



UPDATED MEETING POSTING
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TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices & agendas** must be filed, & time stamped with the Town Clerk's Office
& posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

Committee/Board/s	Historic District Commission (HDC) – OLD/NEW Business
Day, Date, & Time	Tuesday, May 21 2024, at 4:00 pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
Please note:	Ray Pohl, Chairman IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Ray Pohl, Chairman

To join the Historic District Commission meeting click on the Zoom Registration Link below:

https://us06web.zoom.us/webinar/register/WN_qlKf9PYhQuiSnIRNsQH7Dg#/registration

To watch the live meeting, click here:

<https://www.youtube.com/watch?v=HVleLfNs0yg>

Commissioners: Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Diane Coombs, Val Oliver

Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul

Staff: Holly Backus, Esmeralda Martinez, Nicky Sheriff, Adrian Rodriguez, Fiona Johnson, Sara Johnson, and William Saad

Building with Nantucket in Mind 1992 & Building with Sconset in Mind- Sconset Trust

<https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind>

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all “New and Old Business” applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. COMMISSIONER DISCUSSION WITH VOTE

- Ratify the HDC Consent, Consent w/Conditions Policy discussion of 5/14/24, *this having been a matter not reasonably anticipated by the Chair within 48 hours in advance of the meeting.*
- Consent, Consent with Conditions Policy discussion. – *not anticipated by the Chair within 48 hours in advance of the meeting.*
- Memorializing the Commission's
 - I. Long-standing practices
 - II. Adopted-by-vote policies, procedures, rules, and regulations.
- Chair's Authorization of De-minimis Modifications. – *not anticipated by the Chair within 48 hours in advance of the meeting.*

II. SIGNS

4/30/2024,

The Board voted to approve Items 1-3 (wall signs) based on discussion at the SAC meeting. The SAC recommended approval for, Option A – the three wall signs, or Option B – one wall sign and one flag sign. The applicant's representative decided on the 3 wall signs, and the Board voted in favor.

5/3/2024,

Applicant emailed staff stating that the business owner preferred option B – 1 wall and 1 flag sign

5/14/2024 @ 9 AM

SAC rescinded prior vote for 3 wall signs and approved 1 wall sign and 1 flag sign.

5/14/2024@ 4 PM

Board did not approve SAC recommendations

5/21/2024 –

- 1) Please Rescind prior vote from 4/30/24 -Pohl, Coombs, Camp, Oliver, Paul
- 2) Vote in favor per the applicant's request and the SAC's recommendation

1.	30 North Beach St LLC	30 North Beach Street	Wall Sign (1 of 3)	29/130	Poyant Signs
•	SAC Recommends Approval.				
2.	30 North Beach St LLC	30 North Beach Street	Wall Sign (2 of 3)	29/130	Poyant Signs
•	SAC Recommends Denial.				
3.	30 North Beach St LLC	30 North Beach Street	Wall Sign (3 of 3)	29/130	Poyant Signs
•	SAC Recommends Denial.				
4.	30 North Beach St LLC	30 North Beach Street	Flag Sign	29/130	Poyant Signs
•	SAC Recommends Approval.				

