



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Raymond Pohl (Chair), Stephen Welch (Vice-chair), Diane Coombs, Abigail Camp, Vallorie Oliver  
**Associate Commissioners:** Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

**Tuesday August 23, 2022**

*Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM.*

Called to order at 4:02 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker

Attending Members: Pohl, Welch, Coombs, Camp, Oliver, Dutra, Thornewill

Absent Members: None

Late Arrivals: Dutra, 4:55 pm

Early Departures: None

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Coombs)**

Vote Carried unanimously

## I. COMMISSION COMMENTS

1. None

## II. DISCUSSION

1. Discussion of recent disbandment of HDC advisory boards

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Dutra, Thornewill

Other speakers Bruce Mandel, 10 Midland Avenue  
Hillary Rayport, 89 Main Street  
Anne Dewez, 5 Mill Street  
Virginia Andrews, 1 Stone Alley  
Chris Young, 12 Seikinnow Place

Concerns (4:04) **Pohl** – This is the first time since the news was handed down that this board is able to discuss this in a public forum; he would prefer discussion be among the board members first; he will then open up for public comments. Reviewed ground rules for the discussion: no comment regarding Town Counsel’s written opinion, wants to leave off any discussion about who authorized Town Counsel, no discussion of HDC being under PLUS, and no *ad hominem* references, insinuations, or attacks against anyone.

**Oliver** – She listened to Nantucket Planning and Economic Development Committee (NP&EDC) meeting; she was pleased by HDC’s public support. It seems the advisory boards can be resurrected with different parameters. Advisory boards play an important role in our process; there are things that could be done to narrow their focus.

**Camp** – If the purpose of this disbandment was to move things along, it won’t work. The purpose of HDC is to maintain Nantucket’s architectural integrity and the advisory boards give insight into the neighborhoods. She’s concerned that a sweeping statement from the “powers that be” could portend a whittling down of HDC’s authority.

**Coombs** – She was appalled by the cancellation and the feeling that the boards told us what to do; they do not. They advise us, particularly the SAC. We do not have the time to study every project in our agenda to the degree each board can for its those within their purview. She believes the advisory boards must be reinstated, and the points of contention addressed. Each Town regulatory board is supposed to be free and clear of interference.

**Welch** – Understands and appreciates the issues at hand. Being in the middle, you’re often perceived as wrong from both sides—more so when your focused on process. Intent and spirit of my comments are process-related. Understands at this point that we don’t have authority to reconstitute these boards; as such, we rely on the Select Board under Town Charter. Presumes Select Board will need to advertise and review applicants and make determinations for the positions as any committee appointment they make. If that’s the case, it’s going to be incumbent upon the HDC to articulate clearer charters and criteria for the advisory boards to avoid continued issues. Notes that SAC has written regulations and guides, though they too should be reviewed. Floating this as simply a matter of institutionalizing their mandate and process, which without, as new folks come in and time goes, we’ll find we are once again floundering. Notes that the Select Board may reconstitute some or all the groups while sidestepping their established protocols; hard for him to comment on a recommendation on how to proceed without a better idea of how SB will respond. Notes that if it’s a prolonged vs. instant process, there is some time to develop a clear mandate and advisements for the operation of each workgroup; important regardless, but we’ll have an idea of timeline. As others have suggested, feels it’s fair for these groups to meet individually so that there is still a helpful service being provided to the HDC—suggests that if so,

each group appoint a spokesperson who'll also be the point-of-contact with staff, the latter to help ensure staff is not responding to repetitive requests at the expense of HDC-required work.

Does not intend to use a broad brush but has to note that here at HDC meetings there have been reports of *ad hominem* attacks and going off topic and talking about elements that aren't architectural at some advisory meetings. One charge of the advisory boards is to advise the HDC; however, we've heard that rather than gathering information and advising HDC, they are advising the applicants—there is a fine line where this intrudes into the HDC's regulatory role. It's not unreasonable that over a period of time, missions morph organically; that's why a written charter is important, as is operating criteria—people who come through the door should be able to understand the process and know what the goal posts are, if they get it through the goal posts, they should be forwarded to the HDC. Not suggesting this is not always happening, but it seems to be an important operating principle moving forward. Suggested that we have Billy Saad, who is oriented toward the signs, review time-critical applications with the assistance of one of the former SAC members.

**Thornewill** – She thinks the different advisories are a valuable resource to HDC; they come up with important historic information and facts regarding their areas of expertise. In terms of SAC, they are able to focus on just signs and they do a quality job. As Nantucket ages and evolves, we need to focus more and more on our historic resources.

**Pohl** – He feels the same; accepting Town Counsel is correct that HDC in our current enabling act is not allowed to appoint these boards, he sees there is a 2-fold path forward. In the long run, for HDC to legally appoint the boards, we need to change our enabling legislation. In the short-term, we need a stop-gap plan to help us get through our back-logged agenda; Mr. Welch's suggestion would help maintain some continuity. Any of the members of these boards can speak as members of the public at our meetings. He wants to be able to draft a memo and get it to people with ideas of how to move forward and get the assistance we need.

Opened to public comments at 4:36 pm.

**Mandel** – He was on the MAB. When word came out MAB would be dissolved, we had a gathering of neighbors with applications before the HDC. Based upon Matt Fee's comments at NP&EDC that he felt their work should continue at least on a basis that allowed communities to have input, Madaket residents have started this. While working on this, asked how neighborhood input would be received and considered and would it carry any merit with the HDC. We're concerned the dissolution of the advisory boards takes the community's voice away.

**Pohl** – That's the difference between long-term and short-term solutions. Short term we would have members speaking informally to render opinions just as any member of the public.

**Rayport** – Currently HDC looks to advisory boards for important information without which more staff would be required. She observed that HDC doesn't want to challenge Town Counsel; however, the fact is that HDC operated these boards under prior Town Counsel for decades and no one complained. Please don't give up the right that is in your enabling legislation to set your own rules, own procedures, own regulations, and own rules for conducting public hearings; Nantucket needs you to be independent, to be a tub sitting on its own bottom, and to have the resources to execute what you are entrusted to execute. HDC has decided they want advice from knowledgeable people in the community. She is hesitant to see HDC allow Select Board appoint members to the Board; HDC wants people with specific technical skills and neighborhood knowledge. HDC knows what it needs; feels HDC should control who is appointed to its advisory boards. Suggested a Friends group such as Nantucket Historic Committee used.

