



# HISTORIC DISTRICT COMMISSION

## REGULAR MEETING

2 Fairgrounds Road

Nantucket, Massachusetts 02554

[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Raymond Pohl (Chair), Diane Coombs (Vice-chair), John McLaughlin, Abigail Camp, Vallorie Oliver,  
**Associate Commissioners:** Stephen Welch, Terence Watterson, Jessie Dutra

### ~~ MINUTES ~~

**Thursday, January 2, 2020**

Planning and Land Use Services, 2 Fairgrounds Road, Conference Room – 1:00 p.m.

Called to order at 1:02 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Land Use Specialist  
 Attending Members: Pohl, McLaughlin, Camp, Oliver, Watterson  
 Absent Members: Coombs, Welch, Dutra  
 Late Arrivals: None  
 Early Departures: None

Agenda adopted by unanimous consent.

#### I. PUBLIC COMMENT

None

#### II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Reith, Norman 12-0361	35 Bartlett Road	Replace window with slider	66-526	Self
2.	Dion, Terri 12-0387	24 Marion Street	Deck	71.3.3-75	Topham Design
3.	Dion, Terri 12-0386	24 Marion Street	Re-site shed	71.3.3-75	Topham Design
4.	Kilmartin, John 12-0395	11 New Mill Street	Add window/windw wells	55.4.4-87	Topham Design
5.	Dyer, Sean 12-0390	15 Seikinnow Place	Rev. 66233: remove door/stoop	67-527	Topham Design
6.	Biondi, Julie 12-0384	70 Orange Street	Roof pitch/bulkhead	55.4.1-88	Topham Design
7.	Harborside Partners 12-0359	26 Easton Street	Roof change	42.1.4-13	T&T Roofing
8.	Hammell, Catherine 12-0358	27 East Lincoln	Roof change	42.4.1-1	T&T Roofing
9.	Carroll, Ryan 12-0403	3 Van Fleet Circle	Shed	91-117	Sophie Metz
10.	Newman, Robert 12-0405	6 Topping Lift	40 sf addition	66-308	Self
11.	Pour La Table 12-0370	2 White Whale Lane	Rev. 71446/2019-11-0180	66-538	Ed Lemberg
12.	Muldowney, Mich 12-0391	144 Surfside Road	Shed	80-99	William White
13.	Halliwell, Jack 12-0369	2 Webster Street	New garage/apartment	79-146	Thornewill Design
14.	10 Hanabea, LLC 12-0367	10 Hanabea Lane	Window change	69-257	Normand Residential
15.	Dworetzky-Banse 12-0392	8 Shawkemo Road	Rev. 72713	43-90	Botticelli & Pohl
16.	Connors, Timothy 12-0398	65 Monomoy Road	Rev. 72819	43-108	Botticelli & Pohl
17.	Seventeen BR Prop 12-0399	1 Low Beach Road	Rev. 72387: shed	73.3.2-27	Botticelli & Pohl
18.	Leddy, Kerry Ann 12-0375	4 Van Fleet Circle	Studio	91-111	Val Oliver
19.	Gardner, Galen 12-0373	1 Rainbows End	Cottage	80-86	Val Oliver
20.	Debenedictis, D 12-0374	1 Magnolia Avenue	Roof rebuild	73.3.1-123	Val Oliver
21.	Harden, Elvira 12-0404	5 Prospect Street	Windows/doors	55.4.4-39	Steven Phillips
22.	16&18 Orange St 12-0388	18 Orange Street	Hardscape	42.3.2-18	Sconset Gardner

Voting: Camp (acting chair), McLaughlin, Watterson  
 Alternates: None  
 Recused: Pohl, Oliver  
 Documentation: None  
 Representing: None  
 Public: None  
 Concerns: No concerns.  
 Motion: **Motion to Approve. (Watterson)**  
 Vote: Carried 2-0//McLaughlin abstain

