HISTORIC DISTRICT COMMISSION
REGULAR MEETING
2 Fairgrounds Road
Nantucket, Massachusetts 02554
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 ~~

Tuesday, January 28, 2020

Public Safety Facility, 4 Fairgrounds Road, Training Room – 4:30 p.m.

Called to order at 4:33 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker

Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch

Absent Members: Dutra, Watterson

Late Arrivals: None

Early Departures: None

Agenda adopted as amended by unanimous consent.

I. PUBLIC COMMENT
None

II. CONSENT

<table>
<thead>
<tr>
<th>Property owner name</th>
<th>Street Address</th>
<th>Scope of work</th>
<th>Map-Parcel</th>
<th>Agent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Polpis Harbor, LLC 01-0555</td>
<td>250 Polpis Road</td>
<td>Add 2 windows</td>
<td>26-27</td>
<td>Cheney Brothers</td>
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<tr>
<td>Larkin, Brian 01-0544</td>
<td>4B Gladlands Avenue</td>
<td>138sf 2nd floor additions</td>
<td>80-122.1</td>
<td>McMullen &amp; Assoc.</td>
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<tr>
<td>Fogarty, Brian 01-0508</td>
<td>1 Wall Street</td>
<td>Shed</td>
<td>82-83</td>
<td>Emeritus</td>
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<tr>
<td>Fallon, Steve 01-0545</td>
<td>37 Brewster Road</td>
<td>Enlarge shed</td>
<td>54-87</td>
<td>Kevin Carroll</td>
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<td>Matson, Vern 01-0543</td>
<td>30 Tashama Lane</td>
<td>Rev. 72287: garage</td>
<td>55-455</td>
<td>Val Oliver</td>
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<tr>
<td>Held, Kathleen 01-0530</td>
<td>8 Ahab Drive</td>
<td>New dwelling</td>
<td>65-64</td>
<td>Val Oliver</td>
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<td>CEL ACK, LLC 01-0522</td>
<td>5 Celtic Drive</td>
<td>New dwelling</td>
<td>67-659</td>
<td>Val Oliver</td>
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<td>Hoffman, Mitchell 01-0511</td>
<td>85 Somerset Road</td>
<td>Addition/deck</td>
<td>66-80</td>
<td>Gryphon Architect</td>
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<td>Barila, Anthony 01-0556</td>
<td>11 Luff Road</td>
<td>Addition</td>
<td>66-354</td>
<td>Permits Plus</td>
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<td>Neel, Carlton 01-0514</td>
<td>84 Pocono Road</td>
<td>Pool/spa/driveway/gate</td>
<td>15-40</td>
<td>Ahern, LLC</td>
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<tr>
<td>Green, Marilyn 01-0515</td>
<td>27 Westerwyck Way</td>
<td>Remove chimney</td>
<td>82-400</td>
<td>Kristo Rashkou</td>
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<tr>
<td>Friend, Scott 01-0516</td>
<td>15 Head of Plains</td>
<td>Rev. 67356: garage</td>
<td>63-55</td>
<td>Linda Williams</td>
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<td>Friend, Scott 01-0518</td>
<td>15 Head of Plains</td>
<td>Rev. 67355: pool house</td>
<td>63-55</td>
<td>Linda Williams</td>
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<td>McGowan, Martin 01-0531</td>
<td>25 Millbrook Road</td>
<td>Rev. 73235: rotate bldg</td>
<td>56-67.2</td>
<td>Sconset Gardner</td>
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<td>Villemejane, Pierre 01-0524</td>
<td>18 Gladlands Avenue</td>
<td>Garage-windows/stairs</td>
<td>80-221</td>
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<td>Egan Maritime 01-0534</td>
<td>3B Freedom Square</td>
<td>Front entry modifications</td>
<td>55-703.2</td>
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<td>Perry, Teressa Gigure 01-0560</td>
<td>80C Washington Street</td>
<td>Like-kind windows</td>
<td>42.2.3-20.2</td>
<td>Carey Company</td>
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<td>Sullivan-Krueger, LLC 01-0538</td>
<td>6 New Lane</td>
<td>Window changes</td>
<td>41-294</td>
<td>BPC</td>
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</table>

Voting
Pohl, Coombs, McLaughlin, Camp, Welch

Alternates None
Recused Oliver
Documentation None
Representing None
Public None
Concerns No concerns.

