

Motion

Motion to track the primary and secondary dwellings without opening this Application (Coombs) that passed by a unanimous vote.

Roll-call Vote	Carried 5- Pohl, Coombs, Oliver, Patten , Paul	Certificate #
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9. Gerald O'Shea	10 Tom Nevers	Rev.2021-02-2847	71/13.2	Oliver
Voting	Pohl, Coombs, Pattern, Paul			
Alternates	Welch			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photographs			
Representing	Val Oliver dwelling was moved to the site with a side pergola to be constructed on it. An extended roof was added to			
Public	create a carport. It is an as-built.			
Concerns:	None			
	Paul			
	- Can marginally be seen from the road - Angle orientation from the road mitigates the impact - NTW no further concerns			
	Patten			
	- No concerns			
	Coombs			
	- Dislike carports, not a traditional item on Nantucket			
	Pohl			
	- Not so offensive that it cannot be approved in this situation			
Motion	Motion to approve due to minimal visibility with the as-built fee to be paid (Paul), that passed by a unanimous vote.			
Roll-call Vote	Carried 4-0. Pohl, Coombs, Pattern, Paul			
10. #3 Back St LLC	3 Back Street	Move off/Demo Dwelling	55.1.4/427	Thornewill
Voting	Pohl, Coombs, Oliver, Patten, Paul			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan.			
Representing	Luke Thornewill 1955 dwelling that had 1990s additions constructed, modular dwelling at 1 Back Street will be moved over to this lot once the dwelling is removed. Dwelling currently crosses over the lot line on the subdivision.			
Public	None			
Concerns:	Holly Backus			
	- Contributing structure called "Back Of It" - Joe Lopes owned it but he lived on Washington Street - Appreciated the as-built drawings - Should not be demolished rather to see moved off - Important to document			
	Coombs			
	- What is going on the lot next - Rather see it moved off			
	Paul			
	- The later additions could be removed to make easier to move off - Need dimensions on the floor plans - Demolition shading on plan			
	Pohl			
	- No concerns			
	Patten			
	- No concerns bur rather see it moved off			
Motion	Motion to approve with the dimensions put on the floor plan without prejudice (Paul), that passed with a unanimous vote.			
Roll-call Vote	Carried 5-0. Pohl, Coombs, Oliver, Pattern, Paul			Certificate #

THE FOLLOWING ITEMS WERE NOT HEARD AT THIS MEETING AND WILL BE CONTINUED TO THE NEXT REGULARLY SCHEDULED MEETING ON MAY 21, 2024