Certificate # **HDC2019-12-(as noted)**

**III. CONSENT WITH CONDITIONS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Dion, Terri <b>12-0385</b>	24 Marion Street	Pool	71.3.3-75	Topham Design
	<ul style="list-style-type: none"> <li>Pool must not be visible at time of inspection and in perpetuity</li> </ul>				
2.	LMD Investment <b>12-0377</b>	144 Pleasant Street	Skylights	55-176.2	NAG
	<ul style="list-style-type: none"> <li>Skylights to be 22' x 38' and changed from ganged to 2 feet apart</li> </ul>				
3.	Feldman, Andrew <b>12-0371</b>	35 Flintlock	Pool-patio	75-82	Waterscapes
	<ul style="list-style-type: none"> <li>Pool must not be visible at time of inspection and in perpetuity</li> </ul>				
4.	Heyworth, Benton <b>12-0372</b>	8 Pond Road	Shed roof style change	56-156	Renata Shaporalova
	<ul style="list-style-type: none"> <li>Due to lack of visibility</li> </ul>				
5.	Beni, Craig <b>12-0379</b>	5 Tom Nevers Road	New staircase/windows	71-2.2	Shelter 7
	<ul style="list-style-type: none"> <li>Due to lack of visibility</li> </ul>				
6.	Ack Sconset <b>12-0352</b>	8 Center Street	A/C condenser	73.1.3-76	Concept Design
	<ul style="list-style-type: none"> <li>A/C condenser must not be visible at time of inspection and in perpetuity</li> </ul>				
7.	Gonnella, John <b>12-0368</b>	75 Easton Street	Front door/as-built fine	42.4.1-108	Gerondo Nolosto
	<ul style="list-style-type: none"> <li>As-built fine to be paid</li> </ul>				
Voting	Pohl, McLaughlin, Camp, Oliver				
Alternates	None				
Recused	Watterson				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	<b>Motion to Approve through staff per noted conditions. (Camp)</b>				
Vote	Carried 3-0//McLaughlin abstain		Certificate #	<b>HDC2019-12-(as noted)</b>	

**IV. SIGNS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Theatre Workshop <b>12-0322</b>	53 Main Street	Wall sign/Box sign	42.3.1-223	Bethany Oliver
Voting	Pohl, McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Sign Design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – This is being held for a representative.				
Concerns	No concerns.				
Motion	<b>Motion to Hold for representation. (Oliver)</b>				
Vote	Carried unanimously		Certificate #		
2.	NIR Retail <b>12-0323</b>	2 Straight Wharf	Sign	42.3.1-135	Jean Petty
Voting	Pohl, McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Sign Design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – This is being held for a representative.				
Concerns	No comments at this time.				
Motion	<b>Motion to Hold for representation. (Oliver)</b>				
Vote	Carried unanimously		Certificate #		
3.	Tilton & Assoc Inc <b>12-0406</b>	5B Windy Way	Wall sign	67-447	Jennifer Frazee
Voting	Pohl, McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Sign Design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – Recommend approval as submitted.				
Concerns	No concerns.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Vote	Carried unanimously		Certificate #	<b>HDC2019-12-0406</b>	

4.	Jellison, Brandon	12-0407	6 W Creek Road	Projecting sign	55-173	Self
Voting	Pohl, McLaughlin, Camp, Oliver, Watterson					
Alternates	None					
Recused	None					
Documentation	Sign Design plans, site plan, photos, and advisory board comments.					
Representing	None					
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – Recommend approval with comments.					
Concerns	No additional concerns.					
Motion	<b>Motion to Approve through staff per SAC comments. (Oliver)</b>					
Vote	Carried unanimously		Certificate #		<b>HDC2019-12-0407</b>	

5.	Rowland, Milton	12-0408	15 Commercial Wharf	Wall sign	42.2.4-9	Normand Residential
Voting	Pohl, McLaughlin, Camp, Oliver, Watterson					
Alternates	None					
Recused	None					
Documentation	Sign Design plans, site plan, photos, and advisory board comments.					
Representing	None					
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – They had no quorum but HDC could look at it. There is nothing that goes against our guidelines.					
Concerns	<b>Pohl</b> – Asked if there is anything that would prevent approval.					
Motion	<b>Motion to Approve. (Watterson)</b>					
Vote	Carried unanimously		Certificate #		<b>HDC2019-12-0408</b>	

