This meeting was held via remote participation using ZOOM and YouTube, Pursuant to Governor Baker’s March 12, 2020 Order Regarding Open Meeting Law

Called to order at 4:30 p.m. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, Administrative Assistant; Holly Backus, Preservation Planner
Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch, Watterson
Absent Members: Dutra
Late Arrivals: Coombs, 4:45 p.m.
Early Departures: None

Agenda adopted 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>1. LongPath Nom Tr 05-0922</td>
<td>87 Hummock Pond Rd</td>
<td>Rev. 12-0256</td>
<td>56-310.1</td>
<td>Botticelli &amp; Pohl</td>
</tr>
<tr>
<td>2. 25A Pine Street, LLC 05-0924</td>
<td>25A Pine Street</td>
<td>Remove gates</td>
<td>42.3.3-112</td>
<td>Val Oliver</td>
</tr>
<tr>
<td>3. Nant Isl Land Bank 05-0925</td>
<td>26, 28, 32 Ocean Ave</td>
<td>Extend split rail fence</td>
<td>73.3.2-16/18 &amp; 73.2.3-1</td>
<td>Self</td>
</tr>
<tr>
<td>5. Madaket Milk, LLC 05-0928</td>
<td>5 Milk Street</td>
<td>Relocate 3 a/c units</td>
<td>42.3.3-175</td>
<td>Linda Williams</td>
</tr>
<tr>
<td>6. James Feeley 05-0929</td>
<td>5 Evergreen Way</td>
<td>Color change</td>
<td>68-726</td>
<td>Self</td>
</tr>
<tr>
<td>7. Brian Sullivan 05-0930</td>
<td>56 Hummock Pond Rd</td>
<td>Door/window change</td>
<td>56-75</td>
<td>M C Architecture</td>
</tr>
<tr>
<td>8. Doris Strang 05-0932</td>
<td>8 Tripp Drive</td>
<td>Roof/window changes</td>
<td>80-51</td>
<td>Self</td>
</tr>
<tr>
<td>9. Christine McLaughlin 05-0933</td>
<td>8 Sheep Commons</td>
<td>Deck</td>
<td>54-273</td>
<td>KM Designs</td>
</tr>
</tbody>
</table>

Voting Camp (acting chair), Welch, Watterson
Alternates None
Recused Pohl, McLaughlin, Oliver
Documentation None
Representing None
Public None
Concerns No concerns.

Motion Motion to Approve. (Welch)

Certificate # HDC2020-05-(as noted)
III. CONSENT WITH CONDITIONS

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Stowe Enterprises</td>
<td>11 Alexandria Drive</td>
<td>Extend deck</td>
<td>67-414</td>
<td>Val Oliver</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Due to lack of visibility</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17 Hinckley Ln NT</td>
<td>17 Hinckley Lane</td>
<td>Front door change</td>
<td>30-105</td>
<td>Val Oliver</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Due to lack of visibility</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Property owner name: Stowe Enterprises
- Property owner name: 17 Hinckley Ln NT
- Street Address: 11 Alexandria Drive
- Street Address: 17 Hinckley Lane
- Scope of work: Extend deck
- Scope of work: Front door change
- Map/Parcel: 67-414
- Map/Parcel: 30-105
- Agent: Val Oliver
- Agent: Val Oliver

Voting: Pohl, McLaughlin, Camp, Welch, Watterson
Alternates: None
Recused: Oliver
Documentation: None
Representing: None
Public: None
Concerns: Due to lack of visibility

Motion: Motion to Approve per noted comments. (Welch)

Roll-call Vote: Carried //Camp-aye; McLaughlin-aye; Welch-aye; Watterson-aye; Pohl-aye

Certificate #: HDC2020-05-(as noted)

IV. NEW BUSINESS

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Hawthorne Prt</td>
<td>8B Hawthorne Lane</td>
<td>New dwelling</td>
<td>56-801</td>
<td>Workshop APD</td>
</tr>
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</tbody>
</table>

- Property owner name: Hawthorne Park Prt
- Street Address: 8B Hawthorne Lane
- Scope of work: New dwelling
- Map/Parcel: 56-801
- Agent: Workshop APD

Voting: Pohl, McLaughlin, Camp, Oliver, Welch
Alternates: Watterson
Recused: None
Documentation: Architectural elevation plans, site plan, and photos.
Representing: Michael Luft-Weissberg, Workshop APD
Public: None
Concerns: (4:41)

