



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, Jessie Dutra

~~ MINUTES ~~

Monday, August 10, 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 4:39 p.m. and announcements by Ms. Coombs

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner
Attending Members: Coombs, Camp, Oliver, Welch, Dutra
Absent Members: Pohl, McLaughlin
Late Arrivals: Dutra, 4:49 p.m.
Early Departures: None

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

I. PUBLIC COMMENT

None

II. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Webster David E Jr Tr 07-1306	11 South Shore Road	Wall sign	67/468	Chip Webster
Voting	Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns (4:45)	Flynn – SAC recommended approval.			
Motion	Motion to Approve per SAC recommendation. (Oliver)			
Roll-call Vote	Carried unanimously//Welch, Camp, Oliver, and Coombs-aye		Certificate #	HDC2020-07-1306

III. NEW BUSINESS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Sea La Vie LLC 07-1408	42 Dukes Road	Rev. 67176: patio chng & pool	56/249	NAG
Voting	Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Bill McGuire, Nantucket Architectural Group			
Public	None			
Concerns (4:46)	McGuire – Presented project; explained screening; the pool will have a retaining wall. Oliver – Her concern is visibility; we can add the caveat that it's screened at time of inspection. Asked about any change in grade. Suggested a gate to help screen; the retaining should be mitigated some way. Would like to view this. Welch – He agrees with Ms. Oliver. Beyond the stone of the garage foundation, there are steps up to a knoll; the rise up knoll will be replaced with a retaining wall for the pool. There is a lot of stone on that property; that type of stone hasn't been approved expansively in the past and is his main concern. He agrees with a view. Camp – She is not certain that the cedar trees will completely screen this from view. The wall at its highest is 6 feet; that's a lot.			
Motion	Motion to View with the top of the wall staked from left to right. (Welch)			
Roll-call Vote	Carried unanimously//Oliver, Camp, Welch, and Coombs-aye		Certificate #	

2.	James Soltesz	07-1402	2 Grey Lady Lane	New dwelling	66/701	Val Oliver
Voting	Coombs, Camp, Welch, Dutra					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Val Oliver, V. Oliver Design					
Public	Jim Soltesz, owner					
Concerns (4:59)	None					
	<p>Oliver – Presented project; reviewed photos of what is in the area; all structures in this subdivision are sideline to sideline.</p> <p>Welch – His only question is, are the other structures in that area also just under 30-foot tall (yes). South elevation, the little window in the rear-most dormer, asked if that is a casement (fixed). This fills the lot; asked if the other structures are that tight as well. Would like to view this with the rear porch staked at its closest point to the bike path. Notes the width of the additional land, Town property by the bike path is a plus.</p> <p>Dutra – He has no concerns.</p> <p>Camp – Her concern is that it is squeezed into the lot. The right elevation where the slope of the roof goes into the dormer looks really odd. The herringbone brick on the chimney should be simpler. If all houses are squeezed in, it will have an impact on the neighborhood. Wants to see the subdivision plan.</p> <p>Soltesz – He has been working with Don Bracken, Bracken Engineering to fit the house into the lot.</p> <p>Backus – This subdivision was vetted through the Planning Board. The applicant is lucky to have Bracken helping with the siting on the lot.</p> <p>Coombs – HDC stands by its own requirements regardless of Planning Board decisions. A view would be good; she would also like to see the site plan for the other houses in this subdivision.</p>					
Motion	Motion to View with a stake at the back-porch corner facing Bartlett Road and hold for additional information. (Welch)					
Roll-call Vote	Carried 4-0//Camp, Dutra, Welch, and Coombs-aye				Certificate #	
3.	Ginger Laytham	07-1406	18 McKinley Avenue	Rebuild existing deck	73.3.2/46	Val Oliver
Voting	Coombs, Camp, Welch, Dutra					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.					
Representing	Val Oliver, V. Oliver Design					
Public	None					
Concerns (5:18)	<p>Oliver – Presented project; moved to Nantucket from Vermont; doesn't think the public will see this.</p> <p>Backus – Read SAB comments. National Historic Landmark (NHL) data lists this circa 1988 – probably when it was moved to Nantucket; the existing railing detail is very unique.</p> <p>Camp – She knows the history of this house. She supports this application; you can't see the deck from the street.</p> <p>Dutra – He loves the ornate railing but given how much will be visible, he has no concerns.</p> <p>Welch – The existing rail is top heavy in his opinion; the proportions of those vertical panels feels tall; what is proposed is an improvement</p>					
Motion	Motion to Approve as submitted. (Dutra)					
Roll-call Vote	Carried 4-0//Camp, Dutra, Welch, and Coombs-aye				Certificate #	HDC2020-07-1406
4.	Pete Hadley	07-1418	34 Dukes Road	Rev. 72068: fenst and massing	56/187	Emeritus
Voting	Coombs, Camp, Oliver, Welch, Dutra					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Matt MacEachern, Emeritus Development					
Public	None					
Concerns (5:24)	<p>MacEachern – Presented project.</p> <p>Camp – The changes are for the best. If this goes for revisions, the west elevation chimney looks a little squat.</p> <p>Dutra – No concerns.</p> <p>Oliver – West elevation, would like to see some windows and doors on the 2nd-floor deck separated; the windows in the dormer might be visible.</p> <p>Welch – Agrees with what's been said.</p>					
Motion	Motion to Approve through staff with the west elevation window left of the door on the 2nd-floir eliminated and the chimney extended 18 inches. (Welch)					
Roll-call Vote	Carried unanimously//Camp, Dutra, Oliver, Welch, and Coombs-aye				Certificate #	HDC2020-07-1418