**V. NEW BUSINESS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>	
1.	Oman, David	12-0400	219 Madaket Rd	Addition	59-43	Bernheimer Architecture
Voting	Pohl, McLaughlin, Camp, Oliver, Watterson					
Alternates	None					
Recused	None					
Documentation	None					
Representing	None					
Public	None					
Concerns	<b>Staff</b> – The representative has asked this be held for the January 7 meeting. Not opened at this time.					
Motion	<b>Motion to Hold for January 7, 2020 meeting. (Camp)</b>					
Vote	Carried unanimously		Certificate #			

2.	Maisto, Mark	12-0394	80 Pleasant Street	Rev. 11-0167: wind/roof pitch	55-806	Concept Design
Voting	Pohl, McLaughlin, Camp, Oliver					
Alternates	None					
Recused	Watterson					
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.					
Representing	<b>T.J. Watterson</b> , Concept Design – Presented project. There is a new house to the north so doesn't think it will be visible from Kimberly Way; brackets have already been approved.					
Public	None					
Concerns (1:08)	<b>Pohl</b> – Read HSAB comments: north elevation dormer should be split or downsized if visible; west elevation, prefer 15-light configuration; this will be visible from Kimberly Way. <b>Oliver</b> – She's okay with this; she knows the site. <b>Camp</b> – Agrees with Ms. Oliver. <b>McLaughlin</b> – Questions the curved brackets; should be straight.					
Motion	<b>Motion to Approve as submitted. (Oliver)</b>					
Vote	Carried 3-0//McLaughlin abstain		Certificate #		<b>HDC2019-12-0394</b>	

3.	Sanford, Henry	<b>12-0393</b>	5 Catherine Lane	Move-demo dwelling	66-7	Concept Design
Voting	Pohl, McLaughlin, Camp, Oliver					
Alternates	None					
Recused	Watterson					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	<b>T.J. Watterson</b> , Concept Design – Presented project.					
Public	None					
Concerns (1:14)	None					
Motion	<b>Motion to Approve as a move off or demolition. (McLaughlin)</b>					
Vote	Carried 4-0		Certificate #		<b>HDC2019-12-0393</b>	
4.	Sanford, Henry	<b>12-0396</b>	5 Catherine Lane	New dwelling	66-7	Concept Design
Voting	Pohl, McLaughlin, Camp, Oliver					
Alternates	None					
Recused	Watterson					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	<b>T.J. Watterson</b> , Concept Design – Presented project. The arched bracket is on the existing house.					
Public	None					
Concerns (1:14)	<p><b>Oliver</b> – Doesn't like mixing barnboard and shingle; there's nothing like that in the area and should be all shingles. West elevation front dormer should not have a notch in it. This is visible but not the back.</p> <p><b>Camp</b> – Agrees with Ms. Oliver about the west elevation dormer. Okay with the barnboard-shingle mix.</p> <p><b>McLaughlin</b> – The brackets should be straight at 45 degrees, not arched. Getting too many mixes; should be one or the other.</p> <p><b>Pohl</b> – Hawthorne Park was approved the mix because it was supposed to be screened.</p>					
Motion	<b>Motion to Approve through staff with the dormer being flush, the brackets straight at 45 degrees and to be all shingled (Oliver)</b>					
Vote	Carried 4-0		Certificate #		<b>HDC2019-12-0393</b>	
5.	Lensing, Connie	<b>12-0397</b>	5C Stone Barn Way	Deck/dormer/front door	29-901.3	Mark Cutone Architect
Voting	Pohl, McLaughlin, Camp, Oliver, Watterson					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	<b>Mark Cutone</b> , Mark Cutone Architecture – Presented project.					
Public	None					
Concerns (1:21)	<p><b>Oliver</b> – The northwest faces the little park; suggested removing the brackets off the deck posts.</p> <p><b>Camp</b> – She thinks the brackets are appropriate to the building. She likes the changes.</p> <p><b>Watterson</b> – He likes the changes. Is okay with the brackets; they match existing detailing.</p> <p><b>McLaughlin</b> – The brackets should be straight 45 degrees or removed.</p> <p><b>Pohl</b> – Suggested simplifying the northwest brackets but they do match existing details.</p>					
Motion	<b>Motion to Approve through staff with the brackets at a 45-degree angle. (McLaughlin)</b>					
Vote	Carried 3-1//Watterson abstain Camp opposed		Certificate #		<b>HDC2019-12-0397</b>	
6.	Parizeav Natt Rlty	<b>12-0401</b>	10 Fulling Mill Road	Move off/demo	27-31	Botticelli & Pohl
Voting	Camp (acting chair), McLaughlin, Oliver, Watterson					
Alternates	None					
Recused	Pohl					
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.					
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project.					
Public	None					
Concerns (1:32)	<p><b>Camp</b> – This is circa 1992.</p> <p><b>McLaughlin</b> – The house adds no credence to Old Nantucket; sees no reason to save it.</p>					
Motion	<b>Motion to Approve as a move off or Demolition. (McLaughlin)</b>					
Vote	Carried 4-0		Certificate #		<b>HDC20109-12-0401</b>	