III. CONSENT

1.	Megan Trudel	4 Aster Ct	Shed	68/376	Self	JP
2.	Glenbeigh LLC	33 Nonantum Ave	fence	87/49	Botticelli & Pohl	JP
3.	48 Hulbert LLC	48 Hulbert Ave	Handicap access	29/63	Mark Avery	VO
4.	Nantucket Golf Club	250 Milestone Road	Pavilion	50/3	Emeritus	VO
5.	Amelia Drive LLC	5 Amelia Drive	Hardscape	67/435	Emeritus	VO
6.	47 Walsh St LLC	47 Walsh Street	Handicap Door	26/94	Mark Avery	VO
7.	Susan B. McCollum Tr.	35 Eel Point Road	Add entry roof & screen porch	32/63	Botticelli & Pohl	JP
8.	Joshua & Stephanie Goldman	16 Polliwog Pond Rd	Outdoor Shower	55/422.7	Self	JP
9.	Keegan Bartlett	41 Bartlett Farm Rd	Rooftop solar	82/500.1	Acksmart	JP
10.	Andrew Rosen	148 Polpis Rd	Roof	27/16	JMS Arch	JP
11.	St Mary's Rectory	6 Orange St	Restoration	42.3.1/148.1	Hollister Consulting HB	
12.	Adan Rodriguez	16 Bailey Road	Window wells	55/106	LFW	HB
13.	Sankaty Head Golf	100 Sankaty Road	New Dorm	49/163	NAG	HB
14.	Jonathan Jacoby	3 Tautemo Way	Revision	83/22	EMDA	HB
15.	Sankaty Head Golf Club Inc.	18 Hoicks Hollow Road	Demo pool	23/9	Emeritus	VO
16.	Steven & Marjorie Lewis	124 Tom Nevers	Door and window change	91/43.2	EMDA	VO
17.	Sankaty Golf Course	18 Hoicks Hollow Rd	Demo/ move cabana A	23/9	Emeritus LTD	VO
18.	Sankaty Golf Course	18 Hoicks Hollow Rd	Demo/ move cabana B	23/9	Emeritus LTD	VO