**Dewez** – She asked at the NP&EDC meeting why they are trying to fix something that isn't broken. Nantucket is a big community and can't operate without a committed board and a deep group of volunteers. HDC can't do its job without input from the community. It's unacceptable that HDC is being "kneecapped." She supports Mr. Fee's suggestion that we just get on with it.

**Pohl** – There is a perception going around about the idea we delegate things to other people; the boards we're talking about are "advisory" boards and they don't make decisions for us. All decisions come from this desk. In the legal opinion, it says HDC has no right to delegate authority.

**Andrews** – It's vital that HDC get information from communities on applications; that's what the advisory boards were doing.

**Oliver** – It isn't crazy to ask, "Why?" There has been no answer to why the disbandment happened overnight and in 3 sentences.

**Welch** – In response to a public comment, stated a good point is a good point; you bring it to us, and we'll take it at face value. If individuals are going to constitute a group, pick a speaker to interact with staff and the HDC.

**Young** – Rather than speaking, we drafted a letter that was sent to PLUS and the Town Manager's office; he hopes HDC members have a chance to read it. The information discussion idea is intriguing; however, SAC always found the back-and-forth that takes place with applicants valuable.

RECAP

**Pohl** – He'd like each HDC member to write down sentiments, concerns, and goals for reconstitution of the advisory boards in some legal form and get that to him. He can draft something up and disseminate it back out for refining; that can then go to the Select Board.

**Dutra** – He wants to know why the Select Board disbanded the advisory boards in the first place.

**Pohl** – They were not legally constituted. He doesn't want to get into their 30-year existence during which there were no issues.

**Rayport** – Suggested finding out how other state HDCs handle advisory groups. It surprised her that Mr. Vorce sought the opinion but didn't talk to HDC about the perceived problem.

**Backus** – She has someone she can talk to about this.

**Welch** – Suggested we determine whether or not we want to encourage the former groups to follow meeting on their own, and if so, that we encourage they have a point-person to get information and provide comments. Also, we request of the Select Board that we get on their schedule to discuss reconstitutions. Lastly, we write down our concerns and goals; whether we like it or not, this is kind of an opportunity to refine our advisory boards; we can have a discussion and try and hash it out at a Thursday Special Meeting. So, three steps: one immediate, one stop gap, one to help us determine a long-term plan. For longer term, if SB will appoint advisory membership, suggests we establish a member-selection criteria that they adhere to.

**Oliver** – Confirmed that when there is an empty board seat, a candidate fills out an application and the Select Board appoints them. Asked if the forms candidates fill out belong to the HDC.

**Camp** – Asked if on Thursday, we could discuss our lists of concerns.

**Backus** – This topic is already on Thursday’s agenda. If anyone wishes to provide comments on applications, that can still be done.

**Welch** – He would make a motion that HDC voice whether we want former advisory groups to publicly gather utilizing a point person and give us feedback at public meetings; next we request Select Board determine which groups they would reconstitute and that be done based upon criteria we provide; and we provide information from HDC members which will inform the criteria set by the Select Board. We have a little bit of time to collect that criteria.

**Pohl** – We don’t need a motion at this time.

Motion **Continued to Tuesday, August 30<sup>th</sup>.**  
 Vote N/A

2. Discussion to request Select Board to formally reconstitute SAC under Town Charter provisions.

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Dutra, Thornewill

Other speakers None

Concerns (5:22) **Backus** – Mr. Vorce indicated members would be appointed based upon HDC input. She will forward that email to members.

Motion **Motion to request Select Board reconstitute advisory boards based upon their process subject to criteria provided by the HDC. (Welch)**

Vote Carried unanimously

3. Approval of Commissioner Letter of Gratitude.

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Dutra, Thornewill

Other speakers None

Concerns (5:23) **Pohl** – Mr. Saad drafted a letter for all members thanking them for their service and that we are engaged in efforts to reconstitute the groups. We want to approve this letter.

Motion **Motion to Approve the letter of gratitude for dissemination. (Coombs)**

Vote Carried unanimously

4. HDC Workgroup Application & Mission **\*\*\*not anticipated by the chair within 48 hours\*\*\***

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Dutra, Thornewill

Other speakers None

Concerns (5:25) **Welch** – Introduced the “Resiliently Integrating Sustainable Energy (RISE) Workgroup” interest form. Read the charter for the workgroup. This would bring the workgroup into an operations and management model. The workgroup is to assess and recommend guidelines that promote integration of sustainable energy in a manner that furthers the HDC mission. Through its Organizational Focus Committee, the HDC undertakes this review of its mission to its guidelines to promote responsible sustainable energy installations that do not negatively affect the island as a historical, and historic tourism, resource. This is developed based upon the existing sustainable energy guidelines and the HDC mission and the motion at ATM to develop a workgroup determined by the HDC, to establish the workgroup’s charter. OFC asks for your approval an adoption of the form; after receiving interest forms OFC will follow up with a recommendation.

**Camp** – Solar is controversial when it comes to older buildings and incorporating it into downtown. Asked if this group would change our vote on something like that.

**Pohl** – This is for people, who aren’t on the HDC, but are interested in being on a workgroup for sustainable energy. It needs to be formally adopted.