Motion Motion to Approve. (Welch)

Vote Carried 4-0//McLaughlin abstain
Certificate # HDC20200-01-(as noted)
III. CONSENT WITH CONDITIONS

<table>
<thead>
<tr>
<th>Property owner name</th>
<th>Street Address</th>
<th>Scope of work</th>
<th>Map-Parcel</th>
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<tbody>
<tr>
<td>O'Riordan, Kate</td>
<td>01-0539</td>
<td>Pool</td>
<td>41-325</td>
<td>Val Oliver</td>
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<td>Callahan, David</td>
<td>01-0542</td>
<td>Ground solar array</td>
<td>76.4.2-97</td>
<td>Karen Allence</td>
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<td>Capizzo, Scott</td>
<td>01-0552</td>
<td>Rev, 71670: redesign shed</td>
<td>67.956</td>
<td>Brook Meerbergen</td>
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<td>Villemejane, Pierre</td>
<td>01-0521</td>
<td>Gazebo</td>
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<td>77 Pocomo, LLC</td>
<td>01-0507</td>
<td>Gazebo</td>
<td>15-6</td>
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</table>

Voting: Pohl, Coombs, McLaughlin, Camp, Welch
Alternates: None
Recused: Oliver
Documentation: None
Representing: None
Public: None
Concerns: No additional concerns.

Motion: Motion to Approve through staff per noted conditions. (Welch)
Vote: Carried 4-0/Coombs abstain Certificate #: HDC2020-01-(as noted)

IV. BRIEF DISCUSSION WITH HOLLY BACKUS: PRESERVATION PLANNER ON UPCOMING TOPICS

• Discussion/Vote on Certain Teed Nickel Gray Roof Shingles
  Voting: Pohl, Coombs, McLaughlin, Camp, Welch
  Alternates: Welch
  Documentation: Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.
  Discussion: Backus – This is in response to receiving like kind application for Sea Foam Green with the Old Historic District (OHD)/Sconset OHD (SOHD).
  Welch – In late November, the question came up for an alternative for Downtown; he got a set of 3-tab shingles and set them up in 2 Fairgrounds; asked commissioners to look at them. He suggests they are acceptable and recommend approval
  Motion: Motion to Approve Nickel Gray in 3-tab. (Camp)
  Vote: Carried 5-0

• HDC support for Article 50 Zoning Bylaw Amendment regarding Driveway Access
  Voting: Pohl, Coombs, McLaughlin, Camp, Welch
  Alternates: Welch
  Documentation: Town Warrant Article 50; maps of ROH and SOH versus the OHD/SOHD
  Discussion (4:40) Backus – Article 50 proposes an amendment to Zoning Bylaw Section 139020.1 (Driveway Access), which includes language referencing need for an application to the HDC and receive an approval for driveways in the core districts before the curb cut request goes to the Department of Public Works (DPW). This will be presented to the Planning Board for their approval.
  Motion: Motion to have the Chair write a letter to the Planning Board in support of Article 50. (Coombs)
  Vote: Carried 5-0

• Historic Preservation Guidelines consultant meeting February 14, 2020
  Voting: Pohl, Coombs, McLaughlin, Camp, Welch
  Alternates: Welch
  Documentation: Resilient Nantucket Design for Adaptation
  Discussion (4:47) Backus – We are kicking up our MVP Action Grant project “Resilient Nantucket” to design guidelines for handling of historic structures in flood zone areas. We have secured a consultant. First community workshop forum is on March 26; the follow up will be May 28. The final product will be presented at the NPT symposium on June 24. Lisa Craig and Phil Thomason are the consultants. The commonwealth is looking at Nantucket as the driving force to bring resiliency and history together. Our kick-off meeting is scheduled for February 14, 2020
  Motion: Pohl – We should publicly notice for an HDC meeting.
  No action needed.

