



Proposed Minutes for March 3, 2009
HISTORIC DISTRICT COMMISSION

37 Washington Street
 Nantucket, Massachusetts 02554
 Telephone: 508.228.7231 Fax: 508.325.7572
www.nantucket-ma.gov

Commissioners: Dirk Roggeveen (Chair), Linda Williams (Secretary), John McLaughlin, Valerie Norton, David Barham
Associate Commissioners: Diane Coombs, John Wagley, Dawn Hill Holdgate **Staff:** Mark Voigt, James Grieder, Terry Norton, Ann Medina

~~ MINUTES ~~

March 3, 2009 – OLD BUSINESS

Cyrus Peirce Middle School Cafeteria – 5:00 pm

Called to order 5:04 p.m. Staff in attendance M. Voigt & T. Norton

I. CONSENT

1. Carpenter, Hillari – 53477	8 Thurstons Way	Deck and hot tub	66-27	Self
2. Montgomery, Craig – 53478	88 Goldfinch Drive	Shed	88-693	B. Kulwin
3. Schwartz, Andrew – 53479	7 Heath Lane	Pergola & Trellis	76-92	Self
4. Naushop Real Estate Trust – 53480	97 Goldfinch Drive	Fence	68-582	
5. Naushop Real Estate Trust – 53481	97 Goldfinch Drive	Fence	68-582	
6. Ofam Realty Trust – 53482	11 Killdeer Lane	Fence	68-651	
7. SJP Properties – 53483	80- Goldfinch Drive	Shed	68-689	
8. Palchanis, Eugene – 53484	1 Daffodil Lane	Drive apron	68-725	Self
9. Palchanis, Eugene – 53485	1 Daffodil Lane	Main house patios	68-725	Self
10. Palchanis, Eugene – 53486	1 Daffodil Lane	Cottage patio	68-725	Self
11. Getter, Michael – 53487	12 Ipswich Street	Move window & add chimney	76.4.1-162	Self
12. Seaman, Nancy – 53488	9 Hallowell Lane	Window changes	30-14	Bott. & Pohl
13. Bartlett, David – 53489	31 Somerset Lane	Window wells	66-134	Self
14. Graham, Kathryn - 53490	11 Priscilla Lane	Color change	41-351	TDI
15. Freeman, Christopher – 53491	14 Seikinnow Place	Door change	67-532	N.B.C.
16. Schmidt, Wendy – 53492	28 Bosworth Road	Rev. COA 53343 move window	92.4-121	S. Payne
17. Tausig, Hans – 53493	39 Liberty Street - HSAB	Move fence	42.3.4-119	J. Jelleme
18. Ripa, Monica – 53494	52 Starbuck Road – MAB	Rev. COA 53321 add window	60-28	Bott. & Pohl

Sitting McLaughlin, Roggeveen, Williams, Norton, Barham

Alternates Coombs

Representing

Concerns

Motion Motion to **Approve**

Vote 4-0, McLaughlin Abstain

Certificate # 53477 to 53494

II. SIGN POLICY HEARING Part 4

Flag signs Plan to have write up of changes available for Mar. 10 meeting with vote on changes to be held at March

Chalkboards / menu boxes 17 meeting.

Umbrella signs

Rock signs

III. OLD BUSINESS

1. Graham, Kathryn	11 Priscilla Lane	Fence	41-351	Topham Design
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Sitting McLaughlin, Roggeveen, Williams, Norton, Barham

Alternates Coombs

Representing

Concerns (5:07) Ends abruptly at 7 feet, should step back to 6 feet (5 and 1)

Motion Motion to **Approve** Through Staff as 5 and 1 no higher than 6 feet total.