19.	Sankaty Golf Course	18 Hoicks Hollow Rd	Demo/ move cabana C	23/9	Emeritus LTD	VO
20.	Sankaty Golf Course	18 Hoicks Hollow Rd	Demo/ move cabana D	23/9	Emeritus LTD	VO
21.	Sankaty Golf Course	18 Hoicks Hollow Rd	Demo/ pergola	23/9	Emeritus LTD	VO
22.	Sankaty Golf Course	18 Hoicks Hollow Rd	Demo/pool B	23/9	Emeritus LTD	VO
23.	Jeffery Booms	14 Woodland Dr	Move on shed	79/203	LFW	VO
24.	XXII Years LLC	3 Maxey Pond	Guest house rev	40/106	CWA	JP
25.	55 S Shore Rd LLC	56 S Shore Rd	rev	80/114	EMDA	JP
26.	Julia Meade	8 Bayberry Sias	Garage door color change	49/921	NAG	JP
27.	Jamie McCoy	14 Wapposett	Patio (hardscape)	67/576	Self	MT/ JP
28.	Roland Voyages	14 Osprey Wy	Roof Cottage	82/33	Self	MT/JP
29.	Joseph Marchese	8 Winn St	Shed door window change	41/51.2	EMDA	MT/JP
30.	Donald & Mary Charbonneau	10 Curlew	Window replacement	68/522	Robert Pyke	MT/JP
31.	Marsh Hawk LLC	11 Marsh Hawk	shed	56/112	Structures Unlt	MT/VO
32.	Gilbert & Linda Adams	11 Beach St	Roof	73.1.3/25	G. Nolosco	MT/ JP
33.	Cotto	3 Shawkemo Hills	Roofwalk	27/41	Val Oliver	RP
34.	Sandy Ack LLC	6 Sandy Dr	Deck railing Rev's	29/76	NAG	RP
35.	RMM Lemonade LLC	23 Masaquet Ave	New Dwelling	80/139	EMDA	RP
36.	Todd & Kelly Broderick	17 Starbuck Rd	Shed 2	60/111	BPC	RP
37.	SS Road LLC	56 S Shore Rd	Rev door window changes	80/114	EMDA	MT/RP
38.	Rabbit Run LLC	26 Rabbit Run	Roof top solar	29/9	Sunwind	MT/RP
39.	Once upon a time	56R Madequecham V.	shed	88/65	NAG	MT/ RP
40.	Once upon a time	56R Madequecham V.	Window rev	88/65	NAG	MT/ RP
41.	Capry's Island Holding	47 Crooked Ln	fence	41/200.1	Val Oliver	MT /RP
42.	32B Hulbert NT	32B Hulbert	Color change MH	29/72.1	Thornewill	MT/ RP
43.	Johnsen, Joanne	40 Lovers Ln	Rooftop solar	79/3	Cotuit Solar	MT /AC
44.	19 Broad St. LLC	19 Broad Street	Ramp	42.4.2875	LFW	MT/ AC
45.	John Buttrick ETAL	26 Warrens Landing	Rev MH 7608	38/113	LFW	CT
46.	Don Allen Ford	24 Polpis Rd	shed	54/177	Val Oliver	SW
47.	5 Amelia Dr LLC	5 Amelia	Rooftop solar	67/435	Acksmart	SW
48.	Frist/ Karyn	34 Morey Ln	Addition ODS	73.3.2/60	R Newman	SW
49.	Kenneth & Lisa Dias	27 Rugged Rd	Gym studio	67/916	Normand Res	SW
50.	Kenneth & Lisa Dias	27 Rugged Rd	Garage studio	67/916	Normand Res	SW
51.	55 S Shore Rd LLC	56 S Shore Rd	demo	80/114	EMDA	MT/ SW
52.	Littlefield	3 Franklin	hardscape	41/267	Julie Jordan	MT/ SW
53.	Bridgett Bloise-Smith	10C Thirty Acres	Fence	67/777	Self	MT/ SW
54.	Ruby Fee	56 Fairgrounds	Window door ext stair	67/300	Self	MT/ SW
55.	P & M Reis Trucking	10 Green Meadows	Fence	67/382	J. Martinez	MT/ RP
IV. CONSENT WITH CONDITIONS –						
1.	Carolyn M Higgins Rev. Tr.	6 Fair Street	Rev 2023-08-8907	42.3.1/151	Boticelli & Pohl	VO
• Consent subject to 2 nd floor railing being shingled as previously approved.						
2.	Conway Family	11 Western Ave	Driveway	87/117	Val Oliver	HB
• Driveway to meet Zoning Bylaw 139-20.1 and shown on the site plan.						
3.	Paul Abbott	6 Bailey Road	Hardscape/pool	55/106.5	LFW	HB
• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.						
4.	Richmond Great Pt	30A Evergreen Way	Revisions – fence around ac	98/711.2	KOH	HB
• NTW with vegetation in perpetuity.						
5.	Lydia Palmer	110 Wauwinet Rd	roof	11/29	LFW	VO
• Architectural “Colonial Slate” CertainTeed or “Pewter Gray” GAF						
6.	Kurtland Scott	334 Madaket Road	Relocate MH on site	60/141	JB Studio	JP
• Corrected site plan that shows the proper footprint of the front stoop.						
7.	XXII Years LLC	3 Maxey Pond	pool & hardscape	40/106	Ahern LLC	JP
• Pool not to be visitable at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.						
8.	Cristler	11 Bayberry Ln	Garage	67/63	Val Oliver	RP
• Vertical panes in the garage door glass						
9.	61 Fairgrounds LLC	61 Fairgrounds Road	Lot C Fencing	67/173.1	LFW	VO
• Lot 1 AC units must be screened from public view in perpetuity						
10.	NHA Properties	75 B Old South Rd	fence	68/999.1	LFW	SW