• Brief overview of CAMP training
  Voting: Pohl, Coombs, McLaughlin, Camp, Welch
  Alternates: Welch
  Documentation: Bio of trainer
  Discussion (4:53) Backus – She has been in conversation with the National Alliance of Historic Preservation; Nantucket will have its own training camp on May 29. Provided a brief overview of the program: legal, ethical, basic, design review, expertise, in-fill design, standard design, why preserve, public support, and disaster planning.
  Motion: No action needed.
V. OLD BUSINESS

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<tbody>
<tr>
<td>Kaschuluk, Jeff 01-0461</td>
<td>27 North Liberty Street</td>
<td>Addition/move on lot</td>
<td>41-453</td>
<td>LINK</td>
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</tbody>
</table>

Voting: Coombs (acting Chair), McLaughlin, Camp, Oliver, Welch
Alternates: None
Recused: Pohl
Documentation: Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.
Representing: Luke Thornewill, Thornewill Design
Carrie Thornewill, Thornewill Design
Jeff Kaschuluk, owner
Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP
Victoria Ewing, Link

Public Concerns (4:57)

Coombs – At the last meeting, we discussed no public information being presented at the table this week. All discussion is for the commissioners. All information was sent to commissioners for their review prior to this meeting.

Camp – Looking at an old picture, it struck her how much space was around the structure and how cramped the house is now and how much it has sunk into the ground. It would do good for it to be lifted, come off the lot line, and be restored.

Oliver – The alterations are a concern; she realizes they were approved in 2015. She’d like to ask the applicant to change some things. The rear roof is too high and the impact on historic fabric from raising that roof and adding dormers are a concern. Southeast elevation facing Lily Pond, would prefer the secondary mass height be lowered and the dormer and deck be downsized. She’s okay with lifting it. She’d like to consider the move as a second application.

Welch – The applicant submitted information referencing from minutes for January 21; wants to note those are draft and he has not had an opportunity to review them and submit edits. He won’t speak to moving or related concepts tonight, and he won’t speak tonight or on the regulations for the National Historic Registry, typical Nantucket HDC practices, or the historic character of the neighborhood. After making a request he will address the addition and massing. Requested a plan view of the immediate area to include date of construction of each home and any additions now present, and whether any of those structures was moved to, within or off of any of those lots and the respective dates; that information should be submitted by the normal deadline for the next old-business meeting; he’d like the Land Bank property included in that plan. He has not yet received enough information to determine his position on the appropriateness of a move; asked for this additional information to assist in that decision-making. Asked Ms. Alger for clarification on the consensus of her clients regarding raising the building.

Alger – The photo Ms. Camp referenced is not 27 North Liberty Street. Her clients don’t have a concern with lifting the house but not more than 18 inches.

Welch – Commented on late received submissions: With the public hearing portion of the meeting having been closed it is unfair to us, and the applicant and opponents for us to receive and evaluate comments at the table. Suggests that has to stop. Commented on the addition and massing: Primarily agrees with Ms. Oliver’s comments. He would more strongly support this concept that the massing of the southeast addition needs to be subordinate and not affect the historical context or setting, or the historic building’s character; as it is presented the size is redefining the historic structure, which is problematic. He’s okay with alterations to the chimney and the addition of a new chimney. Northwest and northeast elevations share those comments. He will withhold his comments with respect to height and move until he receives the requested information.

McLaughlin – There are 12 houses in the vicinity of 27 North Liberty Street; only one house on North Liberty has its own streetscape, 27 North Liberty Street. History put it there. He’s holding his comments for the next meeting after he receives and reviews the information Mr. Welch’s requested. In one item he read, there was a disparaging remark about commissioners; that type of remark is denigrating to the commission.

Camp – To the architecture: agrees about reducing the gable dormer toward Lily Pond. Building out toward the east, the shed roof off the side dominates the old structure and should be reduced. Okay with the owls on the chimneys.

Oliver – Someone needs to ascertain whether or not the photo presented is 27 North Liberty Street; she wants to reserve her request for a mudblock until we learn what house is in the historic photo.

Coombs – She has established her view on moving the house. She’d like the plans to include the square footage of the original house and the proposed addition. Agrees with what’s been said about the addition. It seems the southeast elevation is very busy. The chimneys are simple; the projection from the 2nd chimney out is simple. Asked that what Mr. Welch requested be provided for the next hearing. Would like to know what is planned for the space between 25 and 27 North Liberty Street and what is planned for the barn; we need that in order to make a good decision.

Oliver – Every single application has to come to this board; she doesn’t think what will happen in the future impacts our decision on this project at this time. Regarding moving, 15 feet of the original house is still within the original footprint, 6 feet is moving out; she’d like a legal ruling if that is still considered “the original location.”