Motion **Motion to Accept the interest form. (Camp)**

Vote Carried unanimously

**III. PUBLIC COMMENT**

None

**IV. SIGN**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Kenneth A Gullicksen <b>08-6827</b>	31 Easy Street	Projecting sign as built	42.4.2/16	K Gullicksen
2. Kenneth A Gullicksen <b>08-6829</b>	31 Easy Street	Projecting sign	42.4.2/16	K Gullicksen

Voting Pohl, Welch, Coombs, Camp, Oliver  
 Alternates Dutra, Thornewill  
 Recused None  
 Documentation Sign design plans, site plan, and photos, photos, and advisory comments.  
 Representing  
 Sign Advisory Christopher Young, Kevin Kuester  
 Concerns **Saad** – There are 2 existing brackets in place since 1997. The lettering would be applied to PVC, which isn't allowed. He can't find approval for a sign they are trying to replicate. The colors could be streamlined. Recommend that the sign be wood with painted lettering and the lobster to match the background color and do a gold-leaf board. Both signs are already in place.  
**Backus** – There was an application to demolish this building, but it was withdrawn.  
**Coombs** – Agrees with Mr. Saad.  
**Oliver** – Also agrees with Mr. Saad's recommendation.  
**Camp** – She's okay with the lobster but the background takes away; it should be darker.  
**Welch** – Agrees with Mr. Saad; the white border should be eliminated. Agrees the background should be darker. Too many colors.  
**Pohl** – Agrees with Mr. Saad. Suggested they run it past a former SAC member.  
 Motion **Motion to Hold for revisions and for the signs to be removed until approved. (Oliver)**  
 Vote Carried unanimously Certificate #

**V. CONSENTS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Guy Wisniski <b>08-6915</b>	13 Arkansas Avenue	Roof replacement	59.4/158	NAG
2. Kerry Propper <b>08-6896</b>	9 Hawks Circle	Trim Color change	74/37.1	Lowell Shay
3. Kerry Propper <b>08-6895</b>	9 Hawks Circle	Trim Color change	74/37.1	Lowell Shay
4. Kerry Propper <b>08-6897</b>	9 Hawks Circle	Trim Color change	74/37.1	Lowell Shay
5. Kerry Propper <b>08-6898</b>	9 Hawks Circle	Trim Color change	74/37.1	Lowell Shay
6. Chris Frenhenhiff <b>08-6805</b>	4 Middle Tawpawshaw	Fenestration, deck & porch	53/50	Normand Residential
7. OkayOkay Café, LLC <b>08-6775</b>	15 Washington Street	Rev.: fenestration	42.3.1/99	BPC
8. John R Doble Trustee <b>08-6891</b>	19 Low beach Road	Driveway, patio & gate	74/83	Miroslava Ahern
9. 55 Eel Pt Holdings, LLC <b>08-6806</b>	55 Eel Point Road.	Add ext stairs rev 04-6096	32/47	Botticelli + Pohl
10. Brian & Lori Ryder <b>08-6906</b>	3.5 Mary Ann Drive	Rev. 03-5976: egress stair	68/988	Botticelli + Pohl
11. Jean Allen <b>08-6908</b>	13 Hooper Farm Road	Alteration, roof replace	55/224	V. Oliver Design
12. Ole Lokensgard <b>08-6907</b>	3 Derrymore Road	Rev. 10-4975: shed	41/134	Ole Lokensgard
13. Hugh Robbins <b>08-6909</b>	2 Starbuck Road	New shed	59.3/65	Hugh Robbins

Voting Welch (acting chair), Coombs, Camp, Dutra, Thornewill  
 Alternates None  
 Recused Pohl, Oliver  
 Documentation None  
 Representing None  
 Public None  
 Concerns None  
 Motion **Motion to Approve. (Coombs)**  
 Vote Carried unanimously Certificate # **HDC2022-(as noted)**

**VI. CONSENTS WITH CONDITIONS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Robert Bowman <b>08-6911</b>	14 Starbuck Road	MH roof solar array	60/114	Ack Smart
• Pulled for a view.				
2. Robert Bowman <b>08-6912</b>	14 Starbuck Road	Shed roof solar array	60/114	Ack Smart
• Pulled for a view.				
3. Richard & Janine Hoff <b>08-6847</b>	26 Quidnet Road	MH solar roof array	21/35	Ack Smart
• Pulled for a view.				
4. Jeremy Trottier <b>08-6847</b>	4 Windsor Road	Add spa	49/193	Nantucket Spa
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.				
5. Michael Sweeny <b>08-6832</b>	11 Longwood Drive	Pool, pergola & hardscape	71/54	Ben Champoux
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.				

6. Michael Sweeny **08-6390** 11 Longwood Drive New spa 71/54 Ben Champoux  
 • Spa not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.  
 Voting Pohl, Welch, Coombs, Camp, Oliver  
 Alternates Dutra, Thornewill  
 Recused None  
 Documentation None  
 Representing None  
 Public Bruce Mandel, Madaket  
 Concerns **Camp** – Asked to look at 26 Quidnet Road.  
**Welch** – 26 Quidnet Road should go on a view.  
**Mandel** – thinks the 14 Starbuck Road should be viewed as well as it's black panels on a grey roof.  
 Motion Motion to Approve Items 1&2 & 4-6 per noted conditions and Item 3 to be Viewed. (Welch)  
 Motion to Reopen. (Welch) Carried unanimously  
**Motion to Hold Items 1-3 for a view and Approve Items 4-6 per noted conditions. (Welch)**  
 Vote Carried unanimously Certificate # **HDC2022-(as noted)**

**VII. OLD BUSINESS 07/26/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Sandy Ack <b>04-6147</b>	6 Sandy Drive	New dwelling	29/76	NAG
Voting	Pohl, Camp, Coombs, Dutra				
Alternates	None				
Recused	Oliver				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:52)	<b>Backus</b> – They asked this be held for next Tuesday. Not opened at this time.				
Motion	<b>Continued to August 30<sup>th</sup>.</b>				
Roll-call Vote	N/A Certificate #				
2.	Jennifer Doble Check <b>06-6553</b>	1 Stone Post Way	New garage/apartment	74/82	V. Oliver Design
Voting	Pohl, Welch, Coombs, Camp, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (5:53)	<b>Oliver</b> – She emailed the correct architectural plans; what's on the screen is the house next door. Reviewed changes made per previous concerns. Asked this be held and she will resubmit with the proper information. <b>Backus</b> – SAB felt that vertical lights were preferred She recommends they go back to the double-row. <b>Thornewill</b> – The smaller garage door lights were better. <b>Welch</b> – Agrees. <b>Camp</b> – The shed dormer should be raised and not be flush. This area is quite open. The fenestration is chaotic. <b>Coombs</b> – She's okay with the doors. The windows should be more conforming. It's behind the house so thinks visibility will be minimal. <b>Pohl</b> – This is going behind the existing house vis-à-vis Low Beach Road. There is a green sward between the existing house and Low Beach Road. He agrees the garage door lights should go back to being divided as in the previous submission.				
Motion	<b>Motion to Approve through staff with garage door lights fixed and side windows to be better aligned. (Welch)</b>				
Vote	Carried 4-1//Camp opposed. Certificate # <b>HDC2022-04-6147</b>				

