HISTORIC DISTRICT COMMISSION
REGULAR MEETING
2 Fairgounds 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 23, 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 4:30 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner
Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Dutra
Absent Members: Welch, Watterson
Late Arrivals: Camp, 4:36 p.m.; Dutra, 4:36 p.m.
Early Departures: McLaughlin, 8:51 p.m.; Camp, 8:58 p.m.

Motion to Adopt the Agenda. (Oliver) Carried unanimously//Coombs, McLaughlin, Oliver, and Pohl-aye

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. Jordan Goodman</td>
<td>06-1147</td>
<td>Roof change</td>
<td>42.3.3-14</td>
<td>Gordon Folger</td>
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<tr>
<td>2. Randy Sharp</td>
<td>06-1157</td>
<td>Resite 332 sf garage</td>
<td>43-177</td>
<td>Thornewill Design</td>
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<tr>
<td>3. Nant. Isl Land Bank</td>
<td>06-1152</td>
<td>Demo shed</td>
<td>55-64</td>
<td>Normand Residential</td>
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<tr>
<td>4. Nant. Isl Land Bank</td>
<td>06-1151</td>
<td>Demo pool</td>
<td>55-64</td>
<td>Normand Residential</td>
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<tr>
<td>5. Elizabeth Wetherell</td>
<td>06-1167</td>
<td>Rev. 05-1083: door</td>
<td>41-904</td>
<td>Emeritus</td>
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<tr>
<td>6. Constance Cheever</td>
<td>06-1148</td>
<td>Fence</td>
<td>54-205</td>
<td>Self</td>
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<tr>
<td>7. Robert Keith</td>
<td>06-1171</td>
<td>Shed</td>
<td>30-287</td>
<td>Self</td>
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<tr>
<td>8. Anthony Costa</td>
<td>06-1158</td>
<td>Rev. 00957: resite shed</td>
<td>40-36</td>
<td>Structures Unlimited</td>
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<td>9. Mark Wendling</td>
<td>06-1173</td>
<td>Demo pool shed</td>
<td>30-628</td>
<td>Boticelli &amp; Pohl</td>
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<td>10. Mark Wendling</td>
<td>06-1178</td>
<td>Demo pool</td>
<td>30-628</td>
<td>Boticelli &amp; Pohl</td>
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<tr>
<td>11. Island Lumber</td>
<td>06-1180</td>
<td>Rev. 11-0197: door change</td>
<td>54-121</td>
<td>Joe Guay</td>
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<tr>
<td>12. Arthur Gasbarro</td>
<td>06-1170</td>
<td>Addition</td>
<td>79-45</td>
<td>Self</td>
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<tr>
<td>14. 22 Starbuck Rd, LLC</td>
<td>06-1156</td>
<td>Rev.11-0195: ridge/wndw</td>
<td>60-118</td>
<td>Thornewill Design</td>
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<td>15. Bob Rise</td>
<td>06-1172</td>
<td>Rev.72957: bump out/chm</td>
<td>59.4-315</td>
<td>Val Oliver</td>
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<td>16. Faro Strada</td>
<td>06-1187</td>
<td>Hardscape</td>
<td>48-31</td>
<td>Jardin International</td>
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<td>17. Mark Burlington</td>
<td>06-1095</td>
<td>Shell driveway</td>
<td>73.1.3-26</td>
<td>Self</td>
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</table>

Voting
Alternates None
Recused Pohl, Oliver
Documentation None
Representing None
Public None
Concerns No concerns.

Motion Motion to Approve. (Camp)
Roll-call Vote Carried 4-0//Dutra, Camp, McLaughlin, and Coombs-aye Certificate # HDC2020-06-(as noted)
### III. CONSENT WITH CONDITIONS

<table>
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<tr>
<th>Property owner name</th>
<th>Street Address</th>
<th>Scope of work</th>
<th>Map/Parcel</th>
<th>Agent</th>
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<tbody>
<tr>
<td>1. Robert Feldberg 06-1089</td>
<td>13 New Street</td>
<td>HVAC</td>
<td>55-43.1</td>
<td>Gordon Folger</td>
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<tr>
<td>2. Catherine Bird 06-1160</td>
<td>1 Parson Lane</td>
<td>Door, infill, step</td>
<td>75-143</td>
<td>Richard Green</td>
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<tr>
<td>3. Stephen Cheney 06-1154</td>
<td>28 Equator Drive</td>
<td>Roof change</td>
<td>56-342</td>
<td>Self</td>
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<tr>
<td>4. Courtney Forrester 06-1179</td>
<td>141 Polpis Road</td>
<td>Hardscape-outdoor kitchen</td>
<td>44-7.3</td>
<td>Normand Residential</td>
</tr>
</tbody>
</table>

- Conduit lines to be screened with cedar and condenser to be screened at time of inspection and in perpetuity.
- Due to minimal visibility
- Correct photos to be submitted

#### Voting
- Pohl, Coombs, McLaughlin, Camp, Oliver
- Dutra
- None
- None
- None
- No additional concerns.

#### Motion
- Motion to Approve through staff per noted conditions. (Camp)

#### Roll-call Vote
- Carried 4-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye

#### Certificate #
- HDC2020-06-(as noted)

### IV. SIGNS

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<tr>
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<th>Agent</th>
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<tbody>
<tr>
<td>1. Phil Pastan 06-1189</td>
<td>63B Old South Road</td>
<td>Wall sign</td>
<td>68-157.2</td>
<td>Mayra Escobar</td>
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<tr>
<td>2. Phil Pastan 06-1190</td>
<td>63B Old South Road</td>
<td>Wall sign</td>
<td>68-157.2</td>
<td>Mayra Escobar</td>
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<tr>
<td>3. Phil Pastan 06-1191</td>
<td>63A Old South Road</td>
<td>Wall sign</td>
<td>68-157.2</td>
<td>Michael Eldridge</td>
</tr>
</tbody>
</table>

- Pohl, Coombs, McLaughlin, Camp, Oliver
- Dutra
- None
- Sign Design plans, site plan, photos, and Sign advisory committee comments.
- None
- None
- Flynn – Items 1-3 are approvable with Sign Advisory Council comments.