Welch – Regarding moving and percentage, believes the weight of that reflects on what else has been happening along the street. Suggested reviewing that in context of information requested, which will help determine whether a 6’ move with some 75% of the structure in the same footprint makes a difference or not. Brought up the matter of applicant having submitted concepts of future work on neighboring lots—this is relevant to the move; suggested at the next hearing, when we review any revisions they make, we can discuss moving and take up the digital elements previously submitted—
HDC Minutes for January 28, 2020, adopted Mar. 10

bit of a refresher of those streetscape concepts in context. In so far as the historic image showing, or not showing, 27 N. Liberty, suggested we take it at face value with each party submitting their source in writing; the HDC doesn’t have access to its own historical researcher, if there is a dispute would have to be resolved in a different venue.

Coombs – One thing HDC is supposed to consider is how a new house will fit into the neighborhood. We want a refresher on the overall plan. The streetscape is very important.

Motion 

Motion to Hold for revisions subject to commissioner comments and for additional information and clarification on the image. (Welch)

Vote Carried 5-0 Certificate #

2. Leichtman-Levine 12-0402 26 Milk Street Demo/move off 42.3.3-37 Botticelli & Pohl

Voting Camp (acting Chair), McLaughlin, Oliver
Alternates None
Recused Pohl
Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing Lisa Botticelli, Botticelli & Pohl
Linda Williams
Public None
Concerns (5:25) Williams – Reviewed historic documentation indicating this structure was constructed after 1949, probably 1955. Oliver – Looking at the packet, the structures have only the street name - no street numbers. The 1989 NACR survey makes anything over 50 years old a contributing structure. This does contribute to the streetscape and Mr. Duprey was an architectural historian on the Island. She’d be okay with it moving but not demolished. Okay with removing the side piece.

Motion 

Motion to Approve a move off without the former garage wing. (Oliver)

Vote Carried 3-0 Certificate # HDC2019-12-0402

VI. NEW BUSINESS

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<tbody>
<tr>
<td>1. Cederview Point, LLC 01-0529</td>
<td>40 Shawkemo Road</td>
<td>Porch/fenestration</td>
<td>27-4</td>
<td>Botticelli &amp; Pohl</td>
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</table>

Voting Coombs (acting chair), McLaughlin, Camp, Oliver, Welch
Alternates None
Recused Pohl
Documentation Architectural elevation plans, site plan, and photos.
Representing Lisa Botticelli, Botticelli & Pohl
Public None
Concerns (5:36) Botticelli – Presented project, circa 2005. Visibility is limited through vegetation; they will want it screened from the road. Camp – She doesn’t mind the existing stone foundation; it grounds it.

Motion 

Motion to View. (Camp)

Vote Carried 5-0 Certificate #
2. Glowacki, Greg 01-0540
2 Beverly Court
New dwelling
68-186.2
Linda Williams

Voting: Pohl, Coombs, McLaughlin, Camp, Welch
Alternates: None
Recused: Oliver

Documentation: Architectural elevation plans, site plan, and photos.
Representing: Linda Williams
Public: None

Concerns (5:53)

Williams – Presented project; dimension is now 40X28.
Welch – Just a massive structure; 6 bays which is atypical. With respect to the north elevation as it addresses the street, without the covered porch or ancillary mass on the side and it is 3 inches shy of the maximum height.
Coombs – Agrees it is a large house for the area; it looks like an oversized single-family dwelling. It has too many windows; there needs to be a difference between the two apartments, so it looks like a duplex.
Camp – Agrees with what’s been said. The previous approval is more appropriate.
McLaughlin – No comments.
Pohl – The 6 additional feet in length changes the whole perspective; it is a typical. Agrees with what’s been said. The two windows over the front door give it the impression of being a 6 bay.

Motion: Motion to Hold for revisions. (Camp)

Vote: Carried 5-0

Certificate #

3. Scarlett O’Hara, LLC 01-0491
43 Nobadeer Farm
New Commercial bldg. 69-17
Robert Reid

Voting: Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates: Welch
Recused: None

Documentation: Architectural elevation plans, site plan, and photos.
Representing: Robert Reid
Public: None

Concerns (6:02)

Reid – Presented project; replacement to structure that burned down.
No concerns.