11. #3 Back St LLC	3 Back St	Move on with addition	55.1.4/427	Thornewill
12. #1 Back St LLC	1 Back St	Move off	55.1.4/427	Thornewill
13. #1 Back St LLC	1 Back St	New dwelling	55.1.4/427	Thornewill
14. Quarter Mile Hill	2 Quarter Mile Hill	New way surface	42.3.3/4	Gryphon Arch
15. 19 Monomoy Trust	19 Monomoy Rd	Addition	54/260	Gryphon Arch
16. A Barrett	17 Pine Tree	Revs	68/31	Topham
17. Laura & Brian Millham	6 Boulevard Rd	Sports Court	80/75.1	Zoran Milorski
18. John Wise	16 Williams St	Driveway gate	55/372	Normand
19. John Wise	16 Williams St	New dwelling	55/372	Normand
20. John Wise	16 Williams St	New dwelling	55/372	Normand
21. John Wise	18 Williams St	New dwelling	55/371	Normand
22. John Wise	16.5 Williams St	driveway	55/372	Normand
23. John Wise	16.5 Williams St	New dwelling	55/372	Normand
24. John Wise	16.5 Williams St	New dwelling	55/372	Normand
25. Nantucket Yacht Club	1 S Beach St	Roof	42.4.2/12	J Lydon
26. Dennis Keller	3 Nosegay	Revision rooftop solar	73.1.4/14	AckSmart
27. Michele Kolb	27 N Liberty	Garage	41/453	self
28. Third Point Holdings LLC	39 Quaise Rd	New Dwelling	26/3	Smith Hutton
29. Third Point Holdings LLC	39 Quaise Rd	Demo MH	26/3	Smith Hutton
30. Third Point Holdings LLC	39 Quaise Rd	Demo Garage	26/3	Smith Hutton
31. Third Point Holdings LLC	39 Quaise Rd	Garage	26/3	Smith Hutton
32. Ack Mug LLC	10 Silver St	New Dwelling	55.4.1/187	EMDA
33. 88 Pocomo Trust	88 Pocomo	Rev Massing Fenestration	15/42	Emeritus
34. 1 N Swift Rock Road Trust	1 N Swift Rock Road	Alterations	40/2	Emeritus
35. Elizabeth & Shawn Bristow	31 Exeter	addition	76.4.2/285	self
36. SE Cache Trust	6 W Dover	As built studio	55.4.1/191	John Brescher
37. 308 Madaket Holdings LLC	308 Madaket Rd	New shed	60.2.1/67	JB Studio
38. Egilmez Nejat	41 Goldfinch Dr	Add Portico	68/548	JB Studio
39. Breskman	34A Grove Ln	Pool Hardscape		LINK
40. M Gault	6 Forrest Ave	New Garage		LINK
41. Wiggins	40 Vesper Ln	New Shed		LINK
42. Monomoy Acquisitions	30 N Liberty	Hardscape patio fire pit		LINK
43. Hawkes End LLC	Esthers Island	New Shed	36.2.3/97	Botticelli & Pohl
44. 10.5 Sherburne TPK LLC	10.5 Sherburne TPK	Rev Hardscape	30/175.1	LFW
VIII. OLD BUSINESS 04/23/2024				
1. Mariela Oviedo	12 Wappossett Ci	Solar	67/572	Incite LLC
• Commissioners: Pohl, Welch, Coombs, Oliver, Patten				
2. Brian Davis	108 Surfside Road	Roof Solar	80/5	Sunwind
• Commissioners: Pohl, Welch, Camp, Coombs, Patten				
3. Nantucket Historical Assoc.	89 Bartlett Rd	Roof Solar	66/410	AckSmart
• Commissioners: Pohl, Welch, Camp, Coombs, Oliver				
4. Tomack LLC	38 Chuck Hollow Road	MH – Roof/Fen	75/66.1	JB Studio
• Commissioners: Welch, Coombs, Oliver, Patten, Thornewill				
5. Tomack LLC	38 Chuck Hollow Road	Garage – Roof/Fen	75/66.1	JB Studio
• Commissioners: Welch, Coombs, Oliver, Patten, Thornewill				
6. Josh Leffler	22 Pleasant St	Addition	42.3.2/50	Oliver
• Commissioners: Pohl, Welch, Camp, Coombs, Oliver				
7. 450 Greenpark LLC	2 Stone Alley	Railings		Emeritus
• Commissioners: Welch, Camp, Coombs, Thornewill, Paul; Alternate: Patten; Recused: Pohl, Oliver				
8. Cohen StevenTR. co Area 51 TR.	51 W Miacomet Road	Pool	81/52	Ahern LLC
• Commissioners: Pohl, Camp, Coombs, Oliver, Patten				
9. Turk Family LLC	15 Marsh Hawk Ln	Pool/Patio	56/113.6	LINK
• Commissioners: Welch, Coombs, Oliver, Paul, Thornewill				
10. Great Harbor Yacht Club Inc.	96 Washington Street	Add/alter	55.1.4/8	Emeritus
• Commissioners: Pohl, Welch, Coombs, Camp, Oliver				