Motion: Motion to Approve based upon ratification of the underground connection and shutter shift and vegetation to be noted on the site plan. (Oliver)

Roll-call Vote: Carried //Camp-aye; Welch-aye; Oliver-aye; McLaughlin-aye; Pohl-aye

Certificate #: HDC2002-03-0828

- Property owner name: Cannonbury Ln Hld
- Street Address: 2 Westerwick Drive
- Scope of work: Rev.71711: pool & hardscape
- Map/Parcel: 73-311
- Agent: Ahern LLC

Voting: Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates: Welch, Watterson
Recused: None
Documentation: Landscape design plans, site plan, and photos.
Representing: Miroslava Ahern, Ahern Design, LLC
Representing: Michael Luft-Weissberg, Workshop APD
Public: None
Concerns: (4:56)

Motion: Motion to Approve. (Coombs)

Roll-call Vote: Carried 5-0 //Camp-aye; Oliver-aye; McLaughlin-aye; Coombs-aye; Pohl-aye

Certificate #: HDC2020-05-0893
3. Cannonbury Ln Hld 05-0896 42 Cannonbury Lane Hardscape-fence/gate/drvy 73-29 Ahern LLC
Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Welch, Watterson
Recused None
Documentation Landscape design plans, site plan, and photos.
Representing Miroslava Ahern, Ahern Design, LLC
Michael Luft-Weissberg, Workshop APD
Public None
Concerns (5:8)
Ahern – Presented project, a community garden. The fence is wood and wire and designed to act as a trellis.
McLaughlin – The plan says it’s a 6-foot board fence; asked what type of fence is proposed.
Oliver – The mesh fence is atypical, and she feels it should be inside the privet. Agrees with Ms. Camp.
Camp – The Nr. 5 fence is very horizontal. Her concern is that if up-keep of the plantings falters, it will become visible. Asked that the fence have wider gaps so it isn’t prominent and suggested vertical elements to break up the horizontality
Coombs – Concurs with Ms. Camp. Suggested reducing the number of trellis fences and they be spread out more; they can be added in the future.
Pohl – We have a suggestion for the mesh gaps to be 12” on center; the second is to introduce vertical elements.

Motion
Motion to Approve through staff with the gaps to be 12” on center and introduction of vertical elements. (Coombs)

Roll-call Vote Carried 5-0//Oliver-aye; Camp-aye; Coombs-aye; McLaughlin-aye; Pohl-aye; Certificate # HDC2020-05-0896

4. Cannonbury Ln Hld 05-0895 42 Cannonbury Lane Boardwalk at grade 73-79 Ahern LLC
Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Welch, Watterson
Recused None
Documentation Landscape design plans, site plan, and photos.
Representing Miroslava Ahern, Ahern Design, LLC
Michael Luft-Weissberg, Workshop APD
Public None
Concerns (5:22)
Luft-Weissberg – Explained the need to slow traffic on the straight road. The boardwalk will be built into the dune.
Ahern – Presented project.
Oliver – We need to see exactly what this boardwalk will look like; as it’s described it doesn’t match the photo.
Camp – She doesn’t want this to look “Disney Land-ish.” The dunes should be substantial with grasses rather than a sand strip. The asphalt should have texture to it, so it’ll be more natural looking. She’d like to drive through this area.
Coombs – It might be a good idea to view this; this is a lot of stuff along the road. All the cul d sacs are the same; it is too repetitive.
McLaughlin – When this area was subdivided, no one thought about zoning; he feels there will be infrastructure issues due to the density.
Pohl – He supports the idea of a view; Ms. Ahern has offered to provide a guided tour

Motion
Motion to View. (Camp)

Roll-call Vote Carried 5-0//Coombs-aye; Camp-aye; McLaughlin-aye; Oliver-aye; Pohl-aye; Certificate #

5. Donald Torey 03-0868 63 West Chester Street Fence/gate/arbor 41-222.2 Dennis Galvin
Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Welch, Watterson, Dutra
Recused None
Documentation Landscape design plans, site plan, and photos.
Representing None
Public None
Concerns (5:39)
Oliver – In this little area, all structures and fences are natural to weather. We could pass this but not as white. This house is natural to weather and in a prominent location.
Coombs – Agrees it should be natural to weather.
Camp – Also agrees.
McLaughlin – Agrees.
Pohl – The fence indicated in the photo is in front of a different house and provided as an example. Agrees with Ms. Oliver.