3. India and Rose Tr <b>06-6484</b>	28 India Street	Fenst rev/patio demo	42.3.4/108	Botticelli & Pohl
Voting	Camp (acting chair), Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (6:05)	<p><b>Botticelli</b> – Reviewed demolition plans and changes made per previous concerns.</p> <p><b>Backus</b> – Read HSAB comments 8/1: Basement windows should not be mullions. Existing are 8-over-8. Circa 1830s Federal 5-bay, 4-end chimneys built by John Coleman. It would be nice to know the age of the rear ell walls to be removed. A window survey was requested but not in packet. Also requested past HDC minutes.</p> <p><b>Oliver</b> – It looks appropriate. If it's possible, the east and basement windows should be 8-over-8 to match existing and make the double a single. This is a huge roof walk.</p> <p><b>Coombs</b> – Agrees.</p> <p><b>Welch</b> – South elevation cantilevered porch is a charming detail. Agrees with Ms. Oliver.</p> <p><b>Thornewill</b> – Doesn't think basement windows are visible.</p>			
Motion	<b>Motion to Approve through staff with the east elevation basement windows to be 8/8, separate the mulled unit or make it a single window, and submit a window survey for the file. (Oliver)</b>			
Vote	Carried unanimously	Certificate #	<b>HDC2022-06-6484</b>	

**VIII. NEW BUSINESS 08/02/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nantucket Land Bank <b>07-6718</b>	19 Wauwinet Road	Demo storage bldg.	20/35	Normand Residential
Voting	Welch (acting chair), Coombs, Camp, Oliver, Dutra			
Alternates	Thornewill			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Ben Normand, Normand Residential			
Public	Billy Cassidy			
Public	None			
Concerns (6:15)	<p><b>Normand</b> – Presented project. Reviewed the structures in the photos. Post 1935; current condition is under stress.</p> <p><b>Cassidy</b> – In 1959, his family spent the summer there and raised chickens in this building.</p> <p><b>Backus</b> – This is contributing. Would like to have more historical documentation.</p> <p><b>Dutra</b> – Island agricultural history is unique; hopes the Land Bank will show the history of the farm with some sort of throw-back to this structure.</p>			
Motion	<b>Motion to Approve the demolition through staff with documentation of the structure. (Camp)</b>			
Vote	Carried unanimously	Certificate #	<b>HDC2022-07-6718</b>	
2. Nantucket Land Bank <b>07-6720</b>	19 Wauwinet Road	Move/demo gazebo	20/35	Normand Residential
Voting	Welch (acting chair), Coombs, Camp, Oliver, Dutra			
Alternates	Thornewill			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (6:24)	<p><b>Normand</b> – Presented project.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve the demolition. (Oliver)</b>			
Vote	Carried unanimously	Certificate #	<b>HDC2022-107-6720</b>	
3. Nantucket Land Bank <b>07-6719</b>	19 Wauwinet Road	Demo pool & fence	20/35	Normand Residential
Voting	Welch (acting chair), Coombs, Camp, Oliver, Dutra			
Alternates	Thornewill			
Recused	Pohl			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (6:24)	<p><b>Normand</b> – Presented project.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried unanimously	Certificate #	<b>HDC2022-07-6719</b>	

4. Caleb Cressman	<b>07-6737</b>	300 Polpis Road	New barn	20/11	Thornewill Design
Voting	Pohl, Welch, Coombs, Oliver, Dutra				
Alternates	None				
Recused	Thornewill, Camp				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Carrie Thornewill, Thornewill Design				
Public	None				
Concerns (6:25)	<p><b>Thornewill</b> – Presented project; siding natural-to-weather, vertical, pine barnboard; sash barn red, grey doors, natural to weather roof. 24’ tall.</p> <p><b>Backus</b> – This property was all part of a farm, and the main house is circa 1800s.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2022-07-6737</b>
5. US FAA	<b>07-6741</b>	Squam Road	Demo shed	21/120.1	Kevin Grant
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Dutra				
Recused	Welch				
Documentation	Architectural elevation plans, site plan, photos, and historical documents.				
Representing	None				
Public	None				
Concerns (6:29)	<p><b>Backus</b> – This structure was put out there during WWII as an FAA beacon; it would be nice to know some history and know what the FAA plans on putting out there.</p> <p><b>Pohl</b> – The FAA is immune to HDC purview. Doesn’t think anything is going in its place.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve the demolition through staff with any history provided. (Oliver)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2022-07-6741</b>
6. Zero India St, LLC	<b>07-6713</b>	1 Cambridge Street	Historic determination	42.3.1/130.2	Emeritus
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:32)	<p><b>MacEachern</b> – A renovation and partial demolition have been applied for; this request is for building-code compliance on the brick portion only. Noted the 1<sup>st</sup>-floor of the new portion is not residential so can be at street level.</p> <p><b>Backus</b> – The brick building is post-1846 Great Fire; the section to be rebuilt was circa 1949. The brick portion should be exempt, and any renovation shouldn’t preclude its historic status. When you approve this for the brick portion, it will include the new portion.</p> <p><b>Welch</b> – He would approve this for the old brick portion only.</p>				
Motion	<b>Motion to Issue the letter of determination on the historic determination. (Welch)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2022-07-6713</b>
7. Six New St, LLC	<b>07-6722</b>	6 New Street	Dormer	55.4.1/34	Brandon Casement
Voting	Pohl, Welch, Coombs, Camp, Dutra				
Alternates	Thornewill				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Brandon Casement, owner				
Public	None				
Concerns (6:38)	<p><b>Casement</b> – Presented project.</p> <p><b>Backus</b> – Read HSAB comments 8/8: Photos of existing would be very helpful. The proposed rear dormer will be visible from Back Street; regardless of the design of the front dormer, the new dormer should follow the guidelines for proper dormer setbacks, 3’ from the sides, 1’ from the face, and dropped a off the ridge; if it is built as proposed, the flush sides will be visible from New Street.</p> <p>Circa 1840, 3-bay with center-ridge chimney. Agrees with HSAB; it should follow design guidelines. It might also be visible from New Street; suggested a view might be in order. There was no HDC survey on file for this that might explain the front dormer.</p> <p><b>Welch</b> – He likes the idea of a view. If there is any portion of the front dormer rafters, take photos to help ascertain its age.</p> <p>Explanation of the procedures and requirements for an old-business submission.</p>				
Motion	<b>Motion to View. (Welch)</b>				
Vote	Carried unanimously			Certificate #	