5.	John Confalone R.T. 07-1400	30 Cliff Road	Lift house + add foundation	42.4.4/36	Val Oliver
Voting	Coombs, Camp, Welch, Dutra				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Val Oliver, V. Oliver Design				
Public	Jane Quirk, owner				
Concerns (5:33)	<p>Oliver – Presented project; there are places where the house is in the dirt.</p> <p>Backus – Read HSAB comments.</p> <p>Quirk – We would parget the foundation and ground plantings will go back all around the house.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 4-0//Welch, Dutra, Camp, and Coombs-aye			Certificate #	HDC2020-07-1400

IV. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Doug Raymond 07-1324	5 Cornish Street	Addition	42.4.1/95	SMRD
Voting	Coombs, Oliver, Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Steve Roethke, Steve M. Roethke Design				
Public	None				
Concerns (5:37)	<p>Backus – At the last hearing, there was a request about the age; NHL data indicates it 1933 with a 1973 question mark; reviewed history which supports the construction date of 1972. As staff, she’s fine with the revisions; regarding the lattice on the porch, that needs to wrap around inside the baluster railing. Read HSAB comments.</p> <p>Roethke – Reviewed changes made per previous concerns.</p> <p>Welch – Front elevation, suggested the change-over to double hung would be consistent with the period and it doesn’t diminish or take away from it. Elevation showing the lattice regarding a railing on the outside, suggested two panels bifurcated by a rail at the front.</p> <p>Oliver – Agrees with Mr. Welch.</p> <p>Dutra – Also agrees.</p>				
Motion	Motion to Approve through staff with west elevation lattice panels to include a rail member as at the front. (Welch)				
Roll-call Vote	Carried unanimously//Dutra, Oliver, Welch, and Coombs-aye			Certificate #	HDC2020-07-1324
2.	Woodie Stevenson 07-1333	75 North Liberty Street	Front porch railing	41/140	Val Oliver
Voting	Coombs, Camp, Welch, Dutra				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (5:46)	<p>Oliver – She submitted two options for simplification.</p> <p>Backus – Read HSAB comments. She recommends the same solution as HSAB: traditional crossbuck, two per section.</p> <p>Dutra – He’s having a hard time visualizing HSAB’s suggestion; he’d like to see that.</p> <p>Camp – She’s okay with any of the options. She strongly feels it should be painted to maintain its ornamentation. Right now, Option B has the crossbucks aligned with the windows.</p> <p>Welch – Agrees it should be painted to match existing. The only problem with two crossbucks per section is an interim post will have to be introduced into each section and he’s concerned it will look out of place.</p>				
Motion	Motion to Approve Option B through staff with crossbucks centered on the windows and painted. (Camp)				
Roll-call Vote	Carried 4-0//Welch, Dutra, Camp, and Coombs-aye			Certificate #	HDC2020-07-1333