- Subject to vine-type plant installed at alternating panels (not required, suggestion of manageable vining plant: Climbing Hydrangea)
- | | | | | | |
|---------------------------|-------------------|-------|--------|-----|----|
| 11. Housing Nantucket Inc | 73 A Old South Rd | fence | 68/248 | LFW | SW |
|---------------------------|-------------------|-------|--------|-----|----|
- Subject to vine-type plant installed at alternating panels (not required, suggestion of manageable vining plant: Climbing Hydrangea)
- | | | | | | |
|------------------------|---------------|--------|--------|------------------|----|
| 12. Skyline Drive, LLC | 6 Woodland Dr | Cabana | 79/209 | Stow MT Builders | VO |
|------------------------|---------------|--------|--------|------------------|----|
- The cabana must not be visible at the time of inspection and in perpetuity
- | | | | | | |
|----------------------|----------|--------------------|-------------|------|-------|
| 13. Robert Sarkasian | 8 N Mill | Driveway/ curb cut | 55.4.4/78.2 | KMLD | MT/CP |
|----------------------|----------|--------------------|-------------|------|-------|
- Apron depth must extend to 10' for Zoning Compliance and shown on the site plan.
- | | | | | | |
|------------------------|----------------------|--------------|--------|-----|--------|
| 14. 61 Fairgrounds LLC | 15 Parker Lane Lot B | Fencing/Pool | 67/173 | LFW | MT/ SW |
|------------------------|----------------------|--------------|--------|-----|--------|
- Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application. Hedge row along driveway, adjacent to neighboring lot, and screening of main house per prior approved landscape plan/ plant materials.
- | | | | | | |
|-----------------------|-------------------|---------------|--------|------|----|
| 15. Koyote Realty LLC | 4 Hickory Meadows | Guest cottage | 41/900 | WAPD | CT |
|-----------------------|-------------------|---------------|--------|------|----|
- Eliminate the door on the North elevation (facing West Chester) and replace with a small window.
- | | | | | | |
|-------------------------|--------------|------------------|--------|-------------|----|
| 16. Kenneth & Lisa Dias | 27 Rugged Rd | Pool & hardscape | 67/916 | Normand Res | SW |
|-------------------------|--------------|------------------|--------|-------------|----|
- Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
- | | | | | | |
|----------|--------------|---------------|------------|----------|----|
| 17. EMRE | 7 S Water St | Outside stair | 42.3.1/131 | R Newman | SW |
|----------|--------------|---------------|------------|----------|----|
- To extend possible, add min. 3" x 3" on center - max. 4" x 4" on center. lattice; pick a size
- | | | | | | |
|--------------------|---------------|------|-----------|------------------|----|
| 18. Gribell, James | 2 Mulberry St | shed | 55.4.1/20 | Structures Unltd | SW |
|--------------------|---------------|------|-----------|------------------|----|
- Subject to required zoning setbacks from property line
- | | | | | | |
|-------------------|------------|------------|-------|------|----|
| 19. Pour La Table | 54 Skyline | New garage | 79/46 | LINK | SW |
|-------------------|------------|------------|-------|------|----|
- Requires a site plan, to include location of garage dimensioned to two property lines.
- | | | | | | |
|----------------------------|---------------|----------------|--------|-----------|----|
| 20. Freysinger David Tr ET | 8 Shimmo Pond | Pool hardscape | 54/258 | Ahern LLC | SW |
|----------------------------|---------------|----------------|--------|-----------|----|
- Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
- | | | | | | |
|-----------------|----------------|---------------|--------|--------------------|----|
| 21. Tim Reinemo | 85 Bartlett Rd | Rooftop solar | 66/408 | Cotuit Solar Karen | SW |
|-----------------|----------------|---------------|--------|--------------------|----|
- Do to limited visibility including distance from street; existing (or comparable) streetside screening to remain in perpetuity
- | | | | | | |
|---------------------|-----------|-------------|-----------|-------|---------|
| 22. MMS Investments | 14 Orange | roof change | 42.3.1/46 | T & T | MT / HB |
|---------------------|-----------|-------------|-----------|-------|---------|
- Date of construction added to the COA (NAN.3174 – c.1838 Levi Starbuck House)