Motion: Motion to Approve. (McLaughlin)

Vote: Carried 5-0

Certificate # HDC2020-01-0491

4. Rudofsky, Sendra 01-0493
12 Nanahumacke Lane
Wood roof and solar 65-79
Sun Wind

Voting: Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates: Welch
Recused: None

Documentation: Architectural elevation plans, site plan, and photos.
Representing: Tim Holmes, Sun Wind, LLC
Public: None

Concerns (6:04)

Holmes – Presented project; explained the wood roof has to be removed and reinstalled with the panels; explored the option of a ground array but there is no room where it would get sun.
Coombs – There is a straight view of the rear from the cul-de-sac. Shouldn’t be a red cedar roof; our policy is that it be on a black roof, so it doesn’t stand out.
Camp – She’s opposed to solar on a wood roof and concerned about the view from the cul-de-sac and from the conservation land.
Oliver – Agrees with Ms. Camp; our policy is for a wood roof.
McLaughlin – No comments.
Pohl – You might want to think more about what can be done to get this approved.

Motion: Motion to Hold for revisions. (Camp)

Vote: Carried 5-0
5. Truyman, Isaiah 01-0551
   10 Polliwog Road Lift hse/add basement egress 55-423.4 Self

Voting: Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates: Welch
Recused: None
Documentation: Architectural elevation plans, site plan, and photos.
Representing: Isaiah Truyman, owner
Public: None

Concerns (6:14)

Truyman — Present project.

Oliver — She viewed the property and didn't see any foundations more than 2.5 blocks above grade up to the first shingle course, so it’s an anomaly with 8 steps on the front stoop. We need floorplans that show what’s happening on the 1st floor. Need to mitigate the height. The proportions are odd and elevating it makes that stick out. Suggested lifting the house, put in a first floor.

Coombs — The front elevation basement windows are too large and three is too many; they aren’t placed in alignment with the above windows around the front door; it makes the house look odd and should be reconsidered.

Camp — Agrees with what’s been said. There should be another way to add another bedroom.

McLaughlin — Can’t understand what he’s trying to do. The bays on the sides shouldn’t be cantilevered.

Pohl — Putting a first floor under the existing might make it tall and narrow. Suggested levelling the grade and bringing it back to the house to cover some of the foundation and bring the shingle down to the top of the windows. Suggested friendship stairs off the side. Ground the bays so they aren’t hanging.

Motion
   Motion to Hold for revisions. (Camp)
Vote
   Carried 5-0
Certificate #

6. Ryder/Marks 01-0553
   16 Mary Ann Drive Lift/first floor addition 68-445 Brook Meerbergen

Voting: Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates: Welch
Recused: None
Documentation: Architectural elevation plans, site plan, and photos.
Representing: Brook Meerbergen
Public: Terry Norton, 5B Mary Ann Drive

Concerns (6:27)

Meerbergen — Presented project.

Norton — This is kitty-corner from my house; the only way to see is to stop and look for it. No concerns.

Motion
   Motion to Approve as submitted based upon minimal visibility (Oliver)
Vote
   Carried 5-0
Certificate #

HDC2020-01-0553

7. Travaglione, Rich 01-0490
   29 Tomahawk Road Roof top solar 69-322 ACK Smart

Voting: Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates: Welch
Recused: None
Documentation: Architectural elevation plans, site plan, and photos.
Representing: Tobias Glidden, ACK Smart
Public: Tim Carruthers, ACK Smart

Concerns (6:33)

Carruthers — Presented project.

Oliver — This is on a flat black roof.

McLaughlin — There’s no documentation on the panels. No concerns.

Motion
   Motion to Approve through staff with documentation on the panels submitted to staff for review. (Oliver)
Vote
   Carried 5-0
Certificate #

HDC2020-01-0490

8. Charns, Martin 01-0549
   26 Kendrick Street Roof top solar 71.3.2-401 ACK Smart

Voting: Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates: Welch
Recused: None
Documentation: Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
Representing: Tobias Glidden, ACK Smart
Public: Tim Carruthers, ACK Smart

Concerns (6:36)

Carruthers — Presented project.

Oliver — Asked why the panels are in different directions across the roof.

Camp — Her concern is the contrast of the roof line; suggested putting the two larger panels on the top.

Glidden — There are some roof vents up there.

McLaughlin — No concerns.