Vote 5-0

Certificate # 53495

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2.	Hammer, Jay	6 King Street – SAB	Foundation	73.1.3-86	Permits Plus
Sitting Alternates Representing	Roggeveen, Williams, Norton, Barham, Coombs				
Concerns	<p>B. Hunter for John Reindel abutter – Been before various boards over a period of months. Drainage and sill has to have alternative remedies other than raising the ridge height any more above the level of other buildings in the neighborhood.</p> <p>R. Weinman abutter – Raising even 12 to 14 is too much, owned the property many years and never had a problem with drainage, don't know where that is coming from now. Higher cottages are at the other end of the street, not this immediate area.</p> <p>Allison Zieff for Grace Young abutter – Heard the board repeatedly ask for alternative drainage systems and have not seen such from applicant</p> <p>S. Cohen – Willing to raise minimum of 12 to 14 inches. Don't think it is a good practice to have a "moat" around the house. Previous approval for cottage to be raised 18 inches and concerned about two buildings ending up the same height. All neighboring buildings start above ground. Presently 8 inches below street level.</p> <p>J. Stover – Sill beam two to three inches below the grade and the grade eight inches below street. Want sill two inches above street level then slope away from building.</p> <p>(5:10) Applicant stated that the reason the building needs to be raised is the water sheeting off the road due to increased grading. Board has requested intercepting water some other way than raising the sill plate. Applicant presented comparative height of other houses in area. General view of abutters is that the house not be made any higher.</p> <p>Barham - First floor framing depth question. (Stover doesn't know exactly because it is all in the ground.) Approved for a new full basement. Plan shows drywell under drive that captures water via pipes around property. Keeps drainage on site. (Stover want to keep street water from adding to situation.) Plan shows change in parking for which there is no evidence of previous approval. Viewed twice and studied this application closely and see a legitimate complaint and would be in favor of a 12" increase.</p> <p>Norton - Present application shows Andersen for the basement. Previous approval was for TDL single pane. Key is to protect the building. Have asked for alternative and would like to have other alternatives SHOWN to the commission. Entire first-floor framing is being demo'ed and rebuilt without application. All window changes should be TDL. These drawings show a lot of other things happening to the building that need to be discussed. We need to see a partial demo plan – present plans show whole-sale demo. Environment has changed around the house, but historically was in that location and should stay in that location with the minimal amount of height change.</p> <p>William - A number of houses in the area had moats and were brought of to grade, and moats tend to fill with leave and rot the sill. Culverts and concrete along property lines to carry water away is unsightly. Would prefer to see the house raised.</p> <p>Coombs – The drainage problem, if raise grade and house, will cause problem to surrounding houses. Increase height of the building on King Street would damage charm and streetscape. Want the minimal amount of height change</p> <p>Roggeveen - Would like to see some more options. House probably should come up but not the proposed 12 inches. Need alternative drainage proposals that keep the house sill plate lower than the street. Right now Commission is looking at a diagram and an argument. Need to see something drawn out that is acceptable to the board.</p>				
Motion	Motion to Hold for revisions and demo plan, update window schedule, parking plan application or approval				
Vote	5-0 Certificate #				
Roggeveen depart 5:51 p.m.					
3.	Silva, David	16 Helens Drive	Addition	66-53	Self
Sitting Alternates Representing	Williams, Norton, Barham, Coombs				
Concerns	<p>David Silva</p> <p>(5:51) Norton - From West elevation dormers are over-powering.</p> <p>Barham – Shares concern overpowering dormers. Scale of windows appropriate, but a lot of wall shown beneath. Pulling back dormer would mitigate the windows and scale dormers to building.</p> <p>Coombs – Shares concerns.</p>				
Motion	Motion to Approve Through Staff with dormers pulled off ridge one foot.				
Vote	4-0 Certificate # 53496				
Roggeveen returned 5:57 p.m.					

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4.	Presta, Barbara	53 Orange Street – HSAB	Basement windows	42.3.2-153	D. Wiley
Sitting	McLaughlin, Roggeveen, Norton, Barham, Coombs				
Alternates	Williams (a 5 minute discussion about the “Mullin” rule intention leads off application. Staff to research through town council.)				
Representing	Chris Skehel – requests application go back to architect for revisions to window openings, rubble foundation and stairs.				
Concerns	(6:01) Norton - Look at 18 India existing rubble foundations with stairs is good example.				
Motion	Motion to Hold for revisions				
Vote	5-0				
			Certificate #		
5.	Getter, Michael	20 Broad Street – HSAB	Patio Awning	42.4.2-33	Self
Sitting	McLaughlin, Roggeveen, Norton, Barham, Coombs				
Alternates					
Representing	Michael Getter – would like to eventually change color of the building.				
Concerns	(6:10) Norton – Identical to Le Languedoc and well down alley. Coombs – Agrees. Concern about color. Could we ask visible poles be powder painted? McLaughlin – No concern with reduction; but no signage on awning. Barham – Doesn’t feel it is appropriate, encloses the area into the building more like an addition that we would not approve. Asked for an elevation of the side of the building and did not get that information. Roggeveen – Pole structure would be better painted.				
Motion	Motion to Approve				
Vote	4-1, Barham				
			Certificate # 53497		
6.	4 MVR LLC	4 Middle Valley Road	Fence	43-128	K. Dale
Sitting	McLaughlin, Roggeveen, Norton, Barham, Williams				
Alternates	Coombs (Another 6 minute discussion about who can sit the board per Mullin Rule.)				
Representing	Kevin Dale Stephen Stimson Landscape Architect				
Concerns	(6:18) Roggeveen – A good chunk of this is not visible, such as paving. Should be able to approve that and move on to what is definitely visible. Williams – Tennis court fence material is visible. Norton – Paving. Barham – Pavilion a court and wall facing harbor are visible				
Motion	Motion to Approve due to lack of visibility ((Must have individual ¼-scale plans for separate applications))				
Vote	5-0				
			Certificate # 53498		
7.	4 MVR LLC	4 Middle Valley Road	Handrails	43-128	K. Dale
Sitting	McLaughlin, Roggeveen, Williams, Norton, Barham				
Alternates	Coombs				
Representing	Kevin Dale Stephen Stimson Landscape Architect				
Concerns					
Motion	Motion to Approve due to lack of visibility ((Must have individual ¼-scale plans for separate applications))				
Vote	5-0				
			Certificate # 53499		
8.	4 MVR LLC	4 Middle Valley Road	Paving	43-128	K. Dale
Sitting	McLaughlin, Roggeveen, Williams, Norton, Barham				
Alternates	Coombs				
Representing	Kevin Dale Stephen Stimson Landscape Architect				
Concerns					
Motion	Motion to Approve due to lack of visibility ((Must have individual ¼-scale plans for separate applications))				
Vote	5-0				
			Certificate # 53500		

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Norton depart 6:56 p.m.

13. Johnson, Joyce	34 Easton Street – HSAB	New garage	42.1.4-18	BPC
Sitting	Roggeveen, Williams, Barham, Coombs			
Alternates				
Representing	Joe Paul -			
Concerns	(6:56)			
Motion	Motion to Approve			
Vote	4-0		Certificate #	53505

14. Boyce, David	54 Centre Street – HSAB	Paving	42.3.1-4	Self
Sitting	Barham, Coombs, Wagley			
Alternates	Roggeveen, Williams recused			
Representing	David Boyce – submitted plan showing what is green. Planning Board encourages more and larger parking. One Academy is new house with pea-stone, is graded so does not wash out. Trying not to add to brick visible from road.			
Concerns	(6:58) Coombs – Crushed pea-stone coming onto brick is not appropriate, would rather see brick to brick. HDC deals with what the hardscaping looks like and if it fits in well with an historic/antique house, not whether or not it is conforming. Previous motion was to hold for less parking and more green. Do not have that. Wagley – Agree with brick to brick, water would wash pea-stone down Academy Lane. Barham – Zoning guidelines are not in concert with historic preservation guidelines. Brick patio is visible during winter through hedging.			
Motion	Motion to Approve Through Staff drive in cobble at a depth of 22 feet and the rest greensward.			
Vote	3-0		Certificate #	53506

15. Boyce, David	54 Centre Street – HSAB	Fence & gate	42.3.1-4	Self
Sitting	Barham, Coombs, Wagley			
Alternates	Roggeveen, Williams recused			
Representing	David Boyce			
Concerns	(7:17) Coombs – Wagley -			
Motion	Motion to Approve			
Vote	3-0		Certificate #	53507

Break 7:21 to 7:28 McLaughlin departed 7:21

16. Loring, Patricia	5 Goose Pond Road - HSAB	Addition	55-46	C. Holland
Sitting	Roggeveen, Williams, Barham, Coombs, Wagley			
Alternates				
Representing	Patricia Loring Chris Holland Shane Valero abutter			
Concerns	(7:28)			
Motion	Motion to Approve			
Vote	5-0		Certificate #	53508

17. Loring, Patricia	5 Goose Pond Road – HSAB	Demo garage	55-46	C. Holland
Sitting	Roggeveen, Williams, Barham, Coombs, Wagley			
Alternates				
Representing	Patricia Loring Chris Holland Shane Valero			
Concerns	(7:28)			
Motion	Motion to Approve			
Vote	5-0		Certificate #	53509

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18. Merson, John	71 Baxter Road – SAB	Move on site/revisions	49-26.1	Self
Sitting Alternates	Roggeveen, Williams, Barham, Coombs, Wagley			
Representing	John Merson – The original architect might have been George Howe. Have to examine condition of chimney at time of move to ascertain whether or not it will move with the house. Interior is completely open. Will get new foundation.			
Concerns	(7:33) Roggeveen - this house has very low-pitched roofs, with every plane ends in a hip giving each plane an angle. The 2 nd floor shed roof has eaves that create the illusion of increased massing. Similar low-pitched, hipped 2 nd floor roofs would keep the building visually low. Thinks the chimney would overwhelm second floor as an anchor. Williams – agrees on the chimney. North elevation facing paper road windows are very small and don't work with the two-story structure. I have way too much blank wall now and don't work on this structure. I don't know how I feel about introducing four more sets of ganged windows. On "this" elevation' subterranean windows. South elevation small 1/1 running up on the cottage corner. Barham – Resolution of massing issues would bring details into line. Lack of horizontal features and alternating light and dark. Loss of primary hip loses the horizontal. Roof forms in original held it all together. Re-design loses that. A lot of qualities that made original scheme work are missing in the redesign which ends up looking like late West-coast Modernism than 1930s International. Wagley – This style is not Nantucket and should be moved without a second floor and left as is.			
Motion	Motion to Hold for revisions			
Vote	5-0	Certificate #		
19. Merson, John	71 Baxter Road – SAB	Demo/move garage	49-26.1	Self
Sitting Alternates	Roggeveen, Williams, Barham, Coombs, Wagley			
Representing	John Merson			
Concerns	(7:33)			
Motion	Motion to Hold for house			
Vote	5-0	Certificate #		
20. PKG Design Build	53 West Chester Road	Shower & window changes	41-614	Botticelli & Pohl
Sitting Alternates	Williams, Barham, Coombs, Wagley			
Representing	Roggeveen excused himself			
Concerns	Alisha Ranney (8:05) Williams – Rehashes all the issues of the shower that were brought up on Feb. 24. Take the floor out of shower. Coombs – Concern about size of shower especially on front of building. Wagley – We are rehashing what was talked about last meeting and asked for revisions. Privet does not work for screening since loses leaves. Barham – Windows are not an issue			
Motion	Motion to Hold for revisions			
Vote	4-0	Certificate #		
21. Brownell, Judith	127 Orange Street	New commercial building	55-146	V. Oliver
Sitting Alternates	Roggeveen, Williams, Barham, Coombs, Wagley			
Representing	Judith Brownell Val Oliver			
Concerns	(8:13) Barham – Salt box change is improvement. Fenestration Bear Street side, an effort needs to be made to organize window so over front door. Windows on North elevation left should be smaller than main mass. West elevation chaotic fenestration, and a window where there should be corner post - 1 st floor left mass right most window. 2 nd floor windows need to be a little smaller. Williams – Shutters are not work and are haphazardly placed. South elevation looks cluttered. Should not have a Roofwalk and, if it does, hatch should not be on North elevation. Agrees with fenestration. South elevation condenser units should be on this side. East elevation 2 nd floor window 2 nd from right. Wagley – Agrees with fenestration and roofwalk. Shutters on all windows or none. Condensers are in a public area. Roggeveen – Historically shutters are placed where needed. Windows were not always neatly aligned, dependant on interior space. Hatches are more often on back but can be found on front.			
Motion	Motion to Hold for revisions to details			
Vote	5-0	Certificate #		

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22. Brownell, Judith	127 Orange Street	Demo	55-147	V. Oliver
Sitting	Roggeveen, Williams, Barham, Coombs, Wagley			
Alternates				
Representing	Judith Brownell Val Oliver			
Concerns	(8:13)			
Motion	Motion to Hold for new building			
Vote	5-0	Certificate #		
23. Treyz, Debra	14 Darling Street – HSAB	Alterations	42.3.2-114	V. Oliver
Sitting	Roggeveen, Williams, Barham, Coombs			
Alternates				
Representing	Val Oliver			
Concerns	(8:26) Williams – no concerns Barham – Withdraw reservations against Feb. 13 submission. No concerns assuming what we have been asked to approve is what is depicted.			
Motion	Motion to Approve Through Staff with corrected drawings of those submitted Feb. 13			
Vote	4-0	Certificate # 53510		
24. Brenner, Michael	10 Columbus Avenue – MAB	Skylights	59.3-212	V. Oliver
Sitting	Roggeveen, Barham, Coombs, Wagley			
Alternates				
Representing	Val Oliver			
Concerns	(8:33) MAB comments read. Coombs – Don't believe anyone can see through due to height of skylights, but go for one on the opposite side of existing Barham – only one			
Motion	Motion to Approve Through Staff skylight on West elevation but not additional on East elevation			
Vote	4-0	Certificate # 53511		
25. Briggs/Dingwitz	97 Low Beach Road – SAB	New dwelling	76-31.2	Permits Plus
Sitting	Roggeveen, Williams, Barham, Coombs, Wagley			
Alternates				
Representing	Crickor Baytarian – reduced the massing and lowered the eave heights Peter Baytarian			
Concerns	(8:36) Williams – Lack cardinal points on elevations. Wants to go look at it again with stakes to mark size. Application needs to be corrected Barham – South elevation shed dormer, columns should be tucked under posts, sidelights. West elevation no concerns. North elevation Coombs – Would like to view with stakes. East elevation outside chimney has a long stack and corbelled too low. Wagley – West elevation outside chimney and agree on Est elevation chimney. All 10-light doors and 6/1 windows. Roggeveen – Have big massing issues. This is not approvable as submitted and so would be a waste of time on view. Gable ends would be more appropriate. An essential 30-foot mass with subordinates breaking off it. Eave heights need to come down.			
Motion	Motion to View with stakes at each end of mass to come back in two weeks			
Vote	5-0	Certificate #		
26. Kumin, Sol	31 Sheep Pond Road – MAB	Addition	63-36	N. McMullen
Sitting	Roggeveen, Williams, Barham, Coombs, Wagley			
Alternates				
Representing				
Concerns	(8:47) do not have a quorum, previous sitting board: Williams, Norton & Coombs			
Motion	Held to Mar. 10 meeting for quorum			
Vote		Certificate #		

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27. Fiertz, Stuart	64 Hulbert Avenue – HSAB	Entry & Balcony	29-56	Lyman Perry
Sitting	Roggeveen, Williams, Barham, Coombs			
Alternates				
Representing	Sanne Payne			
Concerns	(8:49)			
Motion	Motion to Approve Through Staff to have details changed to reflect Option A as provided by Barham			
Vote	4-0	Certificate #	53512	
28. Stone, William	2 Atlantic Avenue – HSAB	Window change	55.4.1-98	Emeritus
Sitting	Roggeveen, Barham, Coombs, Wagley			
Alternates				
Representing	Matt McEachern			
Concerns	(8:51) Barham – windows on front are now undersized in comparison with proposed side windows. Front should now conform. East elevation left 1 st floor casement? Coombs & Wagley – agree. Roggeveen – “A” windows across top but not on bottom.			
Motion	Motion to Hold for revisions			
Vote	4-0	Certificate #		
29. St. John, Charles	4 Midland Avenue – MAB	Door & window	59.3-170	Emeritus
Sitting	Roggeveen, Barham, Coombs			
Alternates				
Representing	Matt McEachern			
Concerns	(9:02)			
Motion	Motion to Approve			
Vote	3-0	Certificate #	53513	
Roggeveen depart 9:05 p.m.				
30. Smith, William	58 Hummock Pond Road	Renovation relocation	56-74	Emeritus
Sitting	Barham, Coombs, Wagley			
Alternates				
Representing	Matt McEachern			
Concerns	(9:05) Coombs – Not visible. Wagley – 15 light doors and 6/1 windows. Barham -			
Motion	Motion to Approve Through Staff with corrected drawings.			
Vote	2-1, Wagley	Certificate #	53514	
31. Fifield, Randy	5 Fair Street – HSAB	Pool, fence & A/C	42.3.1-108	C. Webster
Sitting	Williams, Barham, Coombs, Wagley			
Alternates				
Representing	Steve Blashfield – Revised parking down to single space and created about 8 feet of vegetation (trees and shrubs), eliminated bike area. Only wall proposing is inside property line. Talked to NHA about their preference. There had been the suggestion of a pergola, but the client does not like that idea.			
Concerns	(9:10) Barham – Appears to be curbing following retaining wall around parking. Between drive and top is 20”. Fencing is 4’ high placed on top of retaining wall making a total of 6’4”. Would like to see something totaling only 5’9”. Raised planting bed increased. Coombs – Agree with Barham. Wagley – Ray’s Court is probably the only place that looks as it did originally. This creates a massive change and takes the last bit of open space on Rays Court and closes it up. One letter in support of pool, the owner is selling. The other letter is NHA owner Meetinghouse library and the pool is highly visible from that facility. We’ve lost so much garden space in the OHD and this is a continuation of that trend. Williams – Arborvitae is not evergreen, and screening should be evergreen. Agrees with Barham and Coombs. A pergola with planting would really screen it entirely for me.			
Motion	Motion to Approve Through Staff with terrace for pool lowered 8” and parking walls shifted 8” toward fair street			
Vote	3-1 Wagley	Certificate #	53515	

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32. Fifield, Randy	5 Fair Street – HSAB	Hardscaping	42.3.1-108	C. Webster
Sitting	Williams, Barham, Coombs, Wagley			
Alternates				
Representing	Steve Blashfield – revised parking down to single space and created about 8 feet of vegetation (trees and shrubs), eliminated bike area.			
Concerns	(9:10) Barham –			
Motion	Motion to Approve Through Staff with terrace for pool lowered 8” and parking walls shifted 8” toward fair street			
Vote	3-1 Wagley	Certificate #	53516	
33. 34 Orange LLC	34 Orange Street – HSAB	Change exterior stair	42.3.2-217	BPC
Sitting	Williams, Barham, Coombs, Wagley			
Alternates				
Representing				
Concerns				
Motion	Motion to Hold for next week			
Vote	4-0	Certificate #		
34. Nantucket Land Bank	86 Union Street	Renovation	55-404	B. Perry
Sitting	Williams, Barham, Coombs, Wagley			
Alternates				
Representing				
Concerns				
Motion	Motion to Hold for next week			
Vote	4-0	Certificate #		
35. Fisher, Karen	4 Moby Way	Addition	65-60	NAG
Sitting	Williams, Barham, Coombs, Wagley			
Alternates				
Representing				
Concerns				
Motion	Motion to Hold for next week			
Vote	4-0	Certificate #		
36. Dreamland Foundation	17 South Water Street – HSAB	Construction fence	42.3.1-11.1	B. Hunter
Sitting	Williams, Barham, Coombs, Wagley			
Alternates				
Representing	Bill Hunter – waives the right to a consistent board. Going to Board of Selectmen tomorrow; but met with various town offices today to gain permission to place fence on town property. Presented collection of color swatches for the scrim. Is the scrim necessary? The fence will be mobile. Viewing the project underway is a hope of the Foundation. Do have sign requirements for the fencing; will apply for signage.			
Concerns	Guy Tulappe (9:35) Coombs – Green scrim around Schwartz property is very in-your-face and tears every hard wind. Scrim needs a way for the wind to pass through. Barham – Might it be advantageous to not have a scrim for fund-raising purposes. Willing to entertain approval without scrim. Wagley agrees			
Motion	Motion to Approve Through Staff without scrim			
Vote	4-0	Certificate #	53517	

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IV.HDC BUSINESS	
Review Minutes -	Feb. 24
Approve Minutes -	Feb. 17 – adopt by unanimous consent
60 Day Denials -	<i>N/A</i>
Other Business –	39/109 Eel Point Road – Hold for March 10 Granite curbing in rural subdivisions (Planning Board) – Hold for March 10 Chain across driveway Fair Street – Hold for March 10 “Our Oldest Buildings are Pretty Green” handout – Hold for March 10
Commission Comments	

Adjourned 9:47 p.m.

HSAB – Historic Structures Advisory Board SAB – ‘Sconset Advisory Board MAB – Madaket Advisory Board

PROPOSED