V. CONSENT - SUBJECT TO BOARD REVIEW

- | | | | | | |
|-------------------|------------------------|--------------------|------------|-------------------|----|
| 1. Fair City LLC | 117 Old South Rd | Hoop tent | 68/111&112 | EMDA | MT |
| 2. George Metri | 12 Angola | Driveway/ curb cut | 55.4.4/78 | KMLD | MT |
| 3. Squam Holdings | 31 Squam Rd | Reno addition | 21/3 | Botticelli & Pohl | MT |
| 4. NIR | 19 N Water St (lot 9) | Hardscape | 42.4.2/3 | Ahern LLC | MT |
| 5. NIR | 19 N Water St (lot 10) | Hardscape | 42.4.2/3 | Ahern LLC | MT |
| 6. Michele Kolb | 27 N Liberty | door | 41/453 | Self | MT |
| 7. NIR | 19 N Water St (Lot 8) | Hardscape | 42.4.2/3 | Ahern LLC | MT |
| 8. Derek Taff | 16 Paul Jone Rd | Deck hardscape | 41/97.1 | R Newman | MT |
| 9. NIR LLC | 19 N Water St Lot 9 | Rev's window doors | 42.4.2/3 | Emeritus LTD | MT |

VI. CONSENT WITH CONDITIONS- SUBJECT TO BOARD REVIEW

- | | | | | | |
|------------------|-----------|------------------------------|----------|------|----|
| 1. Henry Spitzer | 1 Sconset | Gates Patio Bocce Ball Court | 73.4.1/8 | KMLD | MT |
|------------------|-----------|------------------------------|----------|------|----|
- Bocce Court not to be visible at the time of inspection.
- | | | | | | |
|-------------------------|-----------|------|--------|-----|----|
| 2. Nelson, Carl & Karen | 21 Wigwam | Gate | 77/5.9 | CWA | MT |
|-------------------------|-----------|------|--------|-----|----|
- Gate post must be NTW not white.
- | | | | | | |
|----------------|----------------|-------|-------|-------------|----|
| 3. Steven Arst | 5 Flintlock Rd | Fence | 75/94 | Steven Arst | MT |
|----------------|----------------|-------|-------|-------------|----|
- Gate must not be visible at time of inspection and in perpetuity.

VII. NEW BUSINESS 04/02/2024 – VIEW

- | | | | | |
|----------------------------|-------------------|-----------|-------|----------|
| 1. Michelle & Darren Black | 28 Eel Point Road | Breezeway | 40/44 | Emeritus |
|----------------------------|-------------------|-----------|-------|----------|
- *Commissioners: Welch, Camp, Coombs, Oliver, Paul –*

VIII. OLD BUSINESS 04/09/2024

- | | | | | |
|--------------------|---------------|--------------|-------------|-----|
| 1. Doherty ACK LLC | 2 Mariner Way | Rev. to pool | 55.1.4/72.4 | LFW |
|--------------------|---------------|--------------|-------------|-----|
- *Commissioners: Pohl, Welch, Camp, Coombs, Oliver –*
- | | | | | |
|--------------------|---------------|--------------|-----------|-----|
| 2. Doherty ACK LLC | 4 Mariner Way | Rev. to pool | 55.1.4/72 | LFW |
|--------------------|---------------|--------------|-----------|-----|
- *Commissioners: Pohl, Welch, Camp, Coombs, Oliver*

3. Doherty ACK LLC	6 Mariner Way	Rev. to pool	55.1.4/72.2	LFW
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• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver –*