<b>7. Leichtman-Levine 12-0402</b>	<b>26 Milk Street</b>	<b>Move off/demo</b>	<b>42.3.3-37</b>	<b>Botticelli &amp; Pohl</b>
Voting	Camp (acting chair), McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project; foundation and framing aren't old. Only a shed show up in 1904 and 1905 and something there from 1923 to 1949; there are construction drawings from the 1950s.			
Public	None			
Concerns (1:35)	<p><b>Oliver</b> – Read HSAB comments: circa 1915; old house and integral part of architectural fabric of street; no move or demo. She'd like it to stay; there is conflicting information about the age. The 1923 Sanborne map shows a smaller structure in the same location.</p> <p><b>Watterson</b> – This is a gorgeous cottage that can be added onto and is contributing; it should be kept.</p> <p><b>McLaughlin</b> – This was built in the 1950s; has no concerns.</p> <p><b>Camp</b> – This is part of the fabric of the street. She'd support a renovation.</p> <p>Discussion about sources that could confirm its age.</p>			
Motion	<b>Motion to View and hold for more information. (Oliver)</b>			
Vote	Carried 4-0		Certificate #	
<b>8. Kilmartin, John 12-0383</b>	<b>13 New Mill Street</b>	<b>Rev. 10-0027: move on lot</b>	<b>55.4.4-87</b>	<b>Topham Design</b>
Voting	Pohl, McLaughlin, Camp, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Linda Williams</b> – Presented project; reviewed proposed screening along the street.			
Public	None			
Concerns (1:46)	<p><b>Pohl</b> – Read HSAB comments: given the amount of street-facing glass, moving forward not appropriate.</p> <p><b>Camp</b> – There is too much fenestration and hardscaping right on the street. Even if there is greater vegetation and less hardscape, she's still concerned about moving it forward with all that fenestration. They can have the patio or move it forward; not both.</p> <p><b>Watterson</b> – The fenestration was approved because this would have sat farther back on the lot. Can't have both a patio on the front and the back.</p> <p><b>Oliver</b> – Agrees with what's been said.</p> <p><b>McLaughlin</b> – Nothing to add.</p> <p><b>Pohl</b> – The plan he's looking at shows a lot of hardscaping in front. Agrees with moving the hardscaping in favor of a vegetative buffer would do a lot to placate him. This is proposed at 18 feet from the property line, with 4 or 5 additional feet to the road; this used to be 25 feet back from the property line. He thinks the patio on the front should be removed.</p>			
Motion	<b>Motion to Approve through staff with the elimination of the front patio and a secondary layer of street-side vegetative evergreen screening to limit visibility of that elevation. (Watterson)</b>			
Vote	Carried unanimously		Certificate # <b>HDC2019-12-0383</b>	
<b>9. Gray, David 12-0376</b>	<b>17 Clarendon Street</b>	<b>New dwelling</b>	<b>76.1.3-92</b>	<b>Self</b>
Voting	Pohl, McLaughlin, Camp, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Linda Williams</b> – Presented project.			
Public	David Gray, owner			
Concerns (1:58)	<p><b>Oliver</b> – The windows should get a little larger; they look very small. The double-hung window sizes aren't on the schedule. The front door looks like a side door; should be a 4-panel door.</p> <p>Consensus agrees it's a lovely house, but the windows need to get larger by 2 sizes and changing the front door.</p> <p><b>Pohl</b> – The windows should be 8 inches taller and 2 inches wider. This is a fraction of an inch over the 30-foot height limit; reduce the distance from the grade to the first floor to 1'10" or reduce the roof pitch.</p>			
Motion	<b>Motion to Approve through staff with the pitch lowered to 11/12, change front door to 4 panel, and enlarge the windows 2 sizes and provide window dimensions on the schedule. (Oliver)</b>			
Vote	Carried unanimously		Certificate # <b>HDC2019-12-0383</b>	