3. Kamadif, LLC	07-1310	32 Dukes Road	Patio/ret wall 30” high	56/188	Atlantic Landscaping
Voting	Coombs, Oliver, Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:54)	Not opened at this time.				
Motion	Motion to Hold for representation. (Welch)				
Roll-call Vote	Carried unanimously// Dutra, Oliver, Welch, and Coombs-aye			Certificate #	
4. Eliza & David Silva	07-1303	16 Helen’s Drive	New Dwelling	66/53	Self
Voting	Coombs, Camp, Oliver Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Eliza Silva, co-owner David Silva, co-owner				
Public	None				
Concerns (5:55)	<p>E.Silva – Reviewed changes made per previous concerns; aerial photos show vegetation around the house.</p> <p>D.Silva – This was held for a view.</p> <p>Oliver – No concerns if not visible.</p> <p>Welch – The changes help the proportions. No concerns.</p> <p>Dutra – No concerns.</p> <p>Camp – Her concern is the 30-feet height; would like that brought down but it’s apparently not visible. The approval should have the caveat that vegetation remains.</p>				
Motion	Motion to Approve as submitted and the vegetation to be maintained in perpetuity. (Dutra)				
Roll-call Vote	Carried unanimously//Oliver, Welch, Camp, Dutra, and Coombs-aye			Certificate #	HDC2020-07-1303
5. Brian Harris	06-1164	50 Weweeder Avenue	New Dwelling	79/15	M. Cutone Architecture
Voting	Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	None				
Concerns (6:00)	<p>Cutone – Reviewed changes made per previous concerns.</p> <p>Oliver – Appreciates the changes. Suggested the front door be four panel to go with the 2-over-2 windows. The enclosure boards on the shower should be vertical.</p> <p>Welch – The simplification is a big benefit. Northwest elevation, the small gable right is out of proportion; from the side, the right-most gable isn’t shown; suggested continuing the right shallow connector roof plane to extend through the gable to the main mass.</p> <p>Coombs – Agrees with what’s been said.</p>				
Motion	Motion to Approve through staff with making the shower enclosure boards vertical, the front door to be a four panel, and to carry the interim roof connecting the right mass to the main mass and eliminated the secondary mass roof system. (Oliver)				
Roll-call Vote	Carried unanimously//Welch, Oliver, and Coombs-aye			Certificate #	HDC2020-06-1164
6. Brian Harris	06-1163	50 Weweeder Avenue	Barn	79/15	M. Cutone Architecture
Voting	Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Mark Cutone, Mark Cutone Architecture				
Public	None				
Concerns (6:13)	<p>Cutone – Reviewed the project; took 23” out of the height.</p> <p>Oliver – Appreciates the changes. South elevation gable window should match the other windows.</p> <p>Welch – Agrees with Ms. Oliver.</p>				
Motion	Motion to Approve through staff with the south- and north-elevation 2nd-floor windows to be a 4-light configuration. (Oliver)				
Roll-call Vote	Carried //Welch, Oliver, and Coombs-aye			Certificate #	HDC2020-06-1163

7. Brian Harris 06-1162	50 Weweeder Avenue	Cabana	79/15	M. Cutone Architecture
Voting	Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (6:21)	<p>Cutone – Presented the project; dropped the pitch to match the house and thus reduce the height.</p> <p>Oliver – Likes the new arrangement; however, the siding should be all shingle, not mixed material; simple is better. Suggested the pool turn 90 degrees.</p> <p>Welch – He'd be okay if the siding were all vertical board; agrees simpler is better. The retainage will be at the pool with the step down to the left. No other concerns.</p>			
Motion	Motion to Approve through staff with the horizontal board to be vertical. (Welch)			
Roll-call Vote	Carried unanimously//Oliver, Welch, and Coombs-aye		Certificate #	HDC2020-06-1162

8. Richard Chesley 02-0732	32 West Chester Street	New Dwelling	42.4.3/31	BPC
Voting	Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Joe Paul, BPC			
Public	None			
Concerns (6:27)	<p>Paul – Reviewed changes made per previous concerns; feels some HSAB comments were left over from their last hearing.</p> <p>Backus – Read HSAB comments; they felt the concerns regarding the retaining walls and massing weren't addressed. This is visible across the Lily Pond. The 2nd-floor balcony should not have both balusters and crossbucks.</p> <p>Welch – East elevation, this has a “squat” presentation; suggested a 9/12 pitch and corner boards on the main mass. North elevation, the eave height between the main and secondary masses would diverge with the change with the main-mass pitch; that would address his concerns about lack of change between the main and secondary masses. He's no longer concerned about the retainage as he was initially.</p> <p>Oliver – Agrees that the front door be a 2-panel with 6 lights. Agrees about adding corner boards on the front mass and rear. Her main concern is visibility of the west and south elevations; there is a lot of fenestration on the south. The railing should be simple: all balusters or shingled. South elevation needs some sort of mitigation because it will be visible across the pond; the French doors should be more traditional with kick panels. The massing is fine.</p>			
Motion	Motion to Hold for minor revisions. (Welch)			
Roll-call Vote	Carried unanimously//Oliver, Welch, and Coombs-aye		Certificate #	

