

2. All Vines, LLC 01-5537 9 Prospect Street Roof Shingle Change 55.4.4/41 T & T Roofing
 Voting Pohl, Camp, McLaughlin, Coombs, Oliver
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing None
 Public None
 Concerns (5:12) **Martinez** – Doesn't see anyone here; she's reached out numerous times.
 No concerns.
 Motion **Motion to Approve through staff with 3-tab shingles. (Oliver)**
 Roll-call Vote Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye Certificate # HDC2022-01-5537

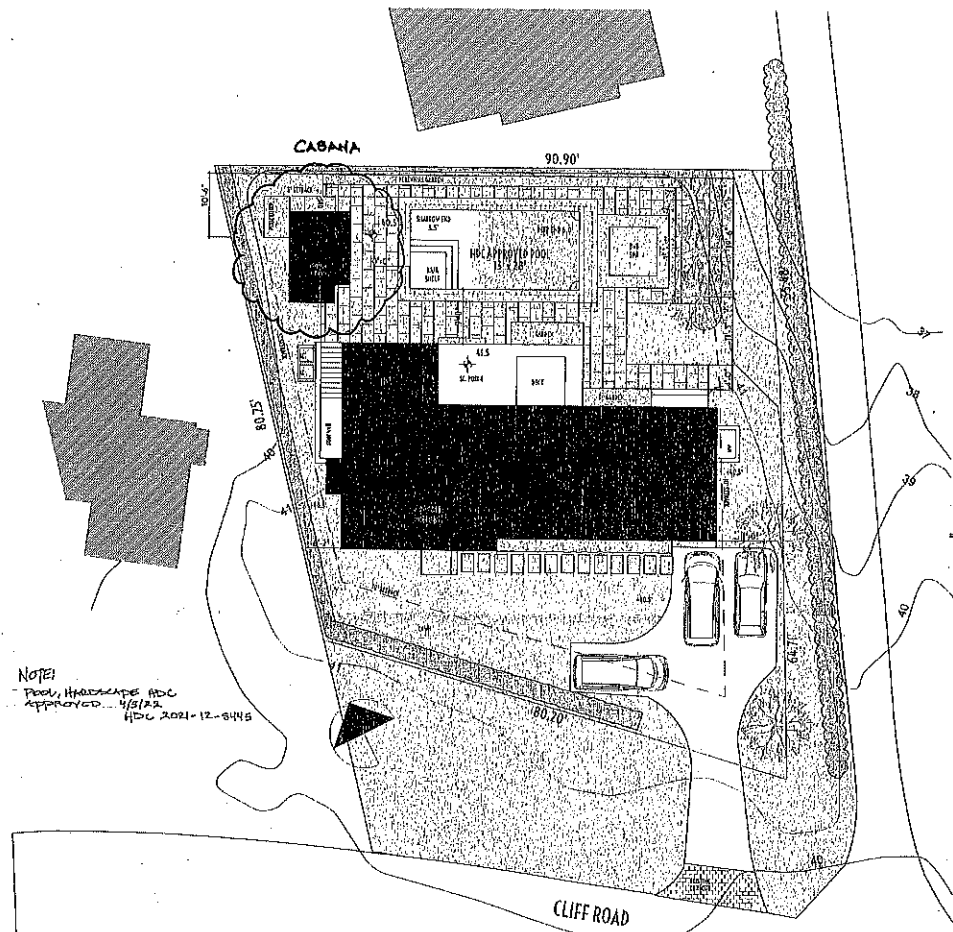
3. William Schultz 01-5551 23 Friendship Lane Garage Move on Site 56/347 David Pekarcik
 Voting Pohl, Camp, McLaughlin, Coombs, Thornewill
 Alternates None
 Recused Camp
 Documentation Architectural elevation plans, site plan, and photos.
 Representing David Pekarcik
 Public None
 Concerns (5:14) **Pekarcik** – It will be moved for 4 to 5 months and then go back in its current location. The Building Commissioner has approved this plan.
Oliver – We can approve this with a time frame.
 Motion **Motion to Approve the temporary move for no more than 1 year. (Oliver)**
 Roll-call Vote Carried 4-0//Oliver, Camp, Oliver, and Pohl-aye; McLaughlin no response Certificate # HDC2022-01-5551