Motion
   Motion to Approve as submitted. (Coombs)
Vote
   Carried 5-0
<table>
<thead>
<tr>
<th>Item</th>
<th>Name</th>
<th>Address</th>
<th>Description</th>
<th>Certification</th>
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<tbody>
<tr>
<td>9.</td>
<td>Silva, David</td>
<td>11 Upper Tawpawshaw</td>
<td>Window/deck changes</td>
<td>53-45</td>
<td>Self</td>
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<td>Concerns (6:40)</td>
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<td></td>
<td>Motion</td>
<td><strong>Motion to Hold for representation. (Camp)</strong></td>
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<td></td>
<td>Vote</td>
<td>Carried 5-0</td>
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| 10.  | Bogan, Pauline      | 15 Warren Street | Rev. 73358: shutters/chmy              | 55.4.1-41    | Val Oliver |
|      | Voting              | Pohl, Coombs, McLaughlin, Camp, Welch |
|      | Alternates          | None             |
|      | Recused             | Oliver           |
|      | Documentation       | Architectural elevation plans, site plan, photos, historic documentation, and advisory comments. |
|      | Representing        | Val Oliver, Vallorie Oliver Design |
|      | Public              | None             |
|      | Concerns (6:40)     | Pohl – Read HSAB comments: circa 1850, no shutters is okay. Read Ms. Backus comments: circa 1850, shutters appropriate no concerns with not having them. Oliver – Presented project; there are no shutters but historically it had them; replacing them is too expensive. Coombs – She’s okay without the shutters because it’s hard to see. Welch – Agrees. Camp – Sorry to see them go but no concerns. |
|      | Motion              | **Motion to Approve as submitted. (McLaughlin)** |
|      | Vote                | Carried 5-0      | Certificate # HDC2020-01-0550          |

| 11.  | Tormay, Joe         | 3 Friendship Lane | New dwelling                           | 66-248       | Val Oliver |
|      | Voting              | Pohl, Coombs, McLaughlin, Camp, Welch |
|      | Alternates          | None             |
|      | Recused             | Oliver           |
|      | Documentation       | Architectural elevation plans, site plan, and photos. |
|      | Representing        | Val Oliver, Vallorie Oliver Design |
|      | Public              | None             |
|      | Concerns (6:46)     | Tormay – There is a house that blocks view of the east elevation. |
|      | Motion              | **Motion to Approve as submitted. (Welch)** |
|      | Vote                | Carried 5-0      | Certificate # HDC2020-01-523           |

| 12.  | Pongrace, Olwen     | 16 Warren Street | Rev. 11-0234: color chg                | 55-43.3      | Ethan McMorrow |
|      | Voting              | Pohl, Coombs, McLaughlin, Camp, Oliver |
|      | Alternates          | Welch            |
|      | Recused             | None             |
|      | Documentation       | Architectural elevation plans, site plan, photos, and advisory comments. |
|      | Representing        | Katie Mitchell, for Ethan McMorrow |
|      | Public              | None             |
|      | Concerns (6:52)     | Pohl – Read HSAB comments: incomplete but no concerns. Read Ms. Backus comments: contributing, trim color change; no previously approved or existing photos; white okay. Mitchell – Presented project: grey to white. Oliver – There’s lots of white on that street. No concerns. |
|      | Motion              | **Motion to Approve as submitted. (Camp)** |
|      | Vote                | Carried 5-0      | Certificate # HDC2020-01-0554          |
### HDC Minutes for January 28, 2020, adopted Mar. 10

<table>
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<tr>
<th>No.</th>
<th>Pongrace, Olwen 01-0557</th>
<th>16 Warren Street</th>
<th>Shed</th>
<th>55-43.3</th>
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| Concerns (6:59) | **Pohl** – Read HSAB comments: siting might be too close to street. Read Ms. Backus comments: no photos from street provided, windows and trim should match the house.  
**Mitchell** – Presented project.  
No concerns. |
| Motion | **Motion to Approve as submitted. (Camp)** |
| Vote | Carried 5-0 |

| Certificate # | HDC2020-01-0557 |

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<th>No.</th>
<th>Pongrace, Olwen 01-0558</th>
<th>16 Warren Street</th>
<th>Fence</th>
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| Concerns (7:03) | **Pohl** – Read HSAB comments: no concerns though brick details and condo partitions (property lines) helpful. Read Ms. Backus comments: fence, gate, arbor details.  
**Mitchell** – Presented project.  
**McLaughlin** – The 6-foot fence should not be in front of the house.  
**Camp** – Confirmed there is no fencing along Warren Street.  
**Pohl** – Suggested 36” from the gate forward with 5&1 from gate back. |
| Motion | **Motion to Approve through staff with the 5&1 fence to stop at the gate and with a Type II picket fence tying into the gate, per Exhibit A. (Oliver)** |
| Vote | Carried 5-0 |