9. Thompson 07-1292	73 Baxter Road	Garage	49/27	Emeritus
Voting	Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (6:44)	<p>MacEachern – Reviewed changes made per previous concerns.</p> <p>Camp – This is getting better. Her concern is what faces Baxter Road; feels the gable is forced and should come down as a shed roof with a broke back; suggested attaching to the house with a traditional breezeway.</p> <p>Oliver – She likes Ms. Camps idea of an open breezeway. This is a good direction.</p> <p>Welch – The concept of the connector would help the overhangs, which otherwise look out of proportion. Don't overpower the dormer: smaller windows work in keeping this subsidiary. Likes the gable forward to maintain the street view of the existing garage silhouette.</p> <p>Coombs – She'd like to see the garage reused; it's part of the history of the house. Likes Ms. Camp's idea of attaching it and getting rid of the doors.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried unanimously//Oliver, Welch, Camp, and Coombs-aye		Certificate #	

10. Reyelt N.T. 07-1361	38 Derrymore Road	New dwelling	30/72	Sophie Metz
Voting	Coombs, Camp, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Sophie Metz			
Public	None			
Concerns (6:57)	<p>Metz – Presented project; this is a nod to the house kitty-corner on Cliff Road.</p> <p>Welch – No concerns. The house across the street and the house on Cliff Road are quite large. East elevation, the left wing could be smaller, but this is a very large lot and the additions are stepped back.</p> <p>Camp – A lot of the additive massing is set back from the front massing; it sits well on the site. She’s okay with this.</p> <p>Oliver – It’s a beautiful house; she just wonders if it’s large for the neighborhood. She looked at Google Maps. It’s wide for the lot.</p> <p>Dutra – It is a lovely design and it is big, but it is well scaled to the lot. No concerns.</p> <p>Coombs – This is just down from Linda Williams’ family house on Cliff Road.</p>			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 3-2//Oliver and Coombs-nay; Dutra, Welch, Camp-aye		Certificate #	HDC2020-07-1361

11. Mark Burlington Trust 07-1360	15 Beach Street	Move off to 9 Beach Street	73.1.3/26	Topham Design
Voting	Coombs, Camp, Welch, Dutra			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (7:09)	<p>Topham – Reviewed the project; waiting on a septic design and can’t start defining the future dwelling until he has that. We have nothing to do with 10 or 11 Beach Street. He’d prefer not to track so that he can get on Toscana’s move list.</p> <p>Backus – Read SAB comments; no one knows what will replace this and it should track for what will replace it. Circa 2009; the 1930s bungalow as shown in the survey is incorrect.</p> <p>Welch – Okay with the relocation but also okay with this tracking the proposed new structure. This is not a historic structure and is appropriate in the proposed location.</p> <p>Camp – She would also like it to track. She wants to go out there and look at this again.</p>			
Motion	Motion to View. (Welch)			
Roll-call Vote	Carried 4-0//Camp, Welch, Dutra, and Coombs-aye		Certificate #	

12. Roberta Brown 07-1359	9 Beach Street	Move on from 15 Beach St	73.1.3/24	Topham Design
Voting	Coombs, Camp, Welch, Dutra			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (7:09)	<p>Topham – Reviewed the project. Provided a photoshop rendering of what it would look like; the main house will remain.</p> <p>Backus – Read SAB comments: want to see it in relation to everything happening in Codfish Park. The photoshop image really helped SAB.</p> <p>Welch – Would have no concerns with it being here.</p> <p>Camp – She’s having a hard time visualizing what will happen.</p>			
Motion	Motion to View. (Camp)			
Roll-call Vote	Carried 4-0//Camp, Welch, Dutra, and Coombs-aye		Certificate #	