IV. OLD BUSINESS 02/08/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Elizabeth Powell 12-5445	71 Cliff Road	Hardscape	30/160	Atlantic Landscaping

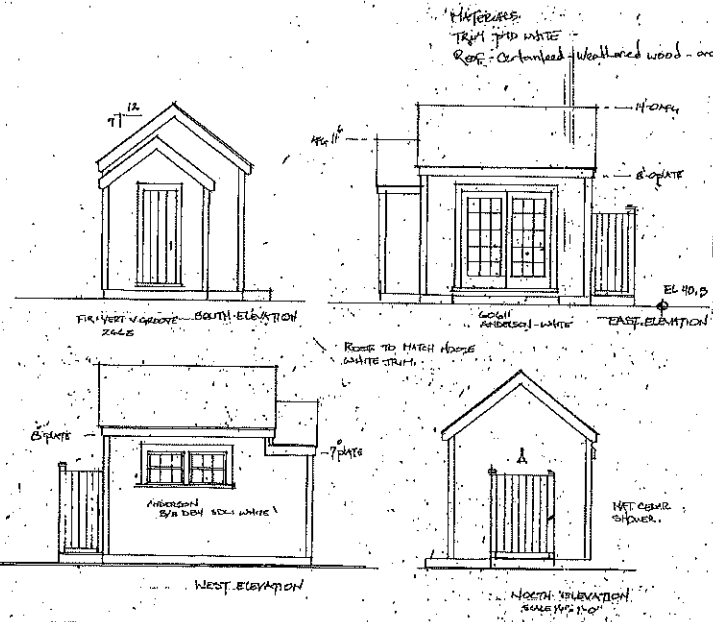
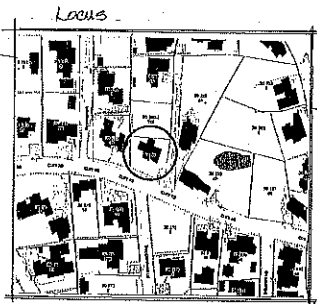
Voting Camp (acting chair), McLaughlin, Coombs, Oliver, Welch
 Alternates None
 Recused None
 Documentation Landscape design plans, site plan, photos, and correspondence.
 Representing Lindsay Congleton, Atlantic Landscaping,
 Public Ethan Griffin, 69 Cliff Road
 Concerns (5:16) **Congleton** – Reviewed changes made per previous concerns; he' willing to remove the retaining wall from the plan.
Griffin – Appreciates the changes; he's not sure the retaining wall is necessary; the site has been stripped and the hill no longer exists. Requests the applicant look for a way to eliminate all retainage.
Oliver – Appreciates the changes. If we can eliminate the wall, she's okay.
Coombs – Agrees with the changes and removing the wall.
Welch – The discussion was to use steps or terracing within confines of the property. There is an 18" wall but we don't know relative to what; existing grade is 37 and top of wall is 39.5, which is a 30" wall. The pool and patio will all be at elevation 39; that the grade is going higher is not appropriate. The grade change of greater than 1' should be clearly called out in the application so we can pick up on it. We need to resolve the grade issues for 71R Cliff Road; it's 4' out of the ground without approval; as a commission we need to talk about how to stop issues like this from happening.
 Discussion about the previous, current, and proposed grades of 71 and 71R Cliff Road and infraction at 17R Cliff Road.
McLaughlin – No concerns.
Coombs – Suggested holding until the grading problems with 71R are resolved.
Camp – Asked for a site visit where they walk the area. Suggested a side-by-side cross section through 69 to 71R.
 Motion **Motion to View and hold for revised drawings. (Welch)**