#### Motion
- Motion to Approve Items 1-3 through staff per SAC comments. (Camp)

#### Roll-call Vote
- Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye

#### Certificate #
- HDC2020-06-(as noted)

<table>
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<tr>
<th>Property owner name</th>
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<th>Map/Parcel</th>
<th>Agent</th>
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<tbody>
<tr>
<td>4. Blue Flag Devel 06-1194</td>
<td>29 Centre Street</td>
<td>Wall sign</td>
<td>42.3.1-122-2</td>
<td>Kaity Cimo</td>
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</tbody>
</table>

- Pohl, Coombs, McLaughlin, Camp, Oliver
- Dutra
- None
- Sign Design plans, site plan, photos, and Sign advisory committee comments.
- None
- None
- Flynn – Approvable.

#### Motion
- Motion to Approve as submitted. (Camp)

#### Roll-call Vote
- Carried 5-0//Oliver, McLaughlin, Oliver, Camp, and Pohl-aye

#### Certificate #
- HDC2020-06-(as noted)
5. Nantucket Hist Assn 06-1204 7 Fair Street Wall Sign 42.3.1-50 Normand Residential
6. Nantucket Hist Assn 06-1205 7 Fair Street Wall Sign 42.3.1-50 Normand Residential
7. Nantucket Hist Assn 06-1202 10 Mill Street Fence Sign 55.4.4-15 Normand Residential
8. Nantucket Hist Assn 06-1203 8 Gardner Street Wall Sign 42.3.3-56 Normand Residential
9. Nantucket Hist Assn 06-1201 8 Howard Street Fence Sign 42.3.3-11 Normand Residential
10. Nantucket Hist Assn 06-1200 99 Main Street Fence Sign 42.3.3-110 Normand Residential
11. Nantucket Hist Assn 06-1199 96 Main Street Fence Sign 42.3.3-61 Normand Residential
12. Nantucket Hist Assn 06-1198 16 Sunset Hill Fence Sign 41-449 Normand Residential
13. Nantucket Hist Assn 06-1197 50 Prospect Street Fence Sign 55.4.4-2550 Normand Residential
14. Nantucket Hist Assn 06-1196 15R Vestal Street Wall Sign 42.3.3-43 Normand Residential
15. Nantucket Hist Assn 06-1195 4 Mill Street Wall Sign 55.4.4-16 Normand Residential

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Dutra
Recused None
Documentation Sign Design plans, site plan, photos, and Sign advisory committee comments.
Representing None
Sign Advisory None
Concerns (4:41) Flynn – Items 5-15 were held for representation.

Motion **Motion to Hold Items 5-15 for representation. (Coombs)**
Roll-call Vote Carried 5-0//Oliver, McLaughlin, Oliver, Camp, and Pohl-aye Certificate #

16. NIR 06-1206 14 Federal Street Wall Sign 42.3.1-26 Anna Jay

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Dutra
Recused None
Documentation Sign Design plans, site plan, photos, and Sign advisory committee comments.
Representing None
Sign Advisory None
Concerns Flynn – This is held for revisions.

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

17. Swim Across Amer 06-1192 Various Location Banner Sign N/A Maria Zodda
18. Swim Across Amer 06-1193 Various Location Poster N/A Maria Zodda

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Dutra
Recused None
Documentation Sign Design plans, site plan, photos, and Sign advisory committee comments.
Representing None
Sign Advisory None
Concerns Flynn – Approvable per SAC comments.

Motion **Motion to Approve Items 17 and 18 through staff per SAC comments. (Camp)**
Roll-call Vote Carried 5-0//Oliver, McLaughlin, Oliver, Camp, and Pohl-aye Certificate # HDC2020-06-(as noted)

### VI. NEW BUSINESS

<table>
<thead>
<tr>
<th>Property owner name</th>
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<tbody>
<tr>
<td>1. 19 N. Pasture</td>
<td>19 North Pasture Lane</td>
<td>Deck/porch/add stairs</td>
<td>44-73</td>
<td>Botticelli &amp; Pohl</td>
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<td>Trust 06-1106</td>
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<tr>
<td>Voting</td>
<td>Coombs (acting chair)</td>
<td>McLaughlin, Camp, Oliver,</td>
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<tr>
<td>Alternates</td>
<td>None</td>
<td>Dutra</td>
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<td>Recused</td>
<td>Pohl</td>
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<td>site plan, and photos.</td>
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<tr>
<td>Representing</td>
<td>Lisa Botticelli, Botticelli &amp;</td>
<td>Pohl</td>
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<td>Public</td>
<td>None</td>
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<tr>
<td>Concerns (4:46)</td>
<td>Botticelli – Presented project.</td>
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<tr>
<td>Motion</td>
<td>No concerns.</td>
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<td>Roll-call Vote</td>
<td>Carried 5-0//Dutra, Oliver,</td>
<td>McLaughlin, and Coombs-aye</td>
<td>Certificate #</td>
<td>HDC2020-06-1106</td>
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<tr>
<td></td>
<td>Camp, McLaughlin, and Coombs</td>
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</tbody>
</table>
2. Terrance 06-1128 2 White Street Addition 80-215.1 BPC
Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Dutra
Recused None
Documentation Architectural design plans, site plan, and photos.
Representing Joe Paul, BPC
Public None
Concerns (4:50) Paul – Presented project; there is heavy vegetation along both roads; trim and roof to match existing.
Camp – North elevation, suggested separating the 2nd-floor windows so the left aligns over the 1st-floor window.
Oliver – No concerns; visibility is virtually nothing.
Coombs – AAgrees about the north elevation windows; asked why the chimney was removed.
McLaughlin – East elevation, asked the depth of the deck – 10-feet deep; it should be pulled back to 8 feet.
Pohl – The existing cape has a 12/12 pitch; asked why the addition has a 9/12.

Motion Motion to Approve through staff with the 2nd-floor north-elevation windows to be separated to align the left window over the 1st-floor “B” window and the east elevation 2nd-floor deck to be no more than 8 feet deep. (Camp)
Roll-call Vote Carried / Coombs, Oliver, McLaughlin, Camp, and Pohl-aye Certificate # HDC2020-06-1128

3. William Folberth 06-1121 58 Walsh Street New dwelling 29-97 Sanne Payne
Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Dutra
Recused None
Documentation Architectural design plans, site plan, photos, correspondence, and advisory comments.
Representing Sanne Payne
Public None
Concerns (5:09) Backus – Read comments: infill; plans hard to read; structure seems tall; north elevation over fenestrated with ganged windows; west elevation ganged windows inappropriate; asked the base elevation versus requirement for flood zone.
Payne – Presented project; Art Gasbarro sent the Commission about meeting the FEMA code compliance.
Oliver – The house itself is typical but it’s elevated and no others in the area are elevated. There’s a lot of deck and vertical board; should be mitigated. Suggested the design be less symmetrical with different-sized gables. In general, she’d like to see other solutions to masking the foundations; 16 Walsh Street did landscaping with a berm up to the house.
Coombs – North elevation, way too many windows; left 4-ganged is too heavy; number of windows should be reduced. Feels this architecture doesn’t call for a roof walk. South elevation, right windows in gable should be separated; windows not centered. The chimneys need corbelling. East elevation is better, but windows are not centered. West elevation, right gable windows should be separated; the chimney is overly wide, and the outdoor fireplace should be drawn in.
McLaughlin – North elevation, the 2-panel door should be a typical 6-panel door.
Camp – North elevation, this looks like a condo in a complex; the gables forward should be less vertical looking; section over the front door, if those windows were ganged it would be a throwback to shingle style. South elevation, there is no symmetry to the windows, which should align over the 1st floor.
Pohl – We need something from a surveyor about meeting but not exceeding FEMA code. The roads aren’t identified on the site plans. Shares stated concerns. The roof walk should be no more than 1/3 the ridge. The flanking gables are too vertical; they could be wider with the middle section reduced. There is a lot of vertical board; could pull the shingles down; left gable is jammed with windows and doors and should have more wall, less glass. He’d almost prefer over 30 feet, so the gables are wider giving the feel of being less vertical. Looking at the floor-level lines, the “A” windows appear to be 1 foot off the floor and could be raised as well as made taller.

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

4. ABH, LLC 06-1120 4 Stone Barn Way Lift, new foundation & steps 29-914 Mark Cutone Architecture
Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Dutra
Recused None
Documentation Architectural design plans, site plan, photos, historical documentation, and advisory comments.
Representing Mark Cutone, Mark Cutone Architecture
Public None
Concerns (5:34) Cutone – Presented project; lifting 3'3” puts ridge at 26'4” from grade.
Coombs – No concerns; agrees with dropping the shingles down 1 foot.
Camp – The proportions are correct; would prefer vegetation and 1 shingle course. Likes Ms. Oliver’s suggestion.
Oliver – Suggested a course of shingles and water table.
McLaughlin – Clarified application. No comments.
Pohl – Suggested pulling shingles down to mask the amount of concrete foundation.

Motion Motion to Approve through staff with shingles dropped 1 course and adding a water table. (Coombs)
Roll-call Vote Carried 5-/Oliver, McLaughlin, Camp, Coombs, and Pohl-aye Certificate # HDC2020-06-1120
### HDC Minutes for June 23, 2020, adopted Aug. 3

<table>
<thead>
<tr>
<th></th>
<th>K225, LLC 06-1130</th>
<th>65 Center Street</th>
<th>Hardscaping</th>
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<tr>
<td>Concerns (5:45)</td>
<td>Williams – Presented project; bluestone patio irregular cut; there is no arbor; retaining walls not as tall as rendered. Backus – Read comments: formality is okay with Greek revival elements. Oliver – There’s a lot of fence but it’s an improvement over what was there. Hope the retaining walls will be screened by vegetation. Asked for some fence to be 5&amp;1. Camp – Okay with most everything. Asked height of “arbor view” fieldstone walls; eliminate the bluestone caps. She thinks 5&amp;1 fences draw the eye while solid board is simpler. McLaughlin – No comments. Coombs – Agrees about reducing the retaining wall; wants to see what will be planted there; would prefer less formal planting plan due to age of the house. Agrees with Ms. Camp about the simpler board fence. Pohl – A distinctive aspect is the stone walls acting as railing at the “arbor view” steps; right wall is 2-feet taller than it needs to be. His main concern is the amount of stone wall; but that can be cut down.</td>
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<tr>
<td>Motion</td>
<td>Motion to Approve through staff with revisions. (Camp)</td>
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<tr>
<td>Roll-call Vote</td>
<td>Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye Certificate #</td>
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<thead>
<tr>
<th></th>
<th>Coffin Farm 06-1119</th>
<th>31 Fairgrounds Road</th>
<th>Demo/move off MH</th>
<th>67-149</th>
<th>Brook Meerbergen</th>
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<tbody>
<tr>
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<td>Pohl, Coombs, McLaughlin, Camp, Oliver</td>
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<tr>
<td>Concerns (6:07)</td>
<td>Meerbergen – Presented project; circa 1960s ranch; this should be considered on its own merit and not tied to the pending applications regarding the subdivision of the property. Backus – She reviewed this because it’s a move/demo; circa 1964 contributing; suggested saving for housing. Coombs – Doesn’t want to act upon this before the July 10th meeting regarding the redevelopment of this lot. Oliver – What Ms. Coombs said, makes her wonder why this can’t be recycled for use on this lot. Camp – No concerns. McLaughlin – Wants to see where this is going. Pohl – There is an application for it to move onto 33 South Shore Road; questions why it’s a demo/move off – client wants to keep options open. He supports a move off as opposed to the demo/move off. Motion</td>
<td>Motion to Approve a demo/move off. (Camp). Not Carried 3-2//Oliver, Coombs, and Pohl-nay; McLaughlin and Camp-aye Motion to Hold for July 10th hearing. (Coombs)</td>
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<tr>
<td>Roll-call Vote</td>
<td>Carried 4-1//Pohl-nay; Oliver, Camp, Coombs, and McLaughlin-aye Certificate # HDC2020-06-1119</td>
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<th>33 South Shore Road</th>
<th>Move on</th>
<th>80-64</th>
<th>Brook Meerbergen</th>
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<td>Pohl, Coombs, McLaughlin, Camp, Oliver</td>
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<td>Architectural design plans, site plan, and photos.</td>
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<td>Brook Meerbergen</td>
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<td></td>
</tr>
<tr>
<td>Concerns (6:22)</td>
<td>Meerbergen – This is where 31 Fairgrounds would be moving to. Camp – She would be okay with the ranch moving here. The lot is pinched; it could easily be 10-feet wider. Oliver – Question voting to move the ranch when they haven’t approved the move off; she’s okay with it moving here; asked if it could be turned so the front door faces the street – lot too narrow. Coombs – It would be good if it doesn’t go lot-line to lot-line. If necessary, this is a good location. McLaughlin – No concerns. Pohl – If the lot could be less parallel, it would allow the house to be turned on the lot. Motion</td>
<td>Motion to Approve through staff with the picture window facing South Shore Road. (Oliver)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roll-call Vote</td>
<td>Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye Certificate # HDC2020-06-1131</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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### HDC2020-06-1119 Certificate #}

- **Motion**: Motion to Approve a demo/move off. (Camp)
- **Roll-call Vote**: Carried 4-1//Pohl-nay; Oliver, Camp, Coombs, and McLaughlin-aye

### HDC2020-06-1119 Certificate #}

- **Motion**: Motion to Hold for July 10th hearing. (Coombs)
- **Roll-call Vote**: Carried 4-1//Pohl-nay; Oliver, Camp, Coombs, and McLaughlin-aye

### HDC2020-06-1131 Certificate #}

- **Motion**: Motion to Approve through staff with the picture window facing South Shore Road. (Oliver)
- **Roll-call Vote**: Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye
8. Coffin Farm 06-1115 31 Fairgrounds Road Demo/ move off - garage 67-149 Brook Meerbergen
Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Dutra
Recused None
Documentation Architectural design plans, site plan, photos, and historic information.
Representing Brook Meerbergen
Public None
Concerns (6:32) Backus – Couldn’t find anything on this other than it was built in the early 1960s.
Oliver – Asked if it’s worth moving.
Meerbergen – It’s not in as good shape as the house; garage doors look to be warping; 22X32 feet.
Camp – No concerns.
Coombs – Would prefer a move but would support a move/demo.
McLaughlin – No concerns.
Motion Motion to Approve. (Camp)
Roll-call Vote Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye Certificate # HDC2020-06-1115

9. John Galihier 06-1134 34 Washing Pond Road Rev. 12-0248: re-site 31-13.3 Sophie Metz
Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Dutra
Recused None
Documentation Architectural design plans, site plan, and photos.
Representing Sophie Metz
Public None
Concerns (6:38) Metz – Presented project.
No concerns.
Motion Motion to Approve. (Oliver)
Roll-call Vote Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye Certificate # HDC2020-06-1134

10. John Galihier 06-1122 34 Washing Pond Road Rev. 12-0249: re-site 31-13.3 Sophie Metz
Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Dutra
Recused None
Documentation Architectural design plans, site plan, photos, correspondence, historical documentation, and advisory comments.
Representing Sophie Metz
Public None
Concerns (6:42) No concerns.
Motion Motion to Approve. (Oliver)
Roll-call Vote Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye Certificate # HDC2020-06-1122

11. Walter Glidden Tr 06-1098 8 Broad Street Awning 42.4.2-63 Tobias Glidden
Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Dutra
Recused None
Documentation Architectural design plans, site plan, photos, historical documentation, and advisory comments.
Representing Tobias Glidden
Public None
Concerns (6:43) Glidden – Presented project; this structure originally had an awning.
Discussion about awning color to tie with the sign.
Oliver – Would like navy blue to match the “Stubby’s” sign.
Camp – Okay with any color.
McLaughlin – Clamps for awnings are still in place and many downtown structures.
Coombs – Agrees with Ms. Oliver.
Motion Motion to Approve with the color being dark blue to match the sign. (Oliver)
Roll-call Vote Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye Certificate # HDC2020-06-1098
## 12. 78 Wauwinet, LLC

**78 Wauwinet Road**

**Garage**

**14-18**

**Emeritus**

**Voting**: Pohl, Coombs, McLaughlin, Camp, Oliver

**Alternates**: Dutra

**Recused**: None

**Documentation**: Architectural design plans, site plan, and photos.

**Representing**: Matt MacEachern, Emeritus Development

**Public**: None

### Concerns

<table>
<thead>
<tr>
<th>Time</th>
<th>Name</th>
<th>Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:50</td>
<td>MacEachern</td>
<td>Presented project; included a scale graphic on each elevation.</td>
</tr>
<tr>
<td></td>
<td>Oliver</td>
<td>West elevation faces Fargo Way; suggested separating the triple-ganged windows to better resemble a barn.</td>
</tr>
<tr>
<td></td>
<td>Camp</td>
<td>The design is beautiful; her problem is the massive scale.</td>
</tr>
<tr>
<td></td>
<td>Coombs</td>
<td>Agrees about the west elevation windows. The structure is a big rectangle.</td>
</tr>
<tr>
<td></td>
<td>McLaughlin</td>
<td>Design is fine. East elevation, gable pitch should be 7/12; cupola should be eliminated.</td>
</tr>
<tr>
<td></td>
<td>Pohl</td>
<td>Agrees about the cupola because it will be visible. West elevation dormer windows should be spaced across the dormer face or the dormer should get smaller.</td>
</tr>
</tbody>
</table>

**Motion**: Motion to Hold for revisions. (Coombs)

**Roll-call Vote**: Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye

**Certificate #**: HDC2020-06-1096

## 13. NIR

**06-1104**

**Old South Wharf**

**Railing modifications**

**42.2.4-2**

**Emeritus**

**Voting**: Pohl, Coombs, McLaughlin, Camp, Oliver

**Alternates**: Dutra

**Recused**: None

**Documentation**: Architectural design plans, site plan, photos, and advisory comments.

**Representing**: Matt MacEachern, Emeritus Development

**Public**: None

### Concerns

<table>
<thead>
<tr>
<th>Time</th>
<th>Name</th>
<th>Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:03</td>
<td>MacEachern</td>
<td>Presented project.</td>
</tr>
<tr>
<td></td>
<td>Backus</td>
<td>Came in as a like-kind; after review by the Building Inspector, decided it wasn’t appropriate as a like kind. Some staircases didn’t have vertical balusters; a lot of places have added vertical balusters.</td>
</tr>
<tr>
<td></td>
<td>Oliver</td>
<td>Suggested vertical metal cables rather than adding wood baluster to keep the simplicity. Okay with the proposed.</td>
</tr>
<tr>
<td></td>
<td>Coombs</td>
<td>Would prefer vertical than horizontal.</td>
</tr>
<tr>
<td></td>
<td>Camp</td>
<td>No concerns.</td>
</tr>
<tr>
<td></td>
<td>McLaughlin</td>
<td>Feels you don’t need the vertical boards.</td>
</tr>
<tr>
<td></td>
<td>Pohl</td>
<td>Metal cables would reflect light. We can’t take liberties with life-safety codes; this is one of those situations.</td>
</tr>
</tbody>
</table>

**Motion**: Motion to Approve as submitted. (Oliver)

**Roll-call Vote**: Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye

**Certificate #**: HDC2020-06-1104

## 14. TLJ Properties

**06-1109**

**24 Bartlett Farm Road**

**Shed**

**65-86**

**Emeritus**

**Voting**: Pohl, Coombs, McLaughlin, Camp, Oliver

**Alternates**: Dutra

**Recused**: None

**Documentation**: Architectural design plans, site plan, and photos.

**Representing**: Matt MacEachern, Emeritus Development

**Public**: None

### Concerns

<table>
<thead>
<tr>
<th>Time</th>
<th>Name</th>
<th>Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:14</td>
<td>MacEachern</td>
<td>Presented project; application should say Bartlett Farm Road; we’re changing the house color to Quaker grey trim and doors; this will match.</td>
</tr>
<tr>
<td></td>
<td>Oliver</td>
<td>She has no concerns with this but would like it to track with the house; for her it is the composition of the whole site.</td>
</tr>
<tr>
<td></td>
<td>Camp</td>
<td>No concerns. There is no fenestration on the west elevation facing the road; if there is a hedge, it would be okay due to lack of visibility.</td>
</tr>
<tr>
<td></td>
<td>Coombs</td>
<td>Currently this is its best location; if it fits in, it’s okay.</td>
</tr>
<tr>
<td></td>
<td>McLaughlin</td>
<td>Crossbucks should be on the inside of the door.</td>
</tr>
<tr>
<td></td>
<td>Pohl</td>
<td>This is not architecturally tied to the house and should be reviewed on its own merit. No concerns.</td>
</tr>
</tbody>
</table>

**Motion**: Motion to Approve through staff with two “D” windows added to the west elevation. (Camp)

**Roll-call Vote**: Carried 4-0//Oliver-abstain; Coombs, McLaughlin, Camp, and Pohl-aye

**Certificate #**: HDC2020-06-1109
15. **TLJ Properties 06-1110** 24 Bartlett Farm Road Pool 65-86 Emeritus

<table>
<thead>
<tr>
<th>Voting</th>
<th>Alternates</th>
<th>Recused</th>
<th>Documentation</th>
<th>Representing</th>
<th>Public</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pohl, Coombs, McLaughlin, Camp, Dutra</td>
<td>None</td>
<td>(Oliver stepped out)</td>
<td>Landscape design plans, site plan, and photos.</td>
<td>Matt MacEachern, Emeritus Development</td>
<td>None</td>
</tr>
</tbody>
</table>

**Concerns (7:24)**

- **MacEachern** – Presented project.
- **Pohl** – We aren’t going to approve a pool without knowing how it will be screened; it doesn’t need a fence, which would help screen it, but it’s on a corner lot.
- **Camp** – Would like to view this.

**Motion**

*Motion to View and Hold for the landscaping plan. (Camp)*

**Roll-call Vote**

Carried 5-0//Coombs, Dutra, Camp, McLaughlin, and Pohl-aye

**Certificate #**

16. **Bradley Humphries 06-1105** 10A Gray Avenue Pool/hardscape/grill area 67-178.2 Jesse Dutra

<table>
<thead>
<tr>
<th>Voting</th>
<th>Alternates</th>
<th>Recused</th>
<th>Documentation</th>
<th>Representing</th>
<th>Public</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coombs (acting chair), McLaughlin, Camp, Oliver</td>
<td>None</td>
<td>Pohl, Dutra</td>
<td>Landscape design plans, site plan, and photos.</td>
<td>Jesse Dutra, Waterscapes</td>
<td>None</td>
</tr>
</tbody>
</table>

**Concerns (7:27)**

- **Dutra** – Presented project; pool is 16X32; there is an owner’s easement along the north side.
- **Camp** – She thinks it will be okay though it looks a nice tight design.
- **McLaughlin** – No comments.
- **Oliver** – No concerns; doesn’t think it will be visible.

**Motion**

*Motion to Approve. (Camp)*

**Roll-call Vote**

Carried 4-0//Camp, Oliver, McLaughlin, and Coombs-aye

**Certificate # HDC2020-06-1105**

17. **Nancy DiGiulio 06-1181** 35 Dartmouth Street Metal roof shingles 76.4.2-304 East Coast Metal Roof

<table>
<thead>
<tr>
<th>Voting</th>
<th>Alternates</th>
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<th>Documentation</th>
<th>Representing</th>
<th>Public</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pohl, Coombs, McLaughlin, Camp, Oliver</td>
<td>Dutra</td>
<td>None</td>
<td>Architectural design plans, site plan, and photos.</td>
<td>Paul Lechiara, East Coast Metal</td>
<td>None</td>
</tr>
</tbody>
</table>

**Concerns (7:32)**

- **Lechiara** – Presented project; he can mail samples.
- **Oliver** – Looks okay in the picture but would like to see an actual sample.
- **Pohl** – Mail a sample to Ms. Flynn, who will ensure the commissioners see it. The photo looks like grey asphalt, but we need to see how it behaves in the sunlight.

**Motion**

*Motion to Hold for a roofing sample board. (Oliver)*

**Roll-call Vote**

Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye

**Certificate #**

18. **Nant Elec/Nat Grid 06-1176** 32 Bunker Road Commercial Storage Bldg 78/27 Bowditch & Dewey

<table>
<thead>
<tr>
<th>Voting</th>
<th>Alternates</th>
<th>Recused</th>
<th>Documentation</th>
<th>Representing</th>
<th>Public</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pohl, Coombs, McLaughlin, Camp, Oliver</td>
<td>Dutra</td>
<td>None</td>
<td>Architectural design plans, site plan, and photos.</td>
<td>Joshua Smith, Bowditch &amp; Dewey</td>
<td>None</td>
</tr>
</tbody>
</table>

**Concerns (7:37)**

- **Smith** – Presented project; colors to match the existing building
- **Camp** – This is a utilitarian building and not very high, though some greenery would help a lot.
- **Coombs** – Appreciates proposed color and height; could put planters along the side.
- **Oliver** – No concerns.
- **Holdgate** – The site is to store utility equipment we use. Some equipment has been moved from the site.
- **McLaughlin** – No comments.

**Motion**

*Motion to Approve. (Oliver)*

**Roll-call Vote**

Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye

**Certificate # HDC2020-06-1176**
19. Nant Elec/Nat Grid 06-1169 32 Bunker Road Hardscape/gate/driveway 78/27 Bowditch & Dewey
Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Dutra
Recused None
Documentation Landscape design plans, site plan, and photos.
Representing Joshua Smith, Bowditch & Dewey
Steve Holdgate, National Grid
Public None
Concerns (7:51) Smith – Presented project. No concerns.
Motion Motion to Approve. (Oliver)
Roll-call Vote Carried 5-0/Coombs, Camp, McLaughlin, Oliver, and Pohl-aye Certificate # HDC2020-06-1169

20. HulbertACK II, LLC 06-1188 4 Hulbert Avenue Partial demo/lift/add 42.1.4.2 Cheney Brother Building
Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Dutra
Recused None
Documentation Architectural design plans, site plan, photos, and historical documentation.
Representing Stephen Cheney, Cheney Brothers Building
Public None
Concerns (7:53) Cheney – Presented project; to clarify means and methods; circa 1896. No concerns.
Motion Motion to Approve as submitted. (Oliver)
Roll-call Vote Carried 5-0/Camp, Coombs, McLaughlin, Oliver, and Pohl-aye Certificate # HDC2020-06-1188

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Dutra
Recused None
Documentation Architectural design plans, site plan, photos.
Representing Mayra Escobar, Richmond Development
Public None
Concerns (8:00) Escobar – Putting the vent on the wall because the roof is fireproof and can’t be cut. No concerns.
Motion Motion to Approve. (Oliver)
Roll-call Vote Carried 5-0/Camp, Coombs, McLaughlin, Oliver, and Pohl-aye Certificate # HDC2020-06-1146

22. Nant Isl Land Bank 06-1153 174 Orange Street Demo/move off garage 55-64 Normand Residential
Voting Pohl, Coombs, McLaughlin, Oliver, Dutra
Alternates None
Recused (Camp short break)
Documentation Architectural design plans, site plan, photos, and historical documentation.
Representing Ben Normand, Residential Design
Public None
Concerns (8:03) Normand – Presented project; will come back with full master plan for the park; 18X22 circa 2004.
Backus – The main house is historic; this is not but if it’s demolished, we should have more than just photos.
No concerns.
Pohl – We’re okay with photos of all four elevations; besides, he’s sure there are still drawings on file.
Motion Motion to Approve as a move off/demolition. (Oliver)
Roll-call Vote Carried 5-0/Dutra, Coombs, McLaughlin, Oliver, and Pohl-aye Certificate # HDC2020-06-1153

23. Nant Isl Land Bank 06-1150 174 Orange Street Demo/move off cottage 55-64 Normand Residential
Voting Pohl, Coombs, McLaughlin, Oliver, Dutra
Alternates None
Recused (Camp short break)
Documentation Architectural design plans, site plan, photos, and historical documentation.
Representing Ben Normand, Residential Design
Public None
Concerns (8:10) Normand – Circa 2004; it’s weird shape and would be a difficult move.
No concerns.
Motion Motion to Approve as a move off/demolition. (Oliver)
Roll-call Vote Carried 5-0/McLaughlin, Coombs, Dutra, Oliver, and Pohl-aye Certificate # HDC2020-06-1150
24. Nant Isl Land Bank 06-1149 174 Orange Street Demo/move off cabana 55-64 Normand Residential
Voting Pohl, Coombs, McLaughlin, Oliver, Dutra
Alternates None
Recused (Camp short break)
Documentation Architectural design plans, site plan, photos, and historical documentation.
Representing Ben Normand, Residential Design
Public None
Concerns (8:12) Normand – Circa early 1980s; not well built.
No concerns.
Motion Motion to Approve as a move off/demolition. (Oliver)
Roll-call Vote Carried 5-0//McLaughlin, Coombs, Dutra, Oliver, and Pohl-aye Certificate # HDC2020-06-1149

25. NBGC 06-1145 69 Sparks Avenue New dwelling 55-139.2 Emeritus
Voting Pohl, Coombs, McLaughlin, Oliver, Dutra
Alternates None
Recused (Camp short break)
Documentation Architectural design plans, site plan, and photos.
Representing Matt MacEachern, Emeritus Development
Public None
Concerns (8:13) MacEachern – Presented project; natural trim with black sash.
Oliver – If the main pitch can’t change, okay; the dormer pitches should be shallower. The porch could be a broken back, which would allow the dormer windows to be larger. North elevation, dormer windows should align with those below.
Coombs – North elevation, asked if there is a railing at the landing – meets all ADA requirements as designed.
Dutra – No comments.
McLaughlin – The 2nd-floor 6-light windows should be double hung. South elevation, the front door should be something else.
Pohl – Agrees about reducing the main and dormer roof pitch and changing the front door.
Motion Motion to Hold for revisions. (Oliver)
Roll-call Vote Carried 5-0//Dutra, Coombs, McLaughlin, Oliver, and Pohl-aye Certificate #

26. George Spencer Tr 06-1144 5 Sherburne Way Demo/move off 30-38 Botticelli & Pohl
27. Nant 62 Walsh, LLC 06-1143 60 Walsh Street New dwelling 29-85.2 Botticelli & Pohl
Voting Coombs (acting chair), McLaughlin, Camp, Oliver, Dutra
Alternates None
Recused Pohl
Documentation None
Representing Ray Pohl, Botticelli & Pohl
Public None
Concerns (8:29) Pohl – Asked these be held for the next meeting.
Not open at this time.
Motion Motion to Hold Items 26 & 27 for Thursday July 2nd meeting. (Oliver)
Roll-call Vote Carried //Camp, McLaughlin, Dutra, Oliver, and Coombs-aye Certificate #

28. High Garden 06-1102 40 Jefferson Avenue Driveway/apron 30-119 Jardins International
Voting Coombs (acting chair), McLaughlin, Camp, Oliver, Dutra
Alternates Dutra
Recused None
Documentation Landscape design plans, site plan, photos, and advisory comments.
Representing Elizabeth O’Rourke, Jardins Intl
Public None
Concerns (8:32) O’Rourke – Presented project; material will be Belgium block apron and drive.
Backus – They need to go to the Department of Public Works for a curb cut approval, but they must have HDC approval first.
No concerns.
Motion Motion to Approve. (Camp)
Roll-call Vote Carried 5-0//Coombs, McLaughlin, Oliver, Camp, and Pohl-aye Certificate # HDC2020-06-1102
<table>
<thead>
<tr>
<th>Certificate #</th>
<th>37 Milk Street</th>
<th>Pool</th>
<th></th>
<th>Thornewill Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>29. Brian Edmunds 06-1177</td>
<td>06-1177</td>
<td>37 Milk Street</td>
<td>Pool</td>
<td>41-528</td>
</tr>
<tr>
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<tr>
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<tr>
<td>Concerns (8:31)</td>
<td>Not opened at this time.</td>
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<tr>
<td>Motion</td>
<td>Motion to Hold for representation. (Oliver)</td>
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<td></td>
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<tr>
<td>Roll-call Vote</td>
<td>Carried 5-0 // Camp, McLaughlin, Coombs, Oliver, and Pohl-aye</td>
<td></td>
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<table>
<thead>
<tr>
<th>Certificate #</th>
<th>1 Swayze Drive</th>
<th>Roof top solar - MH</th>
<th>66-152</th>
<th>Karen Alence</th>
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</thead>
<tbody>
<tr>
<td>30. Daniel DeCamora 06-1182</td>
<td>06-1182</td>
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<td>Roof top solar - MH</td>
<td>66-152</td>
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<td>Pohl, Coombs, McLaughlin, Camp, Oliver</td>
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<tr>
<td>Alternates</td>
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<td>Documentation</td>
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<tr>
<td>Representing</td>
<td>Karen Alence, Cotuit Solar</td>
<td></td>
<td></td>
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<tr>
<td>Public</td>
<td>None</td>
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<tr>
<td>Concerns (8:42)</td>
<td>Alence – Presented project.</td>
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<tr>
<td>Motion</td>
<td>Motion to Approve as submitted. (McLaughlin)</td>
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<tr>
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<td>Carried 5-0 // Coombs, Camp, Oliver, McLaughlin, and Pohl-aye</td>
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<th>1 Swayze Drive</th>
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<th>66-152</th>
<th>Karen Alence</th>
</tr>
</thead>
<tbody>
<tr>
<td>31. Daniel DeCamora 06-1183</td>
<td>06-1183</td>
<td>1 Swayze Drive</td>
<td>Roof top solar - garage</td>
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<tr>
<td>Voting</td>
<td>Pohl, Coombs, McLaughlin, Camp, Oliver</td>
<td></td>
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<tr>
<td>Alternates</td>
<td>Dutra</td>
<td></td>
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<tr>
<td>Recused</td>
<td>None</td>
<td></td>
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<tr>
<td>Documentation</td>
<td>Architectural design plans, site plan, manufacturer spec sheet, and photos.</td>
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<tr>
<td>Representing</td>
<td>Karen Alence, Cotuit Solar</td>
<td></td>
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<tr>
<td>Public</td>
<td>None</td>
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<tr>
<td>Concerns (8:46)</td>
<td>Alence – Presented project; garage roof will be visible from Somerset Road, but it will be solid black panels on black shingles and cover the roof.</td>
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<tr>
<td>Oliver – Would like a tree in the front yard to mitigate the view of the garage.</td>
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<td>Camp – Agrees.</td>
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<tr>
<td>Coombs – This goes against our guidelines; a tree takes 15 years to grow; screening should be more substantial.</td>
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<td>McLaughlin – No concerns.</td>
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<td>Pohl – Would like to see some heavy screening.</td>
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<tr>
<td>Motion</td>
<td>Motion to Hold for revisions to screening. (Camp)</td>
<td></td>
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<tr>
<td>Roll-call Vote</td>
<td>Carried 5-0 // Coombs, Oliver, McLaughlin, Camp, and Pohl-aye</td>
<td></td>
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<td>Certificate #</td>
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<tr>
<th>Certificate #</th>
<th>12 Lincoln Avenue</th>
<th>Rev. 73364: re-site pool</th>
<th>30-183</th>
<th>Emeritus</th>
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<tr>
<td>32. 12 Lincoln Ave NT 06-1159</td>
<td>06-1159</td>
<td>12 Lincoln Avenue</td>
<td>Rev. 73364: re-site pool</td>
<td>30-183</td>
</tr>
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<td>Voting</td>
<td>Pohl, Coombs, Camp, Oliver, Dutra</td>
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<tr>
<td>Alternates</td>
<td>None</td>
<td></td>
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<tr>
<td>Recused</td>
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<tr>
<td>Documentation</td>
<td>Landscape design plans, site plan, photos, and advisory comments.</td>
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<td>Representing</td>
<td>Matt MacEachern, Emeritus Development</td>
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<td>Public</td>
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<tr>
<td>Concerns (8:51)</td>
<td>MacEachern – Presented project.</td>
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<td>Oliver – Could move it just 10 feet instead of all the way to the setback; then it would still be behind the house.</td>
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<td>Pohl – When it was sited the other way, the pool was 100% behind the guest house; now it’s peeking out. We need to know more about the screening.</td>
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<td>Camp – Suggested putting the spa at the other end of the pool or along one of the long sides.</td>
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<tr>
<td>Motion</td>
<td>Motion to Hold for more information. (Camp)</td>
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</tr>
<tr>
<td>Roll-call Vote</td>
<td>Carried 5-0 // Coombs, Oliver, Dutra, Camp, and Pohl-aye</td>
<td></td>
<td></td>
<td>Certificate #</td>
</tr>
</tbody>
</table>
33. Chuck Lenhart 06-1161 25 Dukes Road New dwelling 41-530.2 Self
34. Ronald Winters 06-1185 6 Essex Road Commercial renovation 67-598 Mark Avery
35. Ronald Winters 06-1186 6 Essex Road Roof top solar 67-598 Mark Avery
36. Brian Harris 06-1164 50 Weweeder Avenue New dwelling 79-15 Mark Cutone Architect
37. Brian Harris 06-1165 50 Weweeder Avenue Pool-pergola 79-15 Mark Cutone Architect
38. Brian Harris 06-1163 50 Weweeder Avenue Barn 79-15 Mark Cutone Architect
39. Brian Harris 06-1162 50 Weweeder Avenue Cabana 79-15 Mark Cutone Architect
40. 3D Nom Trust 06-1174 3 Davis Lane Renew 67455: demo MH 82-71 Mark Cutone Architect
41. 3D Nom Trust 06-1175 3 Davis Lane Renew 67456: new dwelling 82-71 Mark Cutone Architect
42. 3D Nom Trust 06-1168 3 Davis Lane Renew 67457: shed 82-71 Mark Cutone Architect

Voting Pohl, Coombs, Camp, Oliver, Dutra
Alternates None
Recused None
Documentation None
Representing None
Public None
Concerns (8:58) Not opened at this time.
Motion Motion to Hold for Thursday, July 2nd meeting. (Oliver)
Roll-call Vote Carried 5-0//Camp, Coombs, Dutra, Oliver, and Pohl-aye

VIII. OTHER BUSINESS

Approve Minutes June 1, 4, & 8, 2020: Held
Review Minutes June 16, 2020

Other Business
- Next HDC Meeting: Joint with Nantucket Historic Commission Tuesday June 30, 2020 at 4:30pm
- Pohl – If anyone has anything to discuss at this meeting, have it to Ms. Flynn by 10:00 a.m. Thursday, June 25.
- Staff update on Advisory Board meetings.
- Flynn – Signs are meeting weekly; starting Monday SAB & HSAB will start meeting again.

Commission Comments None

List of additional documents used at the meeting:
1. None

Motion to Adjourn at 9:00 p.m. (Oliver) Carried 4-0// Oliver, Coombs, Dutra, and Pohl-aye

Submitted by:
Terry L. Norton