IX. NEW BUSINESS 04/23/2024

1. #3 Back St LLC	3 Back St	Move on with addition	55.1.4/427	Thornewill
2. #1 Back St LLC	1 Back St	Move off	55.1.4/427	Thornewill
3. #1 Back St LLC	1 Back St	New dwelling	55.1.4/427	Thornewill
4. Quarter Mile Hill	2 Quarter Mile Hill	New way surface	42.3.3/4	Gryphon Arch
5. 19 Monomoy Trust	19 Monomoy Rd	Addition	54/260	Gryphon Arch
6. A Barrett	17 Pine Tree	Revs	68/31	Topham
7. Laura & Brian Millham	6 Boulevard Rd	Sports Court	80/75.1	Zoran Milorski
8. John Wise	16 Williams St	Driveway gate	55/372	Normand
9. John Wise	16 Williams St	New dwelling	55/372	Normand
10. John Wise	16 Williams St	New dwelling	55/372	Normand
11. John Wise	18 Williams St	New dwelling	55/371	Normand
12. John Wise	16.5 Williams St	driveway	55/372	Normand
13. John Wise	16.5 Williams St	New dwelling	55/372	Normand
14. John Wise	16.5 Williams St	New dwelling	55/372	Normand
15. Nantucket Yacht Club	1 S Beach St	Roof	42.4.2/12	J Lydon
16. Dennis Keller	3 Nosegay	Revision rooftop solar	73.1.4/14	AckSmart
17. Michele Kolb	27 N Liberty	Garage	41/453	self
18. Third Point Holdings LLC	39 Quaise Rd	New Dwelling	26/3	Smith Hutton
19. Third Point Holdings LLC	39 Quaise Rd	Demo MH	26/3	Smith Hutton
20. Third Point Holdings LLC	39 Quaise Rd	Demo Garage	26/3	Smith Hutton
21. Third Point Holdings LLC	39 Quaise Rd	Garage	26/3	Smith Hutton
22. Ack Mug LLC	10 Silver St	New Dwelling	55.4.1/187	EMDA
23. 88 Pocomo Trust	88 Pocomo	Rev Massing Fenestration	15/42	Emeritus
24. 1 N Swift Rock Road Trust	1 N Swift Rock Road	Alterations	40/2	Emeritus
25. Elizabeth & Shawn Bristow	31 Exeter	addition	76.4.2/285	self
26. SE Cache Trust	6 W Dover	As built studio	55.4.1/191	John Brescher
27. 308 Madaket Holdings LLC	308 Madaket Rd	New shed	60.2.1/67	JB Studio
28. Egilmez Nejat	41 Goldfinch Dr	Add Portico	68/548	JB Studio
29. Breskman	34A Grove Ln	Pool Hardscape		LINK
30. M Gault	6 Forrest Ave	New Garage		LINK
31. Wiggins	40 Vesper Ln	New Shed		LINK
32. Monomoy Acquisitions	30 N Liberty	Hardscape patio fire pit		LINK
33. Hawkes End LLC	Esthers Island	New Shed	36.2.3/97	Botticelli & Pohl
34. 10.5 Sherburne TPK LLC	10.5 Sherburne TPK	Rev Hardscape	30/175.1	LFW

X. OLD BUSINESS 04/23/2024

1. Mariela Oviedo	12 Wappossett Ci	Solar	67/572	Incite LLC
• <i>Commissioners: Pohl, Welch, Coombs, Oliver, Patten</i>				
2. Brian Davis	108 Surfside Road	Roof Solar	80/5	Sunwind
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Patten</i>				
3. Nantucket Historical Assoc.	89 Bartlett Rd	Roof Solar	66/410	AckSmart
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver</i>				
4. Tomack LLC	38 Chuck Hollow Road	MH – Roof/Fen	75/66.1	JB Studio
• <i>Commissioners: Welch, Coombs, Oliver, Patten, Thornewill</i>				
5. Tomack LLC	38 Chuck Hollow Road	Garage – Roof/Fen	75/66.1	JB Studio
• <i>Commissioners: Welch, Coombs, Oliver, Patten, Thornewill</i>				
6. Josh Leffler	22 Pleasant St	Addition	42.3.2/50	Oliver
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver</i>				
7. 450 Greenpark LLC	2 Stone Alley	Railings		Emeritus
• <i>Commissioners: Welch, Camp, Coombs, Thornewill, Paul; Alternate: Patten; Recused: Pohl, Oliver</i>				
8. Cohen Steven TR. co Area 51 TR.	51 W Miacomet Road	Pool	81/52	Ahern LLC
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten</i>				
9. Turk Family LLC	15 Marsh Hawk Ln	Pool/Patio	56/113.6	LINK
• <i>Commissioners: Welch, Coombs, Oliver, Paul, Thornewill</i>				
10. Great Harbor Yacht Club Inc.	96 Washington Street	Add/alter	55.1.4/8	Emeritus
• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver</i>				

