



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, June 16, 2020

*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 4:33 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner
Attending Members: Pohl, Coombs, McLaughlin (audio issues), Camp, Oliver, Welch, Dutra
Absent Members: Watterson
Late Arrivals: Welch, 5:10 p.m.; McLaughlin, 6:30 p.m.
Early Departures: Dutra, 5:20 p.m.

Motion to Approve the Agenda. (Coombs) Carried unanimously/Oliver, Camp, Coombs, Dutra, and Pohl-aye.

I. PUBLIC COMMENT

Bill McGowan – Curious how many ZOOM HDC meetings there have been.

II. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Ack Natural 06-1135	17& 19 Spearhead Road	Fenestration	69-359&355	Gryphon Architect
2. Richard Brannigan 06-1133	5 Fishers' Landing Road	Addition	38-151	Gryphon Architect
3. Darius Toraby Trust 06-1088	11 Bank Street	Roof change	73.1.3-67	Paul Palenski
4. ATDG Brewster, LLC 06-1129	29 Brewster Road	Rev. 12-0307: pent roof	54-293	Linda Williams
5. Anthony Barilla 06-1127	11 Luff Road	Addition/egress	66-354	Permits Plus
6. Faro Strada, LLC 06-1125	20 Sankaty Head Road	Rev. 05-0947: add stairs	48-31	Botticelli & Pohl
7. Rachel Field 06-1100	75 Somerset Road	Fence	66-84.1	Self
8. Sankaty Head G.C. 06-1108	18 Hoicks Hollow Road	Exhaust hood	23-9	NAG
9. Paul Brody 06-1103	11 E Street	Hardscaping	60.2.1-4	Julie Jordan
10. Juraj Bencat 06-1124	15 Wappossett Circle	Fence	67-571	Self
11. Paul Sheridan 06-1107	17 Blackfish Lane	Shed	73-109	Robert Reid
12. 77 Pocomo, LLC 06-1111	77 Pocomo Road	Rev. 02-0621: omit bk wall	15-6	Emeritus
13. Myra Escobar 06-1126	72 Cato Lane	Window well	66-457	Permits Plus
14. Bazhen Lapenko 06-1137	17½ Miacomet Avenue	Rev. 70461: decks	67-861	Linda Williams
Voting	Coombs (acting chair), Camp, Oliver, Dutra			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 4-0//Oliver, Camp, Dutra, and Coombs-aye		Certificate #	HDC2020-06-(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.	Nancy Rubilus 06-1113	12 Sandpiper Way	Deck/steps/frnt door	76-86	LINK
	• Due to minimal visibility				
2.	Faro Strada, LLC 06-1101	20 Sankaty Head Road	Hardscape-pool	48-31	Jardins International
	• Due to minimal visibility				
Voting	Pohl, Coombs, Camp, Oliver, Dutra				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	Motion to Approve due to minimal visibility. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, Dutra, and Pohl-aye			Certificate #	HDC2020-06-(as noted)

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	ACK Treetops, LLC 06-1140	28 Center Street	Projecting sign	42.3.1-164	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Dutra				
Alternates	None				
Recused	None				
Documentation	Sign design plan, site plan, photos, and SAC comments.				
Representing	None				
SAC rep	None				
Concerns	Flynn – Approved per comments.				
Motion	Motion to Approve through staff per SAC comments. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Coombs, Dutra, and Pohl-aye			Certificate #	HDC2020-06-1140

V. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Whitney Matthews 05-0968	43 Union Street	Rev. 70375: reduce size	43.3.2-29	Ethan McMorrow
Voting	Pohl, Camp, Oliver				
Alternates	None				
Recused	Coombs				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Ethan McMorrow				
Public	None				
Concerns (4:41)	McMorrow – Reviewed changes made per previous concerns. Oliver – Appreciates the changes. Camp – Clarified that the front is clapboard and the setback front elevation shingled; would prefer they be the same material. Suggested removing the return on the setback piece and having a simple rake. Pohl – If the back piece were closer to the front, he'd agree with Ms. Camp, but it's set back about 7 feet.				
Motion	Motion to Approve through staff with the return on the secondary massing of the east elevation. (Camp)				
Roll-call Vote	Carried 3-0//Oliver, Camp, and Pohl-aye			Certificate #	HDC2020-05-0968
2.	TLJ Properties 05-1032	24 Bartlett Farm Road	New dwelling	65-86	Emeritus
Voting	Pohl, Coombs, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (4:50)	MacEachern – Reviewed changes made per previous concerns; anticipating heavy vegetation along the west side. Oliver – It's hard to tell scale without some sort of measure but this is larger than houses around it and completely visible. Would prefer the south elevation faced Bartlett Farm Road rather than Mioxie Way. East elevation, if the dormer were smaller, it would help mitigate the size of the house. Her approval would require screening. Would like to see height poles. Coombs – The building is too tall; needs to come down. This is a rural area and should follow the rural guidelines. Camp – Agrees with what's been said; if this were shrunk down, the saltbox idea would fit better. North elevation, the gable dormer overpowers the façade and the windows are swimming in a wall; preferred the shed dormer. Pohl – Shares the expressed views. North elevation dormer, window sills tower above the roof below; suggested pushing the dormer back so the windows are more rooted to the roof. Could reduce the plate height. Agrees about height poles.				
Motion	Motion to View with height poles at each end of the main gable and hold for revisions. (Camp)				
Roll-call Vote	Carried 4-0//Oliver, Camp, Coombs, and Pohl-aye			Certificate #	

3.	11 Davis Lane	03-0802	11 Davis Lane	New dwelling	82-75	Emeritus
Voting	Welch (acting Chair), McLaughlin, Oliver					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Matt MacEachern, Emeritus Development					
Public	None					
Concerns (6:13)	(5:11) Held for Mr. McLaughlin to get his audio fixed. McEachern – Reviewed changes made per previous concerns; asked for an approval through staff with the south elevation windows in the gable separated by 4”; this is the fifth hearing. Oliver – Appreciates the north elevation window changes. Her concern is the ganged windows and doors on the south and the lack of a break in the north elevation roof line. North elevation dormers have too much wall space. Wants to see this come back with the changes to the fenestration she has requested. This kept coming back because the changes Mr. MacEachern made were so small. McLaughlin – North elevation, the meeting rails on the left dormers don’t align. Welch – South elevation gable bay, separating the windows would give the sense it is wider. North elevation, his main concern is still the lack of breakup in the massing, but we are being told vegetation will screen that. He’d like all the porches to have a depth dimension as is typical.					
Motion	Motion to Approve through staff with the all south elevation 2nd-floor “B” windows separated by 4”. (Oliver)					
Roll-call Vote	Carried 3-0//McLaughlin, Oliver, and Welch-aye				Certificate #	HDC2020-03-0802
4.	Diane Ash	05-0939	23 Pine Street	Hardscaping	42.3.2-113	Emeritus
Voting	Coombs (acting chair), Camp, Oliver, Welch					
Alternates	None					
Recused	Pohl					
Documentation	Landscape design plans, site plan, photos, and advisory comments.					
Representing	Matt MacEachern, Emeritus Development					
Public	None					
Concerns (5:12)	MacEachern – Reviewed changes made per previous concerns. Oliver – Appreciates the changes. Camp – Appreciates the changes. Suggested doubling up the hedge along Pine Street. Welch – Agrees.					
Motion	Motion to Approve through staff with the privet hedge along Pine Street doubled. (Camp)					
Roll-call Vote	Carried 4-0//Oliver, Welch, Camp, and Coombs-aye				Certificate #	HDC2020-05-0939
5.	Paul Zevnik	06-1071	24 West Chester Street	GH addition	42.4.3-57	Emeritus
Voting	Coombs, Camp, Oliver, Welch					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.					
Representing	Matt MacEachern, Emeritus Development					
Public	None					
Concerns (5:15)	MacEachern – Reviewed changes made per previous concerns. No concerns.					
Motion	Motion to Approve. (Camp)					
Roll-call Vote	Carried 4-0//Coombs, Welch, Camp, and Pohl-aye				Certificate #	HDC2020-06-1071
6.	Thompson	05-1039	73 Baxter Road	Move/demo garage	49-27	Emeritus
Voting	Pohl, Coombs, Camp, Welch					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.					
Representing	Matt MacEachern, Emeritus Development					
Public	None					
Concerns (5:18)	MacEachern – Reviewed photos of interior construction material and methods; we hope to move it; circa 1920s-1940s. Pohl – One thing the Board finds appealing about this structure is it is modest and simple – the type of structure the Island is losing. We’d like to see the replacement structure to ensure the scale and simplicity is being carried forward. Camp – She is certain this is a Sears and Roebuck house; would prefer it stay on site and be repurposed, but she’d be okay if the replacement reflects its proportions and size. Welch – Agrees with Ms. Camp and would like efforts made to keep it on site. Coombs – Would like to hold this for the new garage. Would like every effort made to keep this garage on the lot.					
Motion	Motion to Hold for more information on what will take its place. (Camp)					
Roll-call Vote	Carried 4-0//Welch, Coombs, Camp, and Pohl-aye				Certificate #	