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IX. NEW BUSINESS 04/30/2024					
1. Durham Station LLC	76 Pocomo Rd	Move off demo dwelling	15/38	Mark Avery	
2. Durham Station LLC	76 Pocomo Rd	New dwelling	15/38	Mark Avery	
3. Durham Station LLC	76 Pocomo Rd	New studio	15/38	Mark Avery	
4. Barnes Curtis & Joan Trust	12 Sunset Hill	Addition	41/450	NAG	
5. Smiley 15 N Water LLC	15 N Water St	House reno	42.4.2/50	Normand	
6. Smiley 15 N Water LLC	15 N Water St	landscaping	42.4.2/50	Normand	
7. Eloise N.T	1 Sandy Dr	Ext Stair Rev	29/73	Thornewill	
8. Anthony & Jane & Tomasiallo	13 Bank St	Replace 3-4 Windows	73.1.3/68	Richard Pruniar	
9. A Novissimo	14 Deer Run Rd	New Garage	57/14.1	Sandcastle	
10. Geoff Smith	22 Coffin St	Demo move off	73.4.1/36	Topham	
11. Geoff Smith	22 Coffin St	New dwelling	73.4.1/36	Topham	
12. Courtney Gault	8 New Mill St	Add Dormers	42.3.3/33.2	Concept plan design	
13. 12 Sesachacha LLC	12 Sesachacha Rd	Demo move garage	21/83	Botticelli & Pohl	
14. 12 Sesachacha LLC	12 Sesachacha Rd	New garage	21/83	Botticelli & Pohl	
15. Stark point LLC	16 Easton St	Studio Addition	42.4.1/11	Botticelli & Pohl	
16. Dan Driscoll	15 Madaket Rd	Rooftop solar	41/299.3	Acksmart	
17. Dukes Road Trust	2 Dukes Road	New Gusset	41/187	Botticelli & Pohl	
18. Dukes Road Trust	2 Dukes Road	New Garage	41/187	Botticelli & Pohl	
19. Ernie & Jamie Strang	7 Farmview Drive	New Dwelling	66/180	SMRD	
20. Schneider Family	10 West Dover St	New Dwelling	55.4.1/192	Val Oliver	
21. Patience Killen	1 Old North Wharf	Addition	42.3.1/80	Val Oliver	
22. Naughty Cal LLC	26B Daffodil Ln	Rooftop solar	68/738.2	Acksmart	
23. St Mary's Church	3 Federal	Railing	42.3.1/174	Hollister Consulting	
24. Andy Bender	2 Braeburn Way	Rooftop solar pool house	39/41	Acksmart	
25. White Elephant Hotel	50 Easton St	Reno canopy	42.4.1/23	Bill O'Brien	
26. Three North Gully Road LLC	7 N. Gully Road	New Dwelling	73.1.3/123	Boticelli & Pohl	
27. Sankaty Head Golf Club Inc.	18 Hoicks Hollow Road	Demo structure	23/9	Emeritus	
28. REDHORSE LLC	88 Quidnet Road	Rev 2021-06-4059	26/109	Ahern LLC	
X. OLD BUSINESS 05/14/2024					
1. Steven L. Cohen, Trustee of 72 Pocomo Trust	72 Pocomo Road	New Primary Dwelling	15/37	Workshop APD	
• Commissioners: Pohl, Welch, Coombs, Camp, Oliver					
2. Matt O'Connor	22 Tahama Lane	Fence, Pool, Driveway	55/451	KMLD	
• Commissioners: Welch, Coombs, Camp, Paul, Thornewill					
3. Parents Cooperative of Nant.	15 Nobadeer Farm Road	Solar Roof Revisions	69/85	Ack Smart	
• Commissioners: Camp, Coombs, Oliver, Patten, Thornewill					
4. Dukes Road Trust	2 Dukes Road	New Dwelling	41/187	Botticelli & Pohl	
• Commissioners: Welch, Coombs, Camp, Paul, Patten					
5. Nancy Holmes	3 Eagles Wing Way	Solar	80/229	Empower Energy	
• Commissioners: Pohl, Welch, Camp, Coombs, Oliver					
6. Lord Family, LLC	15 Coffin Street Sia	Hardscape, Driveway	73.4.1/34	LFW	
• Commissioners: Pohl, Welch, Coombs, Oliver, Paul					
7. Bessie, James & Laura	9 Correia Lane	Garage	80/58.2	Brook M	
• Commissioners: Welch, Coombs, Camp, Patten, Thornewill					
8. 3 Pleasant St. Nom. Tr.	3 Pleasant Street	Addition	42.3.3/155	Emeritus	
9. Big Patch LLC	69 Hummock Pond Road	New Main Dwelling	56/320	Emeritus	
10. Big Patch LLC	69 Hummock Pond Road	New Main Dwelling	56/320	Emeritus	
11. NIR	19 N Water St, Lot 8	New Dwelling	42.4.2/3	Emeritus	