XI. NEW BUSINESS 04/30/2024

1. Durham Station LLC	76 Pocomo Rd	Move off demo dwelling	15/38	Mark Avery
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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. Three North Gully Road LLC	7 N. Gully Road	New Dwelling	73.1.3/123	Botticelli & Pohl
26. Sankaty Head Golf Club Inc.	18 Hoicks Hollow Road	Demo structure	23/9	Emeritus
27. REDHORSE LLC	88 Quidnet Road	Rev 2021-06-4059	26/109	Ahern LLC
XII. OLD BUSINESS 05/14/2024				
1. Steven L. Cohen, Trustee of 72 Pocomo Trust	72 Pocomo Road	New Primary Dwelling	15/37	Workshop APD
• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver</i>				
2. Matt O'Connor	22 Tahama Lane	Fence, Pool, Driveway	55/451	KMLD
• <i>Commissioners: Welch, Coombs, Camp, Paul, Thornewill</i>				
3. Parents Cooperative of Nant.	15 Nobadeer Farm Road	Solar Roof Revisions	69/85	Ack Smart
• <i>Commissioners: Camp, Coombs, Oliver, Patten, Thornewill</i>				
4. Dukes Road Trust	2 Dukes Road	New Dwelling	41/187	Botticelli & Pohl
• <i>Commissioners: Welch, Coombs, Camp, Paul, Patten</i>				
5. Nancy Holmes	3 Eagles Wing Way	Solar	80/229	Empower Energy
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver</i>				
6. Lord Family, LLC	15 Coffin Street Sia	Hardscape, Driveway	73.4.1/34	LFW
• <i>Commissioners: Pohl, Welch, Coombs, Oliver, Paul</i>				
7. Bessie, James & Laura	9 Correia Lane	Garage	80/58.2	Brook M
• <i>Commissioners: Welch, Coombs, Camp, Patten, Thornewill</i>				
8. 3 Pleasant St. Nom. Tr.	3 Pleasant Street	Addition	42.3.3/155	Emeritus
• <i>Commissioners: Welch, Coombs, Camp, Oliver, Thornewill</i>				
9. Big Patch LLC	69 Hummock Pond Road	New Main Dwelling	56/320	Emeritus
• <i>Commissioners: Welch, Coombs, Camp, Oliver, Paul</i>				
10. Big Patch LLC	69 Hummock Pond Road	New Garage	56/320	Emeritus
• <i>Commissioners: Welch, Coombs, Camp, Oliver, Paul</i>				
11. NIR	19 N Water St, Lot 8	New Dwelling	42.4.2/3	Emeritus
• <i>Commissioners: Welch, Coombs, Camp, Oliver, Paul</i>				
XIII. NEW BUSINESS 05/14/2024				
23. Olsen Family	28 Prospect St	Hardscape	55.4.4/77.1	Val Oliver
24. More Than Enough LLC	30 Russel's Way	New Dwelling	77/8.1	CWA
25. Ripley	92 Washington	New Dwelling	42.2.3/22	Marshall Harris
26. Ripley	92 Washington	Garage	42.2.3/22	Marshall Harris
27. Ripley	92 Washington	shed	42.2.3/22	Marshall Harris
28. Kenneth & Lisa Dias	27 Rugged Rd	New Main House	67/916	Normand Res
29. Center of Town LLC	35 Center	Rooftop solar	42.3.1/3	Acksmart
30. Romano	55 Easton St	Hardscape pergola	42.4.1/86	Julie Jordan
31. Jacobs Amanda kevin	4 Rays Ct	Fence rev	43.3.2/3	Julie Jordan