Motion
Motion to Approve through staff with the picket fence to be natural to weather. (Camp)

Roll-call Vote Carried 5-0//Oliver-aye; Coombs-aye; Camp-aye; McLaughlin-aye; Pohl-aye; Certificate # HDC2020-03-0868

Page 3 of 7
6. Michael Sweeney 05-0931 1 Longwood Drive Addition/cupola 71-54 Ethan McMorrow

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Welch, Watterson, Dutra
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Michael Sweeney, owner
Public None

Concerns (5:45)

Sweeney – Presented project. North elevation is the front façade with the front door. Everything is to be natural to weather. The chimney is Durock.
Oliver – No concerns.
Camp – No concerns. This area has varied architecture; she’s okay with the cupola because of the location: a big lot and set well back.
McLaughlin – A cupola is not appropriate on this style of house.
Coombs – Prefers the chimney remain; the cupola is inappropriate. Confirmed the vertical board is natural to weather.

East elevation, the large set of the mulled windows should be separated. West elevation, the front door should center under the mulled windows above.
Pohl – In the abstract, the front door aligning with the window above is a good idea, but it won’t be visible. The chimney is probably looking like crazy.

Motion Motion to Approve through staff with the east elevation, large, 1st-floor windows separated and trim to be natural to weather. (Oliver)

Roll-call Vote Carried 4-1//Camp-aye; Coombs-aye; McLaughlin-nay; Oliver-aye; Pohl-

Certificate # HDC2020-05-0931

7. Mary Heller FT 05-0908 37 Ocean Avenue Roof top solar 73.3.2-49 ACK Smart

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

Concerns (5:57)

Glidden – Presented project; black panels on a black roof with surrounding vegetation
Camp – Linden Lane is heavily trafficked by pedestrians and this is an iconic house; she can’t support this. She would like to view the west roof.
Coombs – Each house is different; this is an old house on an old street. To put these on this house is a bad idea; she doesn’t support this application.
McLaughlin – This is in the ‘Sconset old historic district, which we are charged with protecting. He doesn’t support these being on the roof; would be okay if they can be on the ground and screened.
Oliver – Agrees due to the significance of this house; she appreciates the location, but they will be visible and go in different directions. Asked them to rethink putting them some place they won’t be visible. Suggested taking the large array off the south elevation and putting it on the west.
Pohl – He also does not support this for the reasons stated. The precedent photographs weren’t necessarily well done.
Backus – This house is circa 1892.

Motion Motion to Hold for revisions. (Oliver)

Roll-call Vote Carried 5-0//Camp-aye; Coombs-aye; McLaughlin-aye; Oliver-aye; Pohl- 

Certificate # HDC2020-05-0931

8. Deborah Van Dyke Tr 05-0936 8 Jefferson Avenue Extend deck 29-49 Val Oliver

Voting Pohl, Coombs, McLaughlin, Camp, Watterson
Alternates Welch
Recused Oliver
Documentation Architectural elevation plans, site plan, and photos.
Representing Val Oliver, V Oliver Design
Public None

Concerns (6:14)

Oliver – Presented project.

No concerns.

Motion Motion to Approve as submitted. (Camp)

Roll-call Vote Carried 5-0//Coombs-aye; McLaughlin-aye; Watterson-aye; Camp-aye; 

Certificate # HDC2020-05-0931

Pohl-aye
V. OLD BUSINESS

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</thead>
<tbody>
<tr>
<td>1. Kimchee Bedding</td>
<td>27 West Chester Street</td>
<td>Enlarge driveway</td>
<td>42.4.3-2</td>
<td>Botticelli &amp; Pohl</td>
</tr>
<tr>
<td>2. Century House R.E.</td>
<td>02-0617 10B Cliff Road</td>
<td>Color change</td>
<td>42.4.4-61</td>
<td>Emeritus</td>
</tr>
</tbody>
</table>

9. Seaver Fam Trust 05-0937

51 Ocean Avenue

Beach stairs

73.3.2-53

Botticelli & Pohl

Voting

Coombs (acting chair), McLaughlin, Camp, Oliver; Welch

Alternates

Watterson

Recused

Pohl

Documentation

Landscape design plans, site plan, photos, and advisory comments.

Representing

Lisa Botticelli, Botticelli & Pohl

Public

None

Concerns (6:20)

Botticelli – Presented project. If you want to view this, the surveyor stakes are still in place.

Camp – No concerns. This house is a little more publicly visible, so it might be worth a view.

Welch – Asked the dimensions of the new large landing – staff stated: 10X20. Seeking clarification of what is in the drawing. It seems quite a bit larger than the existing landing. He wasn’t able to view this due to where it is; he doesn’t know what other beach stairs with landings look like in that area. Agrees a view is fine, even better if staked.

Coombs – The new landing is much too large; would prefer it be much smaller.

Motion

Motion to View. (Camp)

Roll-call Vote

Carried 5-0/Camp-aye; Oliver-aye; Welch-aye; McLaughlin-aye; Coombs-aye

Certificate #

Certificate # 73373

HDC2020-02-0617
4. Richmond Grt Pnt Prop. 05-0909 63 Old South Road  Kitchen hood fan  68-157.2  Self

Voting  Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates  Welch, Watterson
Recused  None
Documentation  Architectural elevation plans, site plan, and photos.
Representing  Myra Escobar, Richmond Great Point Properties
Public  None

Concerns (7:01)  
**Escobar** – She submitted photos of other hoods showing what this might look like; there are two options: out of the roof or out of the wall.

**Oliver** – There is no scaled drawing of the hood and how it is attached to the roof or the wall. Without a scaled drawing, we have no idea what we’ll end up.

**McLaughlin** – It’s cheaper to go through the wall and is approvable on the rear.

**Coombs** – She could support the hood through the wall or roof as long as it is in the rear. Agrees we need a scaled drawing of the hood and how it’s installed; the hood for Foodos turned out to be very large.

**Camp** – We need a scaled drawing. She would prefer it go through the roof otherwise it interferes visually with the side; on the roof, it should be situated farther from the gable end.

**Pohl** – Agrees with Ms. Oliver about knowing how it will look. Agrees with Ms. Camp about being on the roof. We need scale drawings of both Option B and Option A. He thinks when it is drawn to scale, they will see there isn’t enough room on the roof for it as they have it proposed; it should move farther in or be on the wall.

Motion  Motion to Hold for revisions with scaled drawings of the hood installation. (Camp)
Roll-call Vote  Carried 5-0//Oliver-aye; Camp; Coombs; McLaughlin; Pohl-aye  Certificate #

VI. OTHER BUSINESS

| Approve Minutes | April 27, 2020: Motion to Approve. (Camp)  
Carried 5-0//Camp-aye; McLaughlin-aye; Oliver-aye; Coombs-aye; Pohl-aye |
| Review Minutes | May 4, 2020  
Other Business | • Next HDC Meeting Tuesday May 19, 2020  
• Meeting Schedule for June 2020:  
  **Pohl** – We have a meeting schedule for June. June has 5 Tuesdays; asked if the June 30th meeting could be for an Organizational Meeting with a presentation from the Historical Commission. They have the opportunity to get grant money, which we don’t. The nature of this presentation would be to listen to what they have to say and provide feedback.
  **Coombs** – Ms. Hillary Rayport wants to work with HDC on a proposal to strengthen historic preservation.
  **Welch** – Of course he supports involvement and discussion; procedurally he’s uncertain if this a presentation where they intend to present ideas on how we might work together strengthening historic preservation, or as in their past presentation, how HDC could or should be changed. Would like to be clear in his understanding since there is a difference in how we might respond and process information including having public comment. Suggested we received a copy of their presentation in advance, so we can formulate thoughts before the meeting.
  **Backus** – As Preservation Planner, she’s staff for both commissions and thinks this joint meeting would be a good collaboration and is needed for both commissions and staff. She might have more information on initiatives she’s been working on by then.
• Motion to hold an Organizational Meeting on June 30th with a presentation by the Historical Commission with material provided to the HDC in advance. (Coombs)  
Carried 5-0//Camp-aye; McLaughlin-aye; Oliver-aye; Coombs-aye; Pohl-aye |
List of additional documents used at the meeting:
1. June 2020 meeting schedule

**Motion to Adjourn at 7:25 p.m.** (Oliver) Carried by unanimous consent

Submitted by:
Terry L. Norton

Historic Structures Advisory Board  Sconset Advisory Board  Madaket Advisory Board