10. Glowacki, Greg **12-0364**      2 Beverly Court      New dwelling      68-186.2      Linda Williams

Voting      Pohl, McLaughlin, Camp, Watterson  
 Alternates      None  
 Recused      Oliver  
 Documentation      Architectural elevation plans, site plan, and photos.  
 Representing      **Linda Williams** – Presented project.  
 Public      None  
 Concerns (2:07)      **Watterson** – This fits the neighborhood.  
                                  **Camp** – No concerns.  
                                  **McLaughlin** – No concerns.  
                                  **Pohl** – The roof pitch looks like it’s been increased to a 10/12.

Motion      **Motion to Approve with a grey front door. (Camp)**  
 Vote      Carried 4-0      Certificate #      **HDC2019-12-0364**

11. Black, Michelle **12-0389**      28 Eel Point Road      Rev. 72858: deck/windows      40-44      Emeritus

Voting      Pohl, McLaughlin, Oliver  
 Alternates      None  
 Recused      Watterson  
 Documentation      Architectural elevation plans, site plan, and photos.  
 Representing      **Matt MacEachern**, Emeritus Development – Presented project.  
 Public      None  
 Concerns (2:13)      **Oliver** – She’s not concerned with the south elevation. The front porch extension over the door should not connect with the garage extension. The north elevation awning window is already approved.  
                                  **McLaughlin** – South elevation, the roof over the outdoor shower should be at least 7/12 pitch. North elevation, the “G” 6-light window, is listed as an awning window; should be fixed.  
                                  **Pohl** – West elevation French doors are going to a single door; the light shape is very different. Suggested holding on the breezeway until the house is framed in.

Motion      **Motion to Approve through staff with no breezeway at this time and the “G” windows to be fixed. (Oliver)**  
 Vote      Carried 3-0      Certificate #      **HDC2019-12-0389**

12. Percelay, Bruce **12-0366**      81 Millbrook Road      Addition      40-26.3      Emeritus

Voting      Pohl, McLaughlin, Camp, Oliver  
 Alternates      None  
 Recused      Watterson  
 Documentation      Architectural elevation plans, site plan, and photos.  
 Representing      **Matt MacEachern**, Emeritus Development – Presented project; set about 100 feet off the road.  
 Public      None  
 Concerns (2:22)      **Oliver** – She has no concerns due to the size of the lot and the lack of visibility. There is a skylight policy; but this reads like a greenhouse using skylights instead of glass.  
                                  **Camp** – Agrees with Ms. Oliver.  
                                  **McLaughlin** – This has 8 skylights; the policy is one per roof plane, which he feels will be visible.  
                                  **Pohl** – This abuts Audubon land with walking paths; he’d like an opportunity to walk those paths.