8. Gregory & Aileen Tourto	07-6726	20 Midland Avenue	Move off/demo house	59.3/164	Gryphon Architects
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Dutra				
Recused	Welch				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Ethan Griffin, Gryphon Architects				
Public	None				
Concerns (6:48)	<p><b>Griffin</b> – Presented project.</p> <p><b>Backus</b> – National Historic Landmark (NHL) data indicates circa 1972; it does have that 1970s feel to it.</p> <p><b>Oliver</b> – She would prefer it be moved with demolition being a last resort.</p> <p>Consensus Agrees with Ms. Oliver.</p>				
Motion	<b>Motion to Approve the move-off/demolition. (Camp)</b>				
Vote	Carried 4-1//Oliver opposed			Certificate #	<b>HDC2022-07-6726</b>
9. Gregory & Aileen Tourto	07-6727	20 Midland Avenue	New dwelling	59.3/164	Gryphon Architects
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Dutra				
Recused	Welch				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Ethan Griffin, Gryphon Architects				
Public	Bruce Mandel				
Concerns (6:52)	<p><b>Griffin</b> – Presented project. Height is 27'6". Requested a view.</p> <p><b>Mandel</b> – The new drive doesn't clarify the apron material; it shouldn't be cobblestone or block. The elevations don't show clapboard with 6" exposure. The 2<sup>nd</sup>-floor deck looks to be 12' deep with an additional 5' ell and is visible from a public walking way. The proposed ridge height is a zoning violation. Once elements of an I/A system are installed, this whole plan would need to be revised.</p> <p><b>Backus</b> – Appreciates it's natural to weather. The proposed shingle style is not characteristic for Madaket. Additive massing should drop considerably.</p> <p><b>Pohl</b> – The use of clapboard, deck size, and height are concerns to all members.</p> <p><b>Camp</b> – The 12' deck and nano doors on the south might be visible from down the street.</p> <p><b>Oliver</b> – Madaket has a 25' height restriction per zoning; the doors are 8' tall. Should be less formal and simpler. The palladium window arrangement on the north is inappropriate. A view would be great.</p> <p><b>Coombs</b> – Agrees the palladium/triple-window combination doesn't fit this house architecturally. South elevation, the two doors to the right are smaller than the nano doors. This should be simpler.</p> <p><b>Thornewill</b> – Taking 2.5' out of the height will change this dramatically. Rear fenestration is too large. Front 9-over-1 windows are out of place.</p>				
Motion	<b>Motion to Hold for revisions and to View. (Coombs)</b>				
Vote	Carried unanimously			Certificate #	
10. Gregory & Aileen Tourto	07-6728	20 Midland Avenue	New garage/studio	59.3/164	Gryphon Architects
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Dutra				
Recused	Welch				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Ethan Griffin, Gryphon Architects				
Public	Bruce Mandel				
Concerns (7:06)	<p><b>Griffin</b> – Presented project.</p> <p><b>Mandel</b> – The 2<sup>nd</sup>-floor deck overlooks the neighbor bedrooms. Concern about drainage at the property line. Fenestration on the South elevation is not balanced. Height is designated at 22'6"; the Madaket Area Plan caps secondary buildings to 22'.</p> <p><b>Pohl</b> – The proximity to the neighbor, drainage, and I/A system are not within HDC purview.</p> <p><b>Oliver</b> – The height was addressed. The color scheme is nice but the white-pine vertical board under the deck is a disconnect to the color scheme and will draw the eye. The west elevation dormer windows should be separated.</p> <p><b>Coombs</b> – West elevation, the bumpout with the deck should have a pedestrian door and window; reduce the number of dormer windows. South elevation, the door should between 2 windows.</p> <p><b>Camp</b> – She's okay with the design if the height come down to 22'.</p> <p><b>Thornewill</b> – Agrees. South elevation, the 2<sup>nd</sup>-floor deck makes the west elevation look tall.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously			Certificate #	



<b>11. Lisa McKechnie 07-6729</b>					
	6 South Water Street	Fence	42.3.1/130.1	L. McKechnie	
Voting	Pohl, Welch, Coombs, Camp, Dutra				
Alternates	Thornewill				
Recused	Oliver				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:15)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Coombs)</b>				
Vote	Carried unanimously			Certificate #	
<b>12. Roberta Brown 07-6721</b>					
	9 Beach Street (Sias)	Main house addition	73.1.3/24	Topham Design	
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Joe Topham, Topham Design				
Public	None				
Concerns (7:16)	<p><b>Topham</b> – Presented project.</p> <p><b>Backus</b> – Read SAB comments 8/8: north elevation line up windows with existing. Non-contributing Blue Haven; renovated in 1985. Agrees this was sensitively done but not sure the west elevation transom window is appropriate but might not be visible.</p> <p><b>Oliver</b> – You can't see the rear.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as submitted through staff with corrected west elevation drawings. (Oliver)</b>				
Vote	Carried unanimously			Certificate # <b>HDC2022-07-6721</b>	
<b>13. Johnathan Pressement 07-6733</b>					
	2 Ash Lane	Chg clpbd, trim & deck	42.4.2/93	Thornewill Design	
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Carrie Thornewill, Thornewill Design				
Public	None				
Concerns (7:21)	<p><b>Thornewill</b> – Presented project.</p> <p><b>Backus</b> – Read HSAB comments 8/8: It appears that a new outdoor shower on the west was built without applying for it; the height of the shower fence is taller than we would normally want to see; it should be lowered. No concerns with the other proposed changes.</p> <p>This infill post 1949 gable-ended 3-bay Greek revival. Haven't looked into approval for the shower. Appreciate removal of the stairs at the front. Vegetation will screen basement access.</p> <p><b>Camp</b> – North elevation, the left deck comes out too far; should conform more historically.</p> <p><b>Welch</b> – Agrees with Ms. Camp but the deck is toward the rear. Appreciates "decongestion" efforts.</p> <p><b>Coombs</b> – The 6' deck makes more sense. Appreciates moving the steps to the rear.</p> <p><b>Oliver</b> – Nothing to add.</p>				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Vote	Carried 4-1//Camp opposed.			Certificate # <b>HDC2022-07-6733</b>	
<b>14. Johnathan Pressement 07-6734</b>					
	2 Ash Lane	Fence, gates, & arbor	42.4.2/93	Thornewill Design	
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra				
Recused	Thornewill				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Carrie Thornewill, Thornewill Design				
Public	None				
Concerns (7:30)	<p><b>Thornewill</b> – Presented project.</p> <p><b>Backus</b> – Read HSAB comments 8/8: No concerns.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Vote	Carried unanimously			Certificate # <b>HDC2022-07-6734</b>	