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XI. NEW BUSINESS 05/14/2024				
1. Olsen Family	28 Prospect St	Hardscape	55.4.4/77.1	Val Oliver
2. Cotto	3 Shawkemo Hills	Roofwalk	27/41	Val Oliver
3. Sandy Ack LLC	6 Sandy Dr	Deck railing Rev's	29/76	NAG
4. RMM Lemonade LLC	23 Masaquet Ave	New Dwelling	80/139	EMDA
5. More Than Enough LLC	30 Russel's Way	New Dwelling	77/8.1	CWA
6. Cristler	11 Bayberry Ln	Garage	67/63	Val Oliver
7. Ripley	92 Washington	New Dwelling	42.2.3/22	Marshall Harris
8. Ripley	92 Washington	Garage	42.2.3/22	Marshall Harris
9. Ripley	92 Washington	shed	42.2.3/22	Marshall Harris
10. Todd & Kelly Broderick	17 Starbuck Rd	Shed 2	60/111	BPC
11. Kenneth & Lisa Dias	27 Rugged Rd	New Main House	67/916	Normand Res
12. Kenneth & Lisa Dias	27 Rugged Rd	Pool	67/916	Normand Res
13. Kenneth & Lisa Dias	27 Rugged Rd	Gym studio	67/916	Normand Res
14. Kenneth & Lisa Dias	27 Rugged Rd	Garage studio	67/916	Normand Res
15. EMRE	7 S Water St	Outside stair	42.3.1/131	R Newman
16. Frist/ Karyn	34 Morey Ln	Addition ODS	73.3.2/60	R Newman
17. Gribell, James	2 Mulberry St	shed	55.4.1/20	Structures Unltd
18. Center of Town LLC	35 Center	Rooftop solar	42.3.1/3	Acksmart
19. 5 Amelia Dr LLC	5 Amelia	Rooftop solar	67/435	Acksmart
20. Pour La Table	54 Skyline	New garage	79/46	LINK
21. Don Allen Ford	24 Polpis Rd	shed	54/177	Val Oliver
22. Romano	55 Easton St	Hardscape pergola	42.4.1/86	Julie Jordan
23. Jacobs Amanda kevin	4 Rays Ct	Fence rev	43.3.2/3	Julie Jordan
24. Kurland Scott	334 Madaket Rd	Relocate MH on site	60/141	JB Studio
25. XXII Years LLC	3 Maxey Pond	Tennis court	40/106	Ahern LLC
26. XXII Years LLC	3 Maxey Pond	pool	40/106	Ahern LLC
27. XXII Years LLC	3 Maxey Pond	New garage	40/106	CWA
28. XXII Years LLC	3 Maxey Pond	Guest house rev	40/106	CWA
29. 55 S Shore Rd LLC	56 S Shore Rd	rev	80/114	EMDA
30. Julia Meade	8 Bayberry Sias	Garage door color change	49/921	NAG
31. Peaches Lou LLC	11 Green Ln	Fenestration Trim	42.3.3/87.2	Emeritus LTD
32. 111 OSR LLC	111 B Old South Rd	Mixed use structure	68/167	Emeritus LTD
33. Sankaty Golf Course	18 Hoicks Hollow Rd	Demo/ move cabana A	23/9	Emeritus LTD
34. Sankaty Golf Course	18 Hoicks Hollow Rd	Demo/ move cabana B	23/9	Emeritus LTD
35. Sankaty Golf Course	18 Hoicks Hollow Rd	Demo/ move cabana C	23/9	Emeritus LTD
36. Sankaty Golf Course	18 Hoicks Hollow Rd	Demo/ move cabana D	23/9	Emeritus LTD
37. Sankaty Golf Course	18 Hoicks Hollow Rd	Demo/ pergola	23/9	Emeritus LTD
38. Sankaty Golf Course	18 Hoicks Hollow Rd	Demo/pool B	23/9	Emeritus LTD
39. Jeffery Booms	14 Woodland Dr	Move on shed	79/203	LFW
40. Lydia Palmer	110 Wauwinet Rd	roof	11/29	LFW
41. Ted Silva	14 Harbor View Way	Rev MH 8887	42.4.1/26	LFW
42. John Buttrick ETAL	26 Warrens Landing	Rev MH 7608	38/113	LFW
43. Buttrick NT Trust	34 Warrens Landing	Relocate dwelling additions	38/11	LFW
44. North Liberty Street LLC	13 N Liberty St	Garage Move on reno	42.3.4/3	SMRD
45. Elizabeth Holby	19 Low Beach Cottage	Solar roof	74/83	Acksmart
46. Koyote Realty LLC	4 Hickory Meadows	Guest cottage	41/900	WAPD
47. Wolfram Family Trust	7 Folgers	MH Addition	42.4.4/33.3	WAPD
48. Wolfram Family Trust	7 Folgers	Accessory dwelling	42.4.4/33.3	WAPD
49. Wolfram Family Trust	7 Folgers	shed	42.4.4/33.3	WAPD
50. Thomas Rhoder	125 Main St	Rev shed	42.3.3 49	Structures Unltd

Approved Minutes –	July 25 & August 1, 2023.
Motion	Motion to approve minutes of January 9, 16 and February 20, 2024 (Coombs)
Roll-call Vote	Carried 5-0 // Pohl, Coombs, Oliver, Patten, Paul
Review Minutes -	
Other Business -	Next HDC Meeting- May 21, 2004 at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – Hybrid
Potential Items for Discussion-	Discussion of Consent Agenda protocol

Adjournment:

Motion **Motion to Adjourn at 8:34 pm. (Coombs)**
 Vote Carried 5-0 // Pohl, Coombs, Oliver, Patten, Paul

Submitted by:
 Jackie O'Neal