7.	78 Wauwinet LLC 06-1065	78 Wauwinet Road	New dwelling	14-18	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:26)	<p>MacEachern – We put up ridge poles if the commissioners want to ascertain visibility; reviewed context photos and 3D renderings and changes made per previous concerns.</p> <p>Oliver – Asked what part of the house the height pole represent in the photo from Fargo – west 27-foot ridge. The roof and 3rd-floor dormers will be visible.</p> <p>Coombs – If the roof walk were lowered, the skirt would be smaller; currently the skirt takes up half the roof and sits on the dormers. The panel shutters don’t fit with this style of house; they should be louvered. The house is 110 feet long; suggested bringing in the south elevation, right-side wall to reduce the length. If this family owned the property for 40 years, she doesn’t understand why they need a viewing platform on the property.</p> <p>Camp – She shares the concern about the height. The main mass is overwhelmed by the right side but we’re being told it won’t be visible; we’ve been burnt a couple of times by brush cutting; if this is cleared to Fargo Way; it will stick out.</p> <p>Welch – He agrees with comments made. To the extent this is visible, the Fargo view indicates the left section is 61 feet plus from the road; the main mass ridge would be only about 20 feet from the shown height pole but that height pole that seems as if it should be visible is not. Asked about the frieze area on the South elevation, acknowledging that it will be seen obliquely. He wants to see a topographical site plan showing the neighbor’s tennis court, including to gauge proximity and situational awareness; important that we be cognizant of heights, new and proposed, and proximity of neighboring structures; it looks like the driveway will be at elevation 22 feet with the house stepped up a foot putting the top of floor around 23’6”. The elevation at the house area, as shown on the Town of Nantucket MapGeo, then drops to 10 feet at the ocean; feels that side of the house will be seen, especially without jurisdiction over clear cutting. We should be viewing retainage in connection with the house application.</p> <p>Pohl – Other houses in the neighborhood are 2-stories with no 3rd-floor dormers; he feels everything above the 2nd-floor eave will be visible and it is all white. The skirt board on the roof walk traditionally would sit on the ridge; here it is 1-foot above the ridge, apparently for head room underneath. The skirt board should be 1-foot lower, which would lower the roof walk 1 foot. If this owner wants to clear cut to Fargo Way, we have no recourse to stop them; in his opinion, that makes the massing “fair game.” The elevations show a flat site when there appears to be a 6-foot grade change over the footprint; he’d like to see an existing topo with the proposed topo to see ascertain how a flat site would be achieved. It’s the ConCom who have enforcement power if cutting encroaches into the resource area no-disturb buffers.</p>				
Motion	<p>Motion to Hold for revisions and additional information to include a topographical map showing existing with overlay of proposed and indications of the neighbors to the northwest and a cross section through the north-south showing retainage with existing and proposed grades. (Welch)</p>				
Roll-call Vote	Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye.			Certificate #	
8.	Eric Rosenfeld 05-0974	57 Quidnet Road	Roof top solar	21-89	ACK Smart
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, manufacturer spec sheet, and solar array guidelines.				
Representing	Tobias Glidden, ACK Smart				
Public	None				
Concerns (6:27)	<p>Glidden – Reviewed photos and changes made per previous concerns; feels the arrays won’t be visible; they stand about 4” off the roof; panels are 3X5. He’s willing to eliminate the three upper panels.</p> <p>Oliver – The array can be seen from all four sides; the 3 panels on upper south elevation will be seen obliquely. There is a shed close to the house; suggested putting the upper-left 3 panels on the shed - the hedge and building shade the shed. This is a wood roof. There appears to be space to add 1 more panel to the lower array.</p> <p>Coombs – She believes the south elevation panels will be visible; we’ve set solar-panel guidelines, which we aren’t following. She’d be willing to try out arrays on the lower roof but not the upper roof. In the future we need to stick to the guidelines better.</p> <p>McLaughlin – Wants to ensure there is no silver on the arrays. Feels the south elevation left array will be visible.</p> <p>Camp – She’s okay with the south lower set; her concern is the three on the upper left. Would like dimensions. She’d be okay with the lower array as long as the south-side hedge remains in place. Quidnet is the most pristine part of Nantucket; wants to keep it looking that way.</p> <p>Pohl – This was held for a view; the drawing makes it look like the panels will stand about 8” off the roof. Suggested a mock-up of the three panels that we could view or photos to look at. A modified approval doesn’t preclude coming back for the other three panels.</p>				
Motion	<p>Motion to Approve the lower 6 panels not to be visible at time of inspection and thereafter but through staff not the upper 3 panels at this time. (Oliver)</p>				
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye			Certificate # HDC2020-05-0974	

9. Noreen Salvitz **05-0972** 34 Meadow View Drive Roof top solar 56-136 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 None

Concerns (6:56) **Glidden** – Presented project; black panels on a black roof; will plant a tree to catch the eye.
Oliver – Appreciates reshingling the roof in black; would prefer the panels go from side to side to fill the roof plane.
Coombs – The south elevation faces Meadow View Drive and trees take a long time to grow; they need another solution than using the roof facing the road, which is very busy. She can't support this.
Camp – She has concerns about these being on the front and that it doesn't cover the roof completely.
McLaughlin – The white lines on the drawings make it look like these have silver frames; would prefer the array be depicted as a solid black block.
Pohl – The drawing shows the grid of how many panels are being used; in reality it would be all black. He's also concerned this is on the front facing out to the street. One deciduous tree won't be a proper diversion from the visibility.

Motion **Motion to Hold for revisions. (Camp)**
 Roll-call Vote Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye Certificate #

10. Heller Family Trust 05-0908	37 Ocean Avenue	Roof top solar – main house	73.3.2-49	ACK Smart
11. Heller Family Trust 06-1136	37 Ocean Avenue	Roof top solar – cottage	73.3.2-49	ACK Smart

Voting Pohl, Coombs, McLaughlin, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, manufacturer spec sheet, historic documentation, advisory comments, and *Building with Nantucket in Mind*.
 Representing Tobias Glidden, ACK Smart
 Public None

Concerns (7:08) **Glidden** – Read into the record a letter from Kate Heller O'Reilly; reviewed changes made per previous concerns. Willing to move the cottage panels to the west elevation.
McLaughlin – He'd like to view this; there's a lot of information to absorb. Doesn't support arrays in the old historic districts (OHD).
Backus – This has been heard a couple of times, might not want to hold this up for a view of the cottage, which is a new application. Read her comments previously submitted into the record; there is a section within *Building with Nantucket in Mind* that talks about the proper placement of solar panels. The garage is circa 1980s.
Oliver – The orientation points are wrong.
Welch – The cottage west roof plane, with limited visibility, parallel to Ocean Avenue is the appropriate location for the panels based on our guidelines.
Coombs – On the cottage, if the panels go up there, they should be laid straight, not ell-shaped.
Pohl – This is in the 'Sconset OHD and we want to ensure lack of visibility. Moving the panels to the cottage west elevation is a good idea. The panels on the west elevation of the main house will be visible from Linden Avenue.

Motion **Motion to View the main house and hold for revisions. (McLaughlin)**
 Roll-call Vote Carried 5-0//Oliver, Welch, Coombs, McLaughlin, and Pohl-aye Certificate #
 Motion **Motion to View the cottage and hold for revisions. (McLaughlin)**
 Roll-call Vote Carried 5-0//Oliver, Welch, Coombs, McLaughlin, and Pohl-aye Certificate #

12. Hannah Garner 05-0988	6 Gull Island	Rev. 67657/72922	42.4.3.-61	Sarah McLane
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Voting Coombs (acting chair), McLaughlin, Camp, Oliver, Welch
 Alternates None
 Recused Pohl
 Documentation Architectural elevation plans, site plan, photos, historic documentation, advisory comments, and Initial Condition Assessment.
 Representing Sara McLane
 Public None
 Concerns (7:38) **McLane** – Reviewed changes made per previous concerns.
Camp – It looks great. The top of chimney isn't corbelled and looks modern; would like it to be traditionally corbelled.
Oliver – Appreciates the changes.
McLaughlin – No comments at this time.
Welch – This is a testament to what historic restoration on Nantucket is about. He has no concerns.
Backus – Thanked Ms. McLane for the changes. Referenced Brian Pfeiffer's assessment regarding the rear ell.
Coombs – Ms. McLane has done a great job.

Motion **Motion to Approve as submitted the applicant may apply regarding the chimney corbelling. (Welch)**
 Roll-call Vote Carried 5-0//Oliver, Camp, McLaughlin, Welch, and Coombs-aye Certificate # **HDC2020-05-0988**

13. Richard Chesley 02-0732					
	32 West Chester Street	New dwelling	42.4.3-31	BPC	
Voting	Coombs (acting chair), Oliver, Welch (read back in)				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (7:57)	<p>Paul – This is on Wesco Place and abuts the Richard Gardner property; reviewed changes made per previous concerns; noted drafting error on the south elevation: 2-over-2 windows should be 6-over-1.</p> <p>Backus – She has been reviewing this on HSAB behalf; for the most part their concerns were addressed; however, the west elevation window with oversized glass panes still look commercial. This is an in-fill within the OHD.</p> <p>Welch – The east elevation is more proportional to the sense of massing. North elevation was broken down with introduction of secondary and tertiary masses. East and west elevations, suggested the same cross-buck treatment of railings as on the north and south. When this is resubmitted, he'd like to see some dimensions on the 2nd & 3rd roof planes.</p> <p>Oliver – The changes are successful; it now feels more like a cottage. This is still over fenestrated; with 6-over-1 windows, the French doors should be 15-lights. Has concerns about the large windows on the west elevation; too much of an anomaly. South elevation, suggested adding windows either side of the 2nd-floor balcony doors.</p> <p>Coombs – This is an improvement. Agrees the door panes be smaller. South elevation 2nd-floor shed dormer, the ganged windows should be separated.</p>				
Motion	Motion to Hold for revisions. (Oliver)				
Roll-call Vote	Carried 3-0//Welch, Oliver, and Coombs-aye			Certificate #	
14. 33 Coffin St. LLC 05-1009					
	33 Coffin Street	Decks/balcony	73.4.1-26.1	CWA	
Voting	Pohl, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (8:15)	<p>Webster – Reviewed changes made to the south and west elevations per previous concerns.</p> <p>Oliver – Somethings are very successful. South elevation is better because it's simpler; however. those changes make the west elevation have a 67-foot roof ridge broken only by the chimney. We won't see the north elevation.</p> <p>Coombs – South elevation, the dormers go up to the roof peak; confirmed the right dormer balcony is integrated into the porch roof; would prefer it match the one on the left. West elevation, the dormers are too large.</p> <p>Pohl – West elevation, he also has issues with the long roof, which will be evident from Burnell Street. Has concerns with the decks cut into the roofs below. The changes are very small leaving an unbroken ridge; a 4" change isn't sufficient. He prefers the existing west elevation because the proposed dormers flatten and elongate the roof line and it's very fenestrated.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 3-0//Oliver, Coombs, and Pohl-aye			Certificate #	
15. 33 Coffin St., LLC 06-1132					
	33 Coffin Street	Pool-hardscape	73.4.1-26.1	CWA	
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, correspondence, and advisory comments.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (8:45)	<p>Webster – The pool and hardscape were two applications rolled into one; reviewed changes made per previous concerns; received letters of support; the pool was moved toward the house and the buffer increased.</p> <p>Welch – There is more clarification now; the proposed plant material is a concern and suggested the landscaper review indigenous plants for that immediate area. The density of the buffer is appropriate. He has no concerns with implementation of those considerations.</p> <p>Oliver – This is much easier to understand. Appreciates the changes to the gates. Agrees about keeping the natural vegetation look.</p> <p>McLaughlin – The plans are too hard to read; everything is too small on the screen. No comments.</p> <p>Coombs – Agrees with what's been said.</p> <p>Backus – After looking at the minutes, there was a comment about the pool being moved toward the house; it doesn't seem that was done.</p>				
Motion	Motion to Approve with any visible plants along Burnell to be indigenous to the area and with the pool not to be visible at time of inspection and in perpetuity. (McLaughlin)				
Roll-call Vote	Carried 5-0//Oliver, Welch, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2020-06-1132

16. Seaver Fam Tr 05-0937	51 Ocean Avenue	Beach Stairs	73.3.2-53	Botticelli & Pohl
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch			
Alternates	None			
Recused	Pohl			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (8:58)	Botticelli – Reviewed changes made per previous concerns; added vegetation. Oliver – She went out there and would be okay this with the additional screening. Camp – Thinks 20 feet is an excessive width. Appreciates the vegetation. McLaughlin – There are 8 or 9 beach stairs along the waterfront; this is appropriate. Welch – He is satisfied with the increased vegetation.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 3-2//Camp & Coombs-nay; Oliver, McLaughlin, & Welch-aye	Certificate #	HDC2020-05-0937	

VI. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Downyflake, Inc 06-1094	18 Sparks Avenue	Fence	55-231.1	Karsten Reinemo
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	None				
Recused	Oliver				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Val Oliver, for Karsten Reinemo				
Public	None				
Concerns (9:06)	Oliver – Presented project: imperative to institute outdoor dining. Camp – Supports this; she prefers square lattice in the 5&1 fence. Coombs – No concerns. McLaughlin – The existing lattice is diagonal and the proposed is square. Welch – No concerns.				
Motion	Motion to Approve as submitted. (McLaughlin)				
Roll-call Vote	Carried 5-0//Camp, Coombs, Welch, McLaughlin, and Pohl-aye	Certificate #	HDC2020-06-1094		
2.	Coffin Farm 06-1123	31 Fairgrounds Road	New Dwelling Unit A	67-149	Brook Meerbergen
3.	Coffin Farm 06-1117	31 Fairgrounds Road	New Dwelling Unit B	67-149	Brook Meerbergen
4.	Coffin Farm 06-1112	31 Fairgrounds Road	New Dwelling Unit C	67-149	Brook Meerbergen
5.	Coffin Farm 06-1099	31 Fairgrounds Road	New Dwelling Unit D	67-149	Brook Meerbergen
6.	Coffin Farm 06-1116	31 Fairgrounds Road	New Dwelling Unit E	67-149	Brook Meerbergen
7.	Coffin Farm 06-1114	31 Fairgrounds Road	Pavilion	67-149	Brook Meerbergen
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:15)	Flynn – Abutters have been notified that these applications will be rescheduled; applicant is asking for special hearings after July 4 th .				
Motion	No action necessary at this time.				
Roll-call Vote	N/A	Certificate #			
8.	19 N. Pasture Tr 06-1106	19 North Pasture	Deck/porch/add stairs	44-73	Botticelli & Pohl
9.	Terrance 06-1128	2 White Street	Addition	80-215.1	BPC
10.	William Folberth 06-1121	58 Walsh Street	New dwelling	29-97	Sanne Payne
11.	ABH, LLC 06-1120	4 Stone Barn Way	Lift and new foundation	29-914	Mark Cutone Architecture
12.	K225, LLC 06-1130	65 Center Street	Hardscaping	42.4.3-16	Linda Williams
13.	Daniel Cassano 06-1131	33 South Shore Road	Move on	80-64	Brook Meerbergen
14.	Coffin Farm 06-1119	31 Fairgrounds Road	Demo/move off MH	67-149	Brook Meerbergen
15.	Coffin Farm 06-1115	31 Fairgrounds Road	Demo/ move off - garage	67-149	Brook Meerbergen
16.	John Galiher 06-1134	34 Washing Pond Road	Rev. 12-0248: re-site	31-13.3	Sophie Metz
17.	John Galiher 06-1122	34 Washing Pond Road	Rev. 12-0249: re-site	31-13.3	Sophie Metz
18.	Walter Glidden Tr 06-1098	8 Broad Street	Awning	42.4.2-63	Tobias Glidden
19.	Mark Burlington 06-1095	15 Beach Street	Shell driveway	73.1.3-26	Self
20.	78 Wauwinet LLC 06-1096	78 Wauwinet Road	Garage	14-18	Emeritus

21. NIR 06-1104	Old South Wharf	Railing modifications	42.2.4-2	Emeritus
22. TLJ Properties 06-1109	24 Bartlett Farm Road	Shed	65-86	Emeritus
23. TLJ Properties 06-1110	24 Bartlett Farm Road	Pool	65-86	Emeritus
24. Bradley Humphries 06-1105	10A Gray Avenue	Pool/hardscape/grill area	67-178.2	Jesse Dutra
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (9:10)	Not opened at this time.			
Motion	Held for June 23rd.			
Roll-call Vote	N/A			Certificate #

VII. OTHER BUSINESS

Approve Minutes	June 01, 2020: Welch – Asked these be held for his edits.
Review Minutes	June 4 & 8, 2020
Other Business	<ul style="list-style-type: none"> Next HDC Meeting Tuesday June 23, 2020 at 4:30pm HDC Meeting Schedule for July-September 2020 Pohl – We need to book the ZOOM meetings well in advance; if we don't use ZOOM, all well and good.
Motion	Motion to Approve as shown. (Coombs)
Roll-call vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye
Commission Comments	<ul style="list-style-type: none"> Discussion regarding 81 Vestal grading and retainage
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed
2. HDC meeting schedule

Adjournment:

Motion **Motion to Adjourn at 9:15 p.m. (McLaughlin)**
 Roll-call Vote Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board Sconset Advisory Board Madaket Advisory Board Sign Advisory Committee