15. Chicken Box <b>07-6731</b>	12 Dave Street	Move off/demo	55/158	Emeritus
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:30)	<p><b>MacEachern</b> – Presented project; this is the “Band House.”</p> <p><b>Backus</b> – The 1980 HDC survey says it’s non-contributing; might be contributing now. Tax Assessor information states it’s 1930s. Highlighted the history of the The Box, which is noted as one of the State’s historic bars. It would be nice to have more history for both these applications.</p> <p><b>Camp</b> – Suggested a historic plaque on the replacement building stating who lived here.</p>			
Motion	<b>Motion to Approve with a plaque of its history on the new structure and provide written documentation of the building for the record. (Camp)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-07-6731</b>
16. Chicken Box <b>07-6744</b>	12 Dave Street	Partial demo	55/158	Emeritus
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:40)	<p><b>MacEachern</b> – This is currently the office and storage.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-07-6744</b>
17. Hesham & Gwendoline Elnaggar <b>08-6792</b>	30 Union Street	New garage	42.4.3/143	Gryphon Architects
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Ethan Griffin, Gryphon Architects			
Public	None			
Concerns (7:43)	<p><b>Griffin</b> – Presented project.</p> <p><b>Backus</b> – Read HSAB comments 8/8: The white pine boards beside the garage doors should be natural-to-weather shingles. The outdoor shower should have vertical boards not horizontal and not have the upper elevated rail as drawn; and it should rotate so that the long side is against the side of the garage. The garage doors should be a muted color such as grey or Essex green; in fact, the garage would feel more traditional if all of the trim was painted Essex or chrome green.</p> <p>Main dwelling is circa 1807, 2.5-story half-bay. Appreciate the style. Questions the legal access off the Town lot. Agree with HSAB.</p> <p><b>Camp</b> – The trim should match the main house. She likes the horizontal boards on the shower.</p> <p><b>Coombs</b> – You won’t see this; it’s behind all the planting, which goes right up to the side. The plantings are maintained by the DPW. It’s been there longer than 20 years. You won’t see hardly any of this.</p> <p><b>Welch</b> – Four driveways exist going off the back of the Town parking lot; one is for 30 Union Street. If they are amenable to Essex green, that would be great but okay with it matching the house.</p> <p><b>Oliver</b> – The roof shingle on the house looks green (Slate grey).</p>			
Motion	<b>Motion to Approve through staff with color to match the main house. (Coombs)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-08-6792</b>

18. 12 Pilgrim Rd, LLC <b>07-6768</b>	12 Pilgrim Road	Demo concrete house	41/476	Val Oliver
Voting	Pohl, Welch, Coombs, Camp, Thornewill			
Alternates	Dutra			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (7:52)	<p><b>Oliver</b> – Built by Jimmy Sullivan and his brother. Doesn't think it can be moved. The elevation and floor plans were submitted for the record.</p> <p><b>Backus</b> – The per the 1980s HDC survey, this is circa 1950. It would be nice to have the historic information for the file. Sad to see this unique house go. This would now be contributing.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve the demolition. (Camp)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-07-6768</b>
19. HMSW, LLC <b>08-6771</b>	25 Sankaty Head	Part demo, addition, & fenest	48/3	Emeritus
Voting	Welch (acting chair), Coombs, Camp, Oliver, Dutra			
Alternates	Thornewill			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:56)	<p><b>MacEachern</b> – Presented project.</p> <p><b>Oliver</b> – This is all appropriate.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve as submitted. (Dutra)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-08-6771</b>
20. 51 Fair St, LLC <b>08-6770</b>	51 Fair Street	Addition/alteration	42.3.2/40	Emeritus
Voting	Welch, Coombs, Camp, Oliver, Thornewill			
Alternates	Dutra			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:59)	<p><b>MacEachern</b> – Presented project; circa 1870s, restored 12 or so years ago. Asked to remove the dormer from this application; will bring it back with the color change.</p> <p><b>Backus</b> – Read HSAB comments 8/8: The details of the proposed shed and dormer are nicely designed; however, the dormer feels awkwardly elevated relative to the adjacent gable windows. The light pattern for the existing French doors should remain as original.</p> <p>This is within the Fish Lots; the updated HDC survey indicates circa 1877-1878, Gothic style for George and Ann Pittman; extensive exterior restoration was done in 2001-2004. Agree with HSAB on the dormer; it could be lower on the roof. Questions what's visible from Twin Street. Agree with keeping the same light pattern in the French doors.</p> <p><b>Oliver</b> – The dormer is a little large; looking from the west it overwhelms the mass it's on. The doors won't be visible.</p> <p><b>Coombs</b> – Likes how they matched the windows. The dormer could be a little smaller.</p> <p><b>Camp</b> – She's okay with the proposal. She likes the existing color scheme.</p> <p><b>Thornewill</b> – Agrees the dormer is a little overwhelming; the existing details are tight together and this isn't. Reduce the dormer width.</p> <p><b>Welch</b> – The fascia on the added gable dormer is different than existing. The dormer should be slightly narrower and keep proportions of the existing structure. You're adding the detail in the headcasing and ornamentation; simplify the headcasing and ornamentation or change the shadowboard of the fascia.</p>			
Motion	<b>Motion to Approve through staff with removal of the dormer without prejudice. (Oliver)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-08-6770</b>

21. NHA Properties Inc <b>08-6774</b>	27 Dartmouth St. Apt A	Solar roof array	76.4.2/363	Ack Smart
22. NHA Properties Inc <b>07-6765</b>	27 Dartmouth St. Apt B	Solar roof array	76.4.2/363	Ack Smart
Voting	Pohl, Welch, Coombs, Oliver. Dutra			
Alternates	Thornewill			
Recused	Camp			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Tobias Glidden, ACK Smart			
Public	None			
Concerns (8:12)	<b>Glidden</b> – Presented project, 2 units in one building; the roof plane is not that big. <b>Oliver</b> – It’s a low-pitch roof, asked why all the panels can’t go the same direction. <b>Welch</b> – Given it’s on the front, he wants to view; he wants to know if the offset might be visible.			
Motion	<b>Motion to View and to come back on Tuesday, August 30<sup>th</sup>. (Coombs)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-07-6765</b>
23. NHA Properties Inc <b>07-6767</b>	18 Irving Street	Solar roof array	79/158	Ack Smart
Voting	Pohl, Welch, Coombs, Oliver. Thornewill			
Alternates	Dutra			
Recused	Camp			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Tobias Glidden, ACK Smart			
Public	None			
Concerns (8:19)	<b>Glidden</b> – Presented project; west elevation is south, and north is west; reviewed photos. <b>Backus</b> – Circa 1950s contributing getting solar. <b>Oliver</b> – It’s not on the front and not on the main mass. <b>Coombs</b> – No comments. <b>Camp</b> – It looks great. <b>Welch</b> – Not visible from the front. He’d like the rectangle completed on the east elev.			
Motion	<b>Motion to Approve through staff with adjustment of the cardinal points and filling the square on the east elevation. (Oliver)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-07-6767</b>

Rest held for Tuesday August 30<sup>th</sup>.

24. Richmond Great Pt <b>08-6778</b>	4 Blue Court	New dwelling	68/348	KOH
25. Richmond Great Pt <b>08-6779</b>	5 Blue Court	New dwelling	68/345	KOH
26. Richmond Great Pt <b>08-6777</b>	7 Blue Court	New dwelling	68/344	KOH
27. Richmond Great Pt <b>08-6788</b>	8 Blue Court	New dwelling	68/347	KOH
28. Richmond Great Pt <b>08-6787</b>	9 Blue Court	New dwelling	68/343	KOH
29. Richmond Great Pt <b>08-6786</b>	11 Blue Court	New dwelling	68/342	KOH
30. Richmond Great Pt <b>08-6789</b>	5 Sandplain Court	New dwelling	68/349	KOH
31. Richmond Great Pt <b>08-6784</b>	7 Sandplain Court	New dwelling	68/350	KOH
32. Richmond Great Pt <b>08-6783</b>	21 Sandplain Court	New dwelling	68/387	KOH
33. Decatur XIX LLC <b>08-6791</b>	12 Westerwyck Way	Demo/move off garage	82/64	Val Oliver
34. Brandon Lower <b>08-6790</b>	146 Main Street	New garage, patio & perg	41/518	Matthew Rider
35. Brandon Lower <b>08-6781</b>	146 Main Street	Clapboard, perg & trim clr	41/518	Matthew Rider
36. Ack N Back LLC <b>08-6785</b>	33 Quidnet Road	Pool & hardscape	21/27.2	Ahern
37. 5QPR LLC <b>08-6782</b>	5 Quaise Pasture Road	New barn	26/21	Botticelli & Pohl
38. 42 Easton St LLC <b>07-6755</b>	42 Easton Street	Add shutters	42.4.1/21	Emeritus

**IX. OLD BUSINESS 08/09/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. NHA Properties <b>02-5779</b>	7 Fair Street	Replace Windows	82/59	Linda Williams
2. Liz Powell <b>12-5445</b>	71 Cliff Road	Cabana	30/160	Thornewill
3. Cordts – Pearce <b>02-?572?</b>	76 Pleasant Street	Addition	55/367	LFW/ JB Studio
4. Ack N Back, LLC <b>06-6501</b>	33 Quidnet Road	New dwelling	21/27.2-27.4	WAPD
5. Ack N Back, LLC <b>06-6503</b>	33 Quidnet Road	Garage studio	21/27.2-27.4	WAPD
6. Maple Ln, LLC <b>07-6675</b>	2 Maple Lane	2 <sup>nd</sup> dwelling	67/303	Dustin Maury
7. High Tide Partners, LLC <b>04-6196</b>	26 Douglas Way	Main House	39/41	BPC
8. High Tide Partners, LLC <b>04-6197</b>	26 Douglas Way	Pool	39/41	BPC
9. High Tide Partners, LLC <b>04-6172</b>	26 Douglas Way	Shed	39/41	BPC
10. High Tide Partners, LLC <b>04-6193</b>	26 Douglas Way	Gazebo	39/41	BPC
11. High Tide Partners, LLC <b>04-6198</b>	26 Douglas Way	Garage	39/41	BPC
12. 450 Green Park, LLC <b>11-5272</b>	2 Stone Alley	Addition	43.3.1/103	Emeritus LTD
13. Mike Romano <b>05-6245</b>	55 Easton Street	Addition & move on site	42.4.1/ 68	Shelter 7
14. CC VTACK, LLC <b>04-6106</b>	120 Old South Road	New commercial bldg. A	68/969	Link/CWA
15. CC VTACK, LLC <b>04-6105</b>	122 Old South Road	New commercial bldg. B	68/969	Link/CWA
16. CC VTACK, LLC <b>04-6104</b>	124 Old South Road	New commercial bldg. C	68/969	Link/CWA