Motion      **Motion to View and to be heard again on January 7. (McLaughlin)**  
 Vote      Carried 4-0      Certificate #

13. Borislav, Iliev **12-0380**      9 Maclean Lane      Rev. 12-0340: roof/windows      55-485      JB Studios

14. Borislav, Iliev **12-0378**      9 Maclean Lane      Pool      55-485      JB Studios

Voting      Pohl, McLaughlin, Camp, Oliver, Watterson  
 Alternates      None  
 Recused      None  
 Documentation      None  
 Representing      **Linda Williams** – The drawings and the photos bear no resemblance; asked this be put on January 7 agenda. The Commissioners should view this.  
 Public      None  
 Concerns      Not opened at this time.  
 Motion      **Held for January 7, 2020 meeting by unanimous consent.**  
 Vote      N/A      Certificate #

15. Martin, Kelly	12-0365	8 Capaum Road	Ext railing/column changes	30-216	SMRD
Voting	Pohl, McLaughlin, Camp, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos and advisory board comments.				
Representing	<b>Steve Roethke</b> , Steve M. Roethke Design – Presented project; north elevation is the front on Capaum Road and the only change there is to square columns.				
Public	None				
Concerns (2:29)	<p><b>Pohl</b> – Read HSAB comments: south elevation visible, French doors and transoms not appropriate. Everything HSAB objects to is not on the front.</p> <p><b>Camp</b> – Confirmed that the main concern is the north elevation.</p> <p><b>Oliver</b> – No concerns.</p> <p><b>Watterson</b> – No concerns.</p> <p><b>McLaughlin</b> – South elevation, the transoms should be removed. He’s never before seen a 4-foot lattice on top of the 4-foot fence.</p>				
Motion	<b>Motion to Approve as submitted. (Camp)</b>				
Vote	Carried unanimously		Certificate #	<b>HDC2019-12-0365</b>	

**VI. OTHER BUSINESS**

Approve Minutes	December 10, 2019: <b>Motion to Approve.</b> (Watterson) Carried unanimously
Review Minutes	December 17 & 19, 2019
Other Business	<ul style="list-style-type: none"> <li>• Mission Statement for Town Website vote</li> <li>• Certainteed 3-tab Nickel Gray Camp – She looked at this and thinks it’s a nice alternative.</li> <li>• Discussion of time management</li> <li>• Discussion of Simulated-Divided Light window guidance in the Nantucket and ‘Sconset Old Historic Districts.</li> <li>• Application pictures McLaughlin – Thanked staff for ensuring photos are included in the application packets.</li> <li>• Roof plans: threshold</li> <li>• Plans: Scale of Elevations, Floor &amp; Roof Plans</li> <li>• Follow up on request to receive list of ANR’s (Approval Not Required) to HDC Staff – It was related to her that this is public record and are listed on Planning Board agendas, which are posted on the Town website. Pohl – We agree a lot of subdivisions are approved without ever being seen by HDC, so we have to deal with narrow lots that might be problem building sites. It’s been suggested HDC look at Planning Board agendas for these. We can resume our dialogue with the Planning Board after the new year.</li> <li>• Application checklist: Differentiation between complex/simple; minimum standards</li> <li>• Application as Master Sheet</li> <li>• Discussion of Net Zero Stretch Code and impacts to HDC. Staff – Asked about this as it’s been on a long time. Pohl – Mr. Welch does consulting on this; we should ask him.</li> <li>• Discussion of National Grid Distribution Reliability Project in regard to new utility poles and overhead wires. Oliver – Suggested taking this off as new poles are going up every day.</li> <li>• Discussion and update of Sidewalk Work Group</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. Town website.

Adjourned at 2:50 p.m. by unanimous consent

Submitted by:  
Terry L. Norton

Historic Structures Advisory Board

‘Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee