This meeting was held via remote participation using ZOOM and YouTube, pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law.
2. George Spencer Tr 06-1144  5 Sherburne Way  Demo/move off  30-38  Botticelli & Pohl
Voting  Coombs (acting chair), Oliver, Welch
Alternates  None
Recused  Pohl
Documentation  Architectural elevation plans, site plan, photos and historical information.
Representing  Lisa Botticelli, Botticelli & Pohl
Public  None
Concerns (1:33)  
- **Botticelli** – Presented project, circa 1950s; doesn’t think it is moveable because it would have to be cut up; can get photos of the interior but feels there are very few architectural attributes.
- **Oliver** – She’s okay with this; it would be great if someone took a piece though it is very encumbered in terms of the road. She is confused about the contributing label by National Historic Landmark (NHL). The Massachusetts Cultural Resource page lists this as contributing.
- **Welch** – Asked if there were staff comments. The 2012 NHL list; asked if it is on that list. He too would like to understand why its status is contributing; asks this be clarified first.
- **Coombs** – Asked who the architect was.
- **Backus** – Not within HSAB purview; circa 1950; it is a part of Wilcox family; this lot and adjacent properties were laid out by the Wilcox family; parcel to the east has a conservation restriction. The NHL list labels it as contributing; does not produce a basis for that. Don’t have the architect’s information.
- Discussion about why it might be contributing and whose responsibility it is to research that.

Motion  Motion to Hold for further information on its status with Ms. Botticelli to work with Ms. Backus. (Oliver)
Roll-call Vote  Carried 3-0//Oliver, Welch, and Coombs-aye  Certificate #

3. Nant. 62 Walsh, LLC 06-1143  60 Walsh Street  New dwelling  29-85.2  Botticelli & Pohl
Voting  Coombs (acting chair), Camp, Oliver, Welch
Alternates  None
Recused  Pohl
Documentation  Architectural elevation plans, site plan, photos, and advisory comments.
Representing  Lisa Botticelli, Botticelli & Pohl
Public  None
Concerns (1:56)  
- **HSAB comments; garage west façade odd; north elevation dormer pulled off ridge with smaller windows; west windows flanking door large.**
- **Botticelli** – Presented project, circa 1950s; doesn’t think it is moveable because it would have to be cut up; can get photos of the interior but feels there are very few architectural attributes.
- **Welch** – Agrees with HSAB regarding the north elevation dormers. West elevation garage doors would be more appropriate facing the road since they are simpler. Asked if the elevation for base elevation shown – 8.3. Typically, the demolition/move off of the existing. The details match 62 Walsh Street; the intent is for them to read as one lot. Have plexi-glass in the crossbuck railing on the rear of the house.
- **Coombs** – Asked how to move forward on this with no approval for the demolition/move off of the existing. The existing structure is circa 1979; the HDC has normally approved the removal first.
- **Oliver** – She’s fine with it though it should tie into 62 Walsh Street. Okay with approving this first.
- **Camp, Welch, Oliver** – Asked if there were staff comments. The 2012 NHL list; asked if it is on that list. He too would like to understand why its status is contributing; asks this be clarified first.
- **Coombs** – Asked who the architect was.
- **Backus** – Not within HSAB purview; circa 1950; it is a part of Wilcox family; this lot and adjacent properties were laid out by the Wilcox family; parcel to the east has a conservation restriction. The NHL list labels it as contributing; does not produce a basis for that. Don’t have the architect’s information.
- **Oliver, Welch** – Asked if there were staff comments. The 2012 NHL list; asked if it is on that list. He too would like to understand why its status is contributing; asks this be clarified first.
- **Coombs** – Asked who the architect was.
- **Backus** – Not within HSAB purview; circa 1950; it is a part of Wilcox family; this lot and adjacent properties were laid out by the Wilcox family; parcel to the east has a conservation restriction. The NHL list labels it as contributing; does not produce a basis for that. Don’t have the architect’s information.
- **Oliver, Welch** – Asked if there were staff comments. The 2012 NHL list; asked if it is on that list. He too would like to understand why its status is contributing; asks this be clarified first.

Motion  Motion to Approve through staff with the dormers pulled off the ridge and the street-facing garage doors to be simpler. (Oliver)
Roll-call Vote  Carried 4-0//Camp, Welch, Oliver, and Coombs-aye  Certificate #  HDC2020-06-1143

4. Nantucket 62 Walsh 06-1097  60 Walsh Street  Hardscaping  29-85.2  Jardins International
Voting  Coombs (acting chair), Camp, Oliver, Welch
Alternates  None
Recused  Pohl
Documentation  None
Representing  None
Public  None
Concerns (2:22)  
- **Not opened at this time.**

Motion  Motion to Hold for representation. (Welch)
Roll-call Vote  Carried 4-0//Oliver, Camp, Welch, and Coombs-aye  Certificate #
5. Chuck Lenhart 06-1161 25 Dukes Road New dwelling 41-530.2 Self

Voting Pohl, Coombs, Camp, Oliver, Welch
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Chuck Lenhart
Public None
Concerns (2:24) Lenhart – Presented project; solar panels are key and would be on the 1-story element facing Dukes Road; it is his understanding that the building code is enforcing a setback on panels from the edge of the roof to allow emergency personnel to move up and down the roof without climbing over the panels; the existing house panels came in before that building code was being enforced; he will get documentation on that. Oliver – There is a lot of extra roof around the panels; we usually try to minimize that. On the existing house, the panels go from side to side. If you shift the panels to the roof edge, you could add another set of panels thus covering the roof. Would like information on the panels themselves. The house massing is fine though a little concerned with all the triple-ganged windows on the south elevation. This should be screened in perpetuity. Welch – It would be helpful to review the new dwelling first and then the solar; normally they are separate applications. Agrees with Ms. Oliver and the assertion there be a lot of screening. South elevation is a little long. Coombs – There are 3 triple windows. East elevation the gable forward is wide enough to separate the ganged windows. Agrees about the solar panels; recently we approved solar panels right to the edge. Camp – Her only objection is the upper panels on the higher south ridge. She has no other concerns.

Motion Motion to Hold for revisions and more information. (Camp)

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

Certificate #

6. Ronald Winters 06-1185 6 Essex Road Commercial renovation 67-598 Mark Avery

Voting Pohl, Coombs, Oliver, Welch
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Mark Avery
Public None
Concerns (2:47) Avery – Presented project.
Oliver – She has no concerns. Visibility from the road is nearly nothing; it’s appropriate.
Welch – Concur.
Coombs – Agrees.

Motion Motion to Approve as submitted. (Oliver)

Roll-call Vote Carried 4-0/Coombs, Welch, Oliver, and Pohl-aye

Certificate # HDC2020-06-1185

7. Ronald Winters 06-1186 6 Essex Road Roof top solar 67-598 Mark Avery

Voting Pohl, Coombs, Oliver, Welch
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, manufacture spec sheet, and photos.
Representing Mark Avery
Public None
Concerns (2:52) Avery – Presented project.
Oliver – The profile that might be visible is the west elevation. This is a very appropriate application.
Welch – No concerns.
Coombs – No concerns.

Motion Motion to Approve as submitted. (Oliver)

Roll-call Vote Carried 4-0/Coombs, Welch, Oliver, and Pohl-aye

Certificate # HDC2020-06-1186

8. Brian Edmunds 06-1177 37 Milk Street Pool 41-528 Thornewill Design

Voting Pohl, Coombs, Oliver, Welch
Alternates None
Recused None
Documentation None
Representing None
Public None
Concerns (2:52) Not opened at this time.

Motion Motion to Hold for representation. (Oliver)

Roll-call Vote Carried 4-0/Welch, Coombs, Oliver, and Pohl-aye

Certificate #

Page 3 of 5
9. Brian Harris 06-1164 50 Weweeeder Avenue New dwelling 79-15 Mark Cutone Architect
   Voting Pohl, Coombs, Oliver, Welch
   Alternates None
   Recused None
   Documentation Architectural elevation plans, site plan, and 3D renderings.
   Representing Doug Mills, Mark Cutone Architecture
   Public None
   Concerns (2:43)

   Mills – Presented project.
   Welch – The grading and topography are an important aspect of every application; the information here shows the
   driveway at elevation 24 and rear of cabana at elevation 20; there’s at least 2 steps up to the house. He would like to know
   how the grade will work from the drive area, to the house, and to connect the pool and cabana. Requested cross sections
   of the site to indicate wherever grade is changing. It’s a 4-bay Federal with masses attached with little or no visual
   continuity. He also is not comfortable moving forward without the full information.
   Oliver – The 3D renderings aren’t the same as the drawings and we now learn the grade is changing; we need everything
   all together.
   Coombs – On the water-view side, all the windows are ganged; this house will be visible and it’s not suitable. The bump
   out needs to be deeper. Mr. Welch’s point about the grade is important.
   Pohl – We need more cohesive information including the topography. The main ridge is 29.5’; that is a concern because
   this will be visible in its entirety with all this glass and a full 2-story ridge. It’s not grounded into the landscape.

   Motion Motion to Hold for revisions and further information. (Coombs)
   Roll-call Vote Carried 4-0//Welch, Oliver, Coombs, and Pohl-aye

10. Brian Harris 06-1163 50 Weweeeder Avenue Barn 79-15 Mark Cutone Architect
    Voting Pohl, Coombs, Oliver, Welch
    Alternates None
    Recused None
    Documentation Architectural elevation plans, site plan, and photos.
    Representing Doug Mills, Mark Cutone Architecture
    Public None
    Concerns (3:12)

    Mills – Presented project
    Oliver – As a barn, this is a bit modern; it should be a regular barn. Its 25X40 at 28 feet. South and north elevation, the
    “C” window is huge; she’s concerned about being see through. Wants to view the barn and house with poles.
    Welch – The height is a concern given the topography in that area; we should look at that along with the section drawings.
    Asked that the ridge points for the poles be indicated on the plans to be submitted for HDC viewing.

    Motion Motion to View with height poles for the house and barn and hold for revisions. (Coombs)
    Roll-call Vote Carried 4-0//Welch, Oliver, Coombs, and Pohl-aye

11. Brian Harris 06-1165 50 Weweeeder Avenue Pool-pergola 79-15 Mark Cutone Architect
    Voting Pohl, Coombs, Oliver, Welch
    Alternates None
    Recused None
    Documentation None
    Representing Doug Mills, Mark Cutone Architecture
    Public None
    Concerns (3:15)

    Motion Motion to Hold the pool and cabana to track with the main house. (Oliver)
    Roll-call Vote Carried 4-0//Welch, Coombs, Oliver, and Pohl-aye

12. Brian Harris 06-1162 50 Weweeeder Avenue Cabana 79-15 Mark Cutone Architect
    Voting Pohl, Coombs, Oliver, Welch
    Alternates None
    Recused None
    Documentation None
    Representing Doug Mills, Mark Cutone Architecture
    Public None
    Concerns (3:15)

    Motion Motion to Hold the pool and cabana to track with the main house. (Oliver)
    Roll-call Vote Carried 4-0//Welch, Coombs, Oliver, and Pohl-aye

13. 3D Nom Trust 06-1174 3 Davis Lane Renew 67455: demo MH 82-71 Mark Cutone Architect
    Voting Pohl, Coombs, Oliver, Welch
    Alternates None
    Recused None
    Documentation Architectural elevation plans, site plan, and photos.
    Representing Doug Mills, Mark Cutone Architecture
    Public None
    Concerns (3:21)

    Welch – Suggested specifying that it is a move off-demolition.
    Flynn – We were told by the electric company, it couldn’t get past the Rotary; we will advertise it for a move.

    Motion Motion to Approve the renewal of the move off/demolition. (Oliver)
    Roll-call Vote Carried 4-0//Welch, Coombs, Oliver, and Pohl-aye
3D Nom Trust 06-1175 3 Davis Lane Renew 67456: new dwelling 82-71 Mark Cutone Architect

Voting Pohl, Coombs, Oliver, Welch
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Doug Mills, Mark Cutone Architecture
Public None
Concerns (3:15) Flynn – The 3 Davis Lane applications were approved but because they have new abutters, they opted to send out a new notification for the renewal. We have not received any comments from abutters.

Mills – Previous approval was February 2017-

Oliver – Confirmed the connector pieces are a different material; the vertical board is odd and should be shingled. She has no concerns with the decks.

Welch – Asked the deck depth on the view from the east elevation – 8X18. The large deck is at the front of the house; it should be proportional to the other decks.

Coombs – Agrees with Ms. Oliver about the connector being shingled. Asked the front elevation middle deck depth – 10 feet; should be pulled back to 8 feet

Motion Motion to Approve through staff with the east elevation center deck pulled back to 9 feet deep and east and west elevation connectors shingled. (Oliver)

Roll-call Vote Carried 4-0//Welch, Coombs, Oliver, and Pohl-aye Certificate # HDC2020-06-1175

15. 3D Nom Trust 06-1168 3 Davis Lane Renew 67457: shed 82-71 Mark Cutone Architect

Voting Pohl, Coombs, Oliver, Welch
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Doug Mills, Mark Cutone Architecture
Public None
Concerns (3:21) No concerns

Motion Motion to Approve. (Welch)

Roll-call Vote Carried 4-0//Oliver, Coombs, Welch, and Pohl-aye Certificate # HDC2020-06-1168

III. OTHER BUSINESS

Approve Minutes None
Review Minutes None
Other Business • Next HDC Meeting New Business Monday July 06, 2020 at 4:30pm
Commission Comments None

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

Motion to Adjourn at 3:23 p.m. (Oliver) Carried unanimously//Welch, Coombs, Oliver, and Pohl-aye

Submitted by:
Terry L. Norton

Historic Structures Advisory Board