17. Amanda & Kevin Jacobs <b>04-6226</b>	4 Rays Court	Addition & historical reno	42.3.2/3	Design Assoc. Inc.
18. K225, LLC <b>03-5944</b>	126 Main Street	Renovation	42.3.2/98	Linda Williams
19. Bank of America <b>06-6494</b>	15 Sparks Avenue	Lighting plan	55/177	Bisbano Assoc.
20. Bank of America <b>06-6396</b>	65 Main Street	Lighting plan	42.3.1/197	Bisbano Assoc.
21. Not So Easy, LLC <b>06-5679</b>	26 Easy Street	New mixed-use structure		Emeritus

**X. NEW BUSINESS 08/16/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	*Gail Johnson	21 South Water Street	Replace awning	42.4.2/102	Gail Johnson
2.	Michael Dubois	5 Lilac Court	Solar roof top array	68/361	Ack Smart
3.	Cisco Sanctuary, LLC	162 Hummock Pd Rd	Metal roof replacement	65/13.3	Gryphon Architects
4.	Richmond Great Pt.	23 Honeysuckle Drive	Fence	58/392	KOH
5.	37 Starbuck, LLC	37 Starbuck Road	Move on site	60/37	NAG
6.	37 Starbuck, LLC	37 Starbuck Road	Renovation	60/37	NAG
7.	Erin Wilson	6 Swayzes Drive	Addition	66/162	EMDA
8.	John Sully	47 Pleasant Street	As-built Window replace	55/17.1	Aldain Allen
9.	KMS126 NT	126.5 Main Street	New dwelling	42.3.3/98	Linda Williams
10.	Lisa Lawler	80 Orange Street	Demo or move off garage	55.4.1/24	Gryphon Architects
11.	Lisa Lawler	80 Orange Street	New garage studio	55.4.1/24	Gryphon Architects
12.	Chris Tofalli	122 Main Street	Fence replacement	42.3.3/100	Frank Daily
13.	Richmond Great Pt.	6 Honeysuckle Drive	New Dwelling	68/888	KOH
14.	Richmond Great Pt.	3 Lilac Court	New Dwelling	68/360	KOH
15.	Richmond Great Pt.	24a Evergreen Way	New Dwelling	68/351	KOH
16.	Richmond Great Pt.	6 Gooseberry Place	New Commercial Dwelling	68/341	KOH
17.	Richmond Great Pt.	7 Gooseberry Place	New Commercial Dwelling	68/341	KOH
18.	Richmond Great Pt.	8 Gooseberry Place	New Commercial Dwelling	68/341	KOH
19.	Sheep Pond Prop.	14 Sheep Pond Road	Move off/ demo	63/29	Emeritus LTD
20.	Sheep Pond Prop.	16 Sheep Pond Road	Move off/ demo	63/30	Emeritus LTD
21.	Sheep Pond Prop.	14 + 16 Sheep Pond Rd.	New dwelling	63/29 +30	Emeritus LTD
22.	Robert Kulin	9 Orange Street	Hardscape & driveway	42.3.1/150	Robert Kulin
23.	Daniel Conway	3 Meadow Lane	Like kind Replace doors	41/398	Daniel Conway
24.	Scott Dehm	8 Ash Street	Hardscape & pergola	42.4.2/94	Jardins Intl.
25.	Melissa Neier	11 Prospect Street	Add fenestration	55.4.4/42	Twig Perkins
26.	39 Monomoy, LLC	39 Monomoy Road	Addition, reno, move	54/79	Emeritus LTD
27.	Stark Point, LLC	16 Easton Street	New guest house/ garage	42.1.4/11	Botticelli + Pohl
28.	Auburn Cottage, LLC	46 Easton Street	Addition & reno	42.1.4/22	Botticelli + Pohl
29.	*Fair City, LLC	115 Old South Rd Lot F	Commercial Building	68/112	EMDA
30.	*Fair City, LLC	115 Old South Rd Lot E	Commercial Building	68/112	EMDA
31.	Morgan Family	24A New Lane Sias	Demo or move off dwelling	49/395.2	Val Oliver
32.	Morgan Family	24A New Lane Sias	New Dwelling	49/395.2	Val Oliver
33.	NIR Retail	7-8 Old South Wharf	Fenestration Changes	42.4.2/2.4	Permit Plus
34.	*11 Hulbert, LLC	11 Hulbert Avenue	"Screened-in" Porch	29.2.3/2	Val Oliver
35.	22 Easton St, LLC	22/24 Easton Street	Rev. 05-3643: new dwelling	42.1.4/12.12.1	APD

**XI. OLD BUSINESS 08/23/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	30 Pear, LLC	20 India Street	Addition	42.3.4/137	Botticelli & Pohl
2.	David and Diane Lilly	4 Quince Street	Rear stair egress	42.3.4/20	McMullen & Assoc
3.	Riono Foot, LLC	9 Sherburne Way	Demo	30/37	Topham Design
4.	Victor Haley <b>07-6668</b>	94 Orange Street	Addition	55.1.4/47	Paul Dresher
5.	Soren Sorensen	51 Fair Street	Color change	42.3.2/40	Emeritus
6.	Chris & Ashley Austin	7 Maple Lane	New dwelling	67/303	Emeritus
7.	Eric Silfen <b>07-6665</b>	3 Meadow View Drive	Rooftop solar	56/92	Cotuit Solar

**XII. OTHER BUSINESS**

Approved Minutes	August 9, 2022
Motion	<b>Motion to Approve. (Coombs)</b>
Vote	Carried 4-0//Welch abstained.
Review Minutes	August 15, 2022

Other Business	<ul style="list-style-type: none"><li>• Next HDC Meeting: <b>Tuesday, August 25<sup>TH</sup> @ 1:00 pm</b> Hybrid – Zoom &amp; 2 Fairgrounds Rd, Conference Room</li><li>• Discussion of Wind Turbines</li><li>• Section 106 – Sunrise Wind Farm Project, intro (update as needed)</li><li>• Review policy of Move/Demo hearings in relation to new dwellings</li><li>• Hardscaping</li><li>• Discussion of salvaging demolitions</li><li>• Discussion of options for house moves</li></ul>
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List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion           **Motion to Adjourn at 8:28 pm. (Camp)**

Vote               Carried unanimously

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council