13. Martha Morris	06-1233	9 Dennis Drive	Roof top solar	67/366	ACK Smart
Voting	Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, manufacturer spec sheet, and <i>Building with Nantucket in Mind</i> (BWNIM)				
Representing	Tim Carruthers, ACK Smart				
Public	Senthil Balasubramanian; CEO of Sistine Solar				
Concerns (7:27)	None				
	<p>Carruthers – This was held to view a panel with the skin, but we felt one panel with the skin would not show the technology to its best. Proposed that the board approve this as a pilot case for the panels with the skin; then the Commission could view it. Feels this would be a good pilot due to its location in the cul de sac. We will look for a project that is less visible as a pilot. We are taking the long-term view and want to do what’s right for the Island.</p> <p>Balasubramanian – Reviewed information on SolarSkin technology and photos in real-life situations. Can do any color of shingles Addressed durability of SolarSkin; it is feasible to replace a failing skin with new skin. The skins are made to go on the face of the panels; we don’t cover the gaps between planes for durability purposes; also, the cost becomes prohibitive for a residence. He can send videos showing the full real-life effect.</p> <p>Welch – Appreciates the perseverance. The concept of a sample was reasonable, legitimate and necessary; it might not show the product in the best light but would help us to make an informed decision. This is on the front of a primary structure in a highly visible location, which contradicts our guidelines. Another element is that prior to approval of a new type of material, which is intended to screen an otherwise unapprovable element, suggests we consult Town Counsel to determine how a pilot project would be addressed if, in this instance, the film were not successful and the panels were then exposed; or, the film failed and had to be remediated. If it is successful, he would be a huge supporter of the skins in certain locations. Given questions about how it would be remedied should it fail, suggested that an oblique roof would be a better location for a pilot. He has to oppose this. One hurdle to overcome is the band around each panel that film will not cover; asked if the overlay could read as one solid panel to eliminate the black line bevel. The visibility of our roofs is a primary aspect of what we see, listed in BWNIM as an important element in of itself. Asked the useful lifecycle of the panels (25 years). Seeing it in real life might make a difference; if it does, this could be the “silver bullet.”</p> <p>Oliver – Agrees with Mr. Welch. We did a pilot with Dow solar shingles; Dow gave us a presentation and we did a test case on Dukes Road; everyone concurs that it did not look at all how it was presented. We really do need a sample to move toward or away from this as a solution.</p> <p>Camp – Agrees; if we are going to do a pilot, it shouldn’t be on the front. She’s not willing to risk putting this on the front. If it works, it would be great. She would prefer a pilot project where it isn’t visible.</p> <p>Coombs – Our guidelines do not allow solar on the front of the building. Once this is up, it will lead to similar applications. Agrees with what’s been said. Suggested finding another location for a pilot where it isn’t visible. Our charge is to protect Nantucket the best we can. Suggest a withdrawal without prejudice.</p>				
Motion	No motion.				
Roll-call Vote	N/A			Certificate #	

14. Ian MacKenzie	07-1293	4 Howard Court	Hardscape: walls, fence, drwy	42.3.4/36	David Bartsch
Voting	Coombs, Camp, Oliver, Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	David Bartsch				
Public	None				
Concerns (7:58)	<p>Oliver – She viewed this and has no concerns. Consensus.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried unanimously//Camp, Dutra, Welch, Oliver, and Coombs-aye			Certificate #	HDC2020-07-1293

15. Maryanne & Dale Waine **07-1410** 11 Bishops Rise Pool 40/31.1 Self
 Voting Coombs (acting chair), Camp, Welch
 Alternates None
 Recused Oliver
 Documentation Landscape design plans, site plan, and photos.
 Representing Val Oliver, V. Oliver Design
 Public None
 Concerns (7:59) **Oliver** – This was held for a view with flags.
Welch – He had asked for a view because of concern about visibility of the infinity edge from Greenleaf; subject to two conditions he’s okay: outside edge of infinity edge have vegetative screening from the neighbor and applicant to show on the plan a dimension line on the outside edge of infinity edge and a dimension to the left.
Camp – She agrees with Mr. Welch.
 Motion **Motion to Approve through staff with a plan showing the dimension line of the width of the pool and distance from the pool to existing structure and vegetative screen between the pool and the neighboring structure. (Welch)**
 Roll-call Vote Carried 3-0//Camp, Welch, and Coombs-aye Certificate # **HDC2020-07-1410**

V. OTHER BUSINESS	
Approve Minutes	None
Review Minutes	July 21 & 28, and August 3, 2020
Other Business	<ul style="list-style-type: none"> • No Old Business meeting scheduled for 08/13/2020 • Next HDC New Business meeting is Tuesday, August 18, 2020 at 4:30pm • Discussion of Certified Local Government (CLG) and possible vote: no discussion. • HDC review of revisions to HDC Background Summary to finalize for web page including vote: no discussion. • Discussion of adding Tuckernuck to MAB: no discussion.
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Motion to Adjourned at 8:05 p.m. (Camp)

Carried unanimously//Oliver, Welch, Dutra, Camp, and Coombs-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board
Sconset Advisory Board
Sign Advisory Committee