| Certificate # | HDC2020-01-0558 |

<table>
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<tr>
<th>No.</th>
<th>Petrocelli, Brigitte 01-0532</th>
<th>2 North Beach Street</th>
<th>Gas fireplace vent</th>
<th>42.4.1-64</th>
<th>Steve Boucher</th>
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<td>Steve Boucher</td>
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| Concerns (7:17) | **Pohl** – Read HSAB comments: unattractive and visible; there are options. Suggested painting the vent black.  
**Boucher** – Presented project; there is one at 59 Easton Street  
**Oliver** – It is visible but it’s on the back. Black would be better. We don’t know that the one at 59 Easton was approved.  
**Coombs** – She’s concerned the black won’t stay due to weather; suggested a faux chimney around it.  
**McLaughlin** – It’s just outside the OHD. He supports painting it black.  
**Backus** – It is in the OHD, right on the border. |
| Motion | **Motion to Approve through staff with the stove pipe being painted black. (Camp)** |
| Vote | Carried 3-2//Coombs and Oliver opposed |

| Certificate # | HDC2020-01-0532 |
16. McCaffrey, Cara 01-0559 57 Orange Street  As-built Hardscape  42.3.2-37.2  Tidal Henry

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Welch
Recused None
Documentation Landscape design plans, site plan, photos, and advisory comments.
Representing Tidal Henry
Public None
Concerns (725) Pohl – Read HSAB comments: not appropriate.
Henry – Presented project.
Coombs – The boulders have been there for a long time, like 10 or 15 years; it was to protect their property from being driven on.
Staff – This was a property violation; she received an anonymous photo in November with a second more recently. No rocks were approved for hardscaping.
Backus – She did not write a comment; she reached out to DPW. The commission doesn’t know exactly where the property line is and if the boulders are in Town right of way.
Welch – Suggested a measurement on a scaled drawing whereas to request an as-built survey is excessive. If they are on the property and HDC approves them, they be approved subject to being on the property—if they are not on the property it is the applicant’s responsibility.

Motion Motion to Approve with the stipulation the boulders are on private property. (Camp)
Vote Carried 4-1//McLaughlin opposed Certificate # HDC2020-01-0559

17. Walker, Jon 01-0512 112 Wauwinet Road Cottage 11-20 Permits Plus

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Welch
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Mark Poor, Permits Plus
Public None
Concerns (7:35) Poor – Presented project; presented options for glazing on the north elevation.
Oliver – Prefers fenestration Option A-1a. We just got word that this property is under appeal for renovations to the main house; doesn’t know how that appeal impacts this application. Wonders if with the appeal if any of this will happen.
Camp – The roof line is complicated, suggested the porch be a broke-back off the main roof. North elevation, prefers the simpler Option A-1a.
Coombs – She prefers Option A-1a for the north elevation.
McLaughlin – Also likes north elevation Option A-1a.

Motion Motion to Approve through staff with the north elevation fenestration Option A-1a; and the shower and A/C to be screened from Wauwinet Road and the porch roof to be a broke back. (Camp)
Vote Carried 5-0 Certificate # HDC2020-01-0512

18. Parotto, Linda 01-0535 3 Coon Street Roof shingles 55.1.4-84 George Wing

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Welch
Recused None
Documentation Architectural elevation plans, site plan, photos, and advisory comments.
Representing George Wing
Public None
Concerns (7:50) Pohl – Read HSAB comments: concerned about color and angular cut. Read Ms. Backus comments: pewter wood shingles no concerns if approvable within the OHD.