Roll-call Vote Carried 5-0//McLaughlin, Oliver, Coombs, Welch, and Camp-aye Certificate #
 2. Elizabeth Powell 12-5440 71 Cliff Road Cabana 30/160 Thornewill Designs
 Voting Camp (acting chair), McLaughlin, Coombs, Welch
 Alternates None
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (5:40) Not opened at this time.
 Motion **Motion to Hold to track with the Pool. (Welch)**
 Roll-call Vote Carried 5-0//Oliver, Coombs, McLaughlin, Welch, and Camp-aye Certificate #

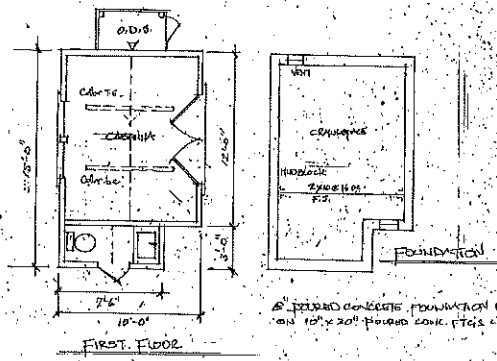


NOTE:
 Plans, Hardscape & DC
 APPROVED 4/5/12
 HDC 2021-12-8445

1 PROPOSED LANDSCAPE PLAN
 SCALE: 1" = 10'



CABANA
 INTERIOR & EXTERIOR STAIRS
 2 X 4 WALLS
 UNFINISHED / UNCOMPLETED SPACE



DOWELL PROJECT
 71 CLIFF RD. 7/18/12

VIII. OLD BUSINESS 04/05/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Elizabeth Powell 12-5445	71 Cliff Road	Hardscape	30/160	Atlantic Landscaping
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and historical documents.			
Representing	Lindsay Congleton, Atlantic Landscaping			
Public	None			
Concerns (1:13)	Congleton – Reviewed changes made per previous concerns. Oliver – Okay as long as you can't see the pool. Coombs – Appreciates changing the driveway; the pool won't be visible so no concerns. McLaughlin – No concerns. Camp – There is too much hardscaping.			
Motion	Motion to Approve. (McLaughlin)			
Roll-call Vote	Carried 3-1//Oliver, Coombs, McLaughlin-aye; Camp-nay		Certificate #	HDC2021-12-5445

IX. NEW BUSINESS 04/12/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Housing Nantucket 04-6101	31 Fairgrounds Road	Carports with solar panels	67/149	Jardins Intl.
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Thornewill			
Recused	Oliver			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Billy Cassidy Elisabeth O'Rourke, Jardins International			
Public	None			
Concerns (1:17)	O'Rourke – Presented project; 13'6" at the highest and 11' at the front. They are behind the buildings. Cassidy – This will help the project meet Net Zero. We will try to soften any negativity. Camp – Her concern was would they be visible from Fairgrounds; feels visibility will be minimal from the road. She'd prefer the carports not look so commercial; a simple trellis would help. Asked to view with a mock up. Coombs – She thinks it's too many and will impact the homes along street behind. She would like to view with poles. Asked if the design would stand up to winds and snow (yes). Likes Ms. Camp's idea of a trellis. Welch – Given what's there, he feels this is approvable. Saw a similar design in Falmouth; the I-beams had cedar inlay. He feels these are appropriate and won't be visible from the street. For the avoidance of any confusion, we should clarify that a landscape plan was previously approved, and this pertains only to the carports. These are basically solar without the house; Mr. McLaughlin has never had issues with solar outside of the old historic district (OHD). Asked where Ms. Camp would want the trellis (on the posts). McLaughlin – These will be highly visible from the road. These carports are not appropriate for Nantucket. Pohl – Suggested wrapping the I-beams with wood. Likes the concept and recommendations to make it less commercial. His opinion is it's far from Fairgrounds Road behind buildings so visibility will be minimal.			
Motion	Motion to View with height poles at the ends closest to Fairgrounds and Hold for revisions showing the post treatment suggestions. (Welch)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Welch, and Pohl-aye		Certificate #	
2. Joan Bonting	3 Pine Tree Street	Pool and hardscape	68/228	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:45)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	