32. XXII Years LLC	3 Maxey Pond	Tennis court	40/106	Ahern LLC
33. XXII Years LLC	3 Maxey Pond	New garage	40/106	CWA
34. Peaches Lou LLC	11 Green Ln	Fenestration Trim	42.3.3/87.2	Emeritus LTD
35. 111 OSR LLC	111 B Old South Rd	Mixed use structure	68/167	Emeritus LTD
36. Ted Silva	14 Harbor View Way	Rev MH 8887	42.4.1/26	LFW
37. Buttrick NT Trust	34 Warrens Landing	Relocate dwelling additions	38/11	LFW
38. North Liberty Street LLC	13 N Liberty St	Garage Move on reno	42.3.4/3	SMRD
39. Elizabeth Holby	19 Low Beach Cottage	Solar roof	74/83	Acksmart
40. Wolfram Family Trust	7 Folgers	MH Addition	42.4.4/33.3	WAPD
41. Wolfram Family Trust	7 Folgers	Accessory dwelling	42.4.4/33.3	WAPD
42. Wolfram Family Trust	7 Folgers	shed	42.4.4/33.3	WAPD
43. Thomas Rhoder	125 Main St	Rev shed	42.3.3 49	Structures Unltd

XIV. OLD BUSINESS 05/21/2024

1. Goran & Melinda Puljic	14 Almanack Pond Rd	Alteration and addition	25/12	self
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Paul. Last heard 4/4/24</i>				
2. Farhood & Cyndi Azima	20 Liberty St	Addition Revisions	42.3.4/143	SMRD
• <i>Commissioners: Welsh, Camp, Coombs, Paul, Patten</i>				
3. TACK3 LLC	3 Commercial St	Dormer rev's	42.3.4/22	CWA
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornehill.</i>				
4. 90 N Liberty Pres Trust	90 N Liberty	Relocate Shed	41/22	Botticelli & Pohl
• <i>Commissioners: Camp, Coombs, Oliver, Thornehill, Paul. Alt: Patten Recused Pohl</i>				
5. 2 Candle House LLC	2 Candle House	hardscape	55.4.1/1.1	LFW
• <i>Commissioners: Welsh, Coombs, Paul, Thornehill.</i>				
6. ACK Mid Island LLC	18-26 Sparks Ave	Mixed use bldg	55/231.1	LFW
• <i>Commissioners: Pohl, Camp, Patten, Paul, Welsh. recused Oliver, Coombs Last heard 4/30/24</i>				
7. Brian & Christina LLC	9 Salti	Revs photos	20/51.1	JB Studio
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Paul.</i>				
8. More Than Enough	30 Russells	Rev decks height and fenestration	77/8.1	Chip Webster
• <i>Commissioners: Pohl, Welsh, Camp, Coombs, Oliver Last heard 5/14/24</i>				
9. Behrend, Dean & Maryellen	12.5 Pequot St	Main house	80/20	Mike McKay
• <i>Commissioners: Pohl, Paul, Olives, Camp, Coombs</i>				

Approved Minutes –	•
Review Minutes -	• March 12, 2024 – <i>not anticipated by the Chair within 48 hours</i>
Other Business -	• Next HDC Meeting- May 28TH 4 pm. • *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM.
Potential Items for Discussion-	• Discussion on distinguishing between solid and veneer brick on chimneys and foundations. • Discussion of Previously Approved Best Practices. • Classification of street trees & vegetating mapping • Discussion of Wind Turbines • Review policy of Move/Demo hearings in relation to new dwellings • Review policy of Move/Demo hearings in relation to new Historic dwellings • Hardscaping • NosegayDiscussion of salvaging demos • Discussion of options for house moves