Motion Motion to Hold for a revised color. (Camp)
Vote Carried 5l-0 Certificate #
19. Schroeter, Robert 01-0526  2 Cranberry Lane  67-834  Ahern, LLC
   Voting  Pohl, Coombs, McLaughlin, Camp, Oliver
   Alternates  Welch
   Recused  None
   Documentation  Landscape design plans, site plan, and photos.
   Representing  Miroslava Ahern, Ahern Design, LLC
   Public  None
   Concerns (7:57)  
   Ahern – Take the outdoor kitchen off the application.
   Oliver – Don’t know what the outdoor kitchen looks like. The shed and the other stuff are all good.
   Motion  Motion to Approve without the outdoor kitchen. (Oliver)
   Vote  Carried 5-0  HDC2020-01-0526

20. REC 21 WP, LLC 01-0525  21 Washing Pond Road  Pool/patio/outdoor kitchen  31-31  Ahern, LLC
   Voting  Coombs (acting chair), McLaughlin, Camp, Oliver, Welch
   Alternates  None
   Recused  Pohl
   Documentation  Landscape design plans, site plan, and photos.
   Representing  Miroslava Ahern, Ahern Design, LLC
   Public  None
   Concerns (7:59)  
   Ahern – Presented project; right now, the vegetation is a bayberry-viburnum mix.
   Camp – Her concern is the view across Washing Pond; the vegetation on the south side should be tall.
   Welch – He’s okay with the no-visibility caveat
   Motion  Motion to Approve with the pool not to be viewable from any public way at time of inspect and thereafter. (Camp)
   Vote  Carried 5-0  HDC2020-01-0525

21. Lyubenov, Lyubomir 01-0527  7 Toombs Court  New dwelling  68-153.1  JB Studios
   Voting  Coombs (acting chair), McLaughlin, Camp, Oliver, Welch
   Alternates  None
   Recused  Pohl
   Documentation  None
   Representing  None
   Public  None
   Concerns (8:07)  
   Not opened at this time.
   Motion  Motion to Hold for representation. (Welch)
   Vote  Carried 5-0

VII. OTHER BUSINESS

Approve Minutes  January 2, 2020: Motion to Approve. (Coombs) Carried unanimously
January 7 & 14, 2020 – Held

Review Minutes  January 21, 2020

Other Business  
- Mission Statement for Town Website vote:
  Welch – Wants to hold off for a full board and associates.
- 112 Wauwinet Road appeal - Select Board meeting 02/05/20:
  Pohl – Information submitted to the Select Board.
- Section 106 Update:
  Welch – He received notification from the State about Airport work; he reviewed that, much of which is at grade level or safety-legal importance. Airport crew quarters to be proposed and airport services building at a later date through tow-permitting process, so HDC should get their bite at the review apple. Links to related information provided from the Airport to be forwarded to Cathy for Commissioners.
- Discussion of time management:
  Welch – Suggested we consider revising Thursday meetings to 4:30. Would like to start to develop the capacity to do digital projections of application materials at our meetings; another item; we would get applications digitally, in complete form, in advance of each meeting for review like the Planning Board does—may help speed up our process. Another point is to reasonably corral the time the public spends on commenting and their comments all be submitted in advance.
- Discussion of simulated-divided light (SDL) guidance in the OHD/Sconset OHD:
  Welch – This is about not all SDLs are created equally; it would be helpful to develop guidance on that.
  Pohl – The difficult part is this board can’t say we approve one make over another. You have to work in generic language; for example, no vinyl in the OHD and muntins need to be a specific width. He thinks it would be easy to come up with a list of requirements that are acceptable in the OHD.
- Application pictures
- Roof plans: threshold
- Plans: Scale of Elevations, Floor & Roof Plans
• Application checklist: Differentiation between complex/simple; minimum standards
• Application as Master Sheet
• Discussion of Net Zero Stretch Code and impacts to HDC
• Discussion and update of Sidewalk Work Group

Commission Comments
• Welch – Wants on the next agenda a discussion about Article 62 demolition extend the wait.
  Backus – She will ensure the comment from Town Counsel on this article goes to the commission.
• Welch – We need a discussion on updating the historic preservation guidelines effort.
• McLaughlin – Asked about the organization workgroup meetings.
  Welch – The specific issue is one of functionality. It’s a bigger, broader discussion that HDC needs to have to
  accomplish the work we believe needs to be done. Some of that can be farmed out; but, we need the capacity
to do so—to be clear on what it is we are farming out—or we farm it out and we get back something that is
not what we are looking for or need, meaning we’ve wasted time and energy. […] Chicken that looks like a
duck].
• Oliver – She doesn’t have time for the workgroup.

List of additional documents used at the meeting:
  1. HDC Mission Statement
  2. February 4, HDC Agenda
  3. Article 62
  4. Historic preservation guidelines

Adjourned at 8:21 p.m. by unanimous consent

Submitted by:
Terry L. Norton