



# HISTORIC DISTRICT COMMISSION

## REGULAR MEETING

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

**Tuesday, August 31, 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 4:34 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner  
 Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch  
 Absent Members: Dutra  
 Late Arrivals: Welch, 4:38 p.m.; McLaughlin, 7: 25 p.m. (No audio)  
 Early Departures: McLaughlin, 7:47 p.m.

Approval of Agenda

Motion **Motion to Approve the agenda. (Coombs)**

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

### I. PUBLIC COMMENT

None

### II. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Shawkemo, LLC <b>08-1560</b>	36 Shawkemo Road	Addition	27/3	Botticelli & Pohl
2. Susan Knute <b>08-1584</b>	6 Thurston's Way	Fenest/roof/chg clsr	66/28	Linda Williams
3. On the Pond, LLC <b>08-1586</b>	96 Miacomet Avenue	Roof change	81/5.1	Linda Williams
4. James O'Connor <b>08-1585</b>	3 Sand Eel Lane	Roof change	67/83.8	Linda Williams
5. Dan Counihan <b>08-1537</b>	11 Swain Street	Deck/patio	42.4.1/77	Val Oliver
6. Zachary Place <b>08-1538</b>	17 Correia Lane	Alterations	80/55	Val Oliver
7. Grey Lady, LLC <b>08-1539</b>	12 Grey Lady Lane	Fence	66/706	Val Oliver
8. Kitty Kania <b>08-1540</b>	7 Deer Run Road	840sf 2 <sup>nd</sup> dwelling	57/18	Val Oliver
9. Maury Rugged, LLC <b>08-1563</b>	18 Bayberry Lane	Rev. 72221: addition	67/67	Val Oliver
10. Jeffrey Lee <b>08-1573</b>	9 Aurora Way	Rev. 02-0761: arbor/pergola	56/450	Design Associates
11. Ann Nagys <b>08-1557</b>	16 Somerset Road	Prch/otdr shwr/bsmnt wkin	56/302	Self
12. Fred Kudish <b>08-1548</b>	13 Meadow Lane	Dormers/deck	41/406.3	Self
13. Philip Marks <b>08-1551</b>	9 Mizzenmast Road	Chimney	66/376	SMRD

Voting Coombs (acting chair), Camp, Welch

Alternates None

Recused Pohl, Oliver

Documentation None

Representing None

Public None

Concerns No concerns.,

Motion **Motion to Approve. (Camp)**

Roll-call Vote Carried 3-0//Welch, Camp, and Coombs-aye

Certificate # **HDC2020-08-(as noted)**

**III. CONSENT WITH CONDITIONS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	John Roberts <b>08-1611</b> • Due to lack of visibility	15 Helens Drive	Add: pentroof & grg drs	66/46	Nate Roberts
2.	41 W Miacomet, LLC <b>08-1596</b> • Due to lack of visibility	41 West Miacomet Road	Windows 8” wider	86/13.1	Thomas Barada
3.	John McLaughlin <b>08-1574</b> • Pool must not be visible at time of inspection and in perpetuity	8 Sheep Commons Lane	Pool/driveway/gate	54/273	KM Designs
4.	Robert Pelgari <b>08-1552</b> • Pool must not be visible at time of inspection and in perpetuity	15 Chuck Hollow Road	Hardscape-pool	75/146	Atlantic Landscaping
5.	Tot N. Trust <b>08-1554</b> • Pool must not be visible at time of inspection and in perpetuity	5 Swift Rock Road	Pool/bluestone pavers	40/67.5	Atlantic Landscaping
6.	King Fisher Realty Tr <b>08-1546</b> • Soaking tub must not be visible at time of inspection and in perpetuity	278 Polpis Road	Soaking tub/ext deck	25/2	Concept Design
7.	Craig Beni <b>08-1547</b> • Due to lack of visibility	5 Tom Nevers Road	Cabana	77/2.2	Shelter 7
8.	Breda Riggs <b>08-1588</b> • Running bond parallel to the road; flanking fence return 1-2 feet in, distress granite for drive and reuse brick as appropriate.	16 Pleasant Street	Driveway	42.3.3-76	Linda Williams
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	<b>Backus</b> – Have an additional item to add the Consent with conditions agenda. <b>Motion to move Item 16 to the Consent with Conditions agenda. (Camp)</b> Carried 5-0//Coombs, Oliver, Welch, Camp, and Pohl-aye				
Motion	<b>Motion to Approve through staff per noted conditions. (Camp)</b>				
Roll-call Vote	Carried 5-0//Coombs, Oliver, Welch, Camp, and Pohl-aye			Certificate #	<b>HDC2020-08-(as noted)</b>

**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.	South Water Assoc <b>02-0629</b>	5 South Water Street	Second/third flr add	42.3.1/270-75	Emeritus
Voting	Pohl, Coombs, Camp, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and 3D streetscape model.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (4:44)	<b>MacEachern</b> – Reviewed the project and changes made per previous concerns. <b>Backus</b> – Read HSAB comments from July 6 <sup>th</sup> on the revised plans: height in relation to Pacific Club; too much drastic change to streetscape; inappropriate massing; overwhelms site; redesign dormers; eliminate decks overlooking Main Street; articulate shape on the north; need location of air conditioning units (A/C); 2 <sup>nd</sup> -floor windows move up; future flood elevation; mirror boxes on Cambridge Street; overall very massive and large for the street. HSAB recommended a shed roof for the turret and felt this is out of place. <b>Coombs</b> – This is not what should be next to the Pacific Club in the center of our old historic district (OHD); to put a 3-story building with roof walk competes with the Pacific Club. This is an insult to South Water Street and the existing building and should remain a 1-story building. <b>Camp</b> – This is very complex project; she feels it is appropriate. Not sure how much of the 3 <sup>rd</sup> floor will be seen when walking down South Water Street. Feels the elevation facing the Pacific Club looks like the Pacific Club. <b>Welch</b> – Concerns as previously voiced remain. Lot of agreement with HSAB and Ms. Coombs’ comments; agrees with Ms. Camp that this is very complex with a lot pushed into place. One concern is that we need to look at the existing structure versus what is proposed; at this point, would like to see the existing in full ¼-inch scale on the same sheet as what is proposed (as opposed to what was previously proposed); this is an important element. West elevation, thinks that will be a dramatic change. On the north, south and east elevation these are going to be completely different buildings and the massing will be tremendously larger. So, existing vs. proposed in ¼ scale with the north, south, west and east each on one sheet. Outdoor decks are inappropriate on the 2 <sup>nd</sup> floor. It would be helpful to have a photoshop image of the proposed; current perspectives prove the concerns. East and south elevation perspectives that track the images provided would be helpful, the elevations shown in the perspective illustrations would with the images shown an existing and proposed—another important element. He is not necessarily against modifications to the structure thinks they need to be sensitive to the structure itself and the historical setting, to include not only the height of the Pacific Club but also the structures on the back side toward the wharf and other structures in the area; careful consideration of any proposed changes and how they relate to the other structures is an important element.				

**Pohl** – Agrees the shingled decks are inappropriate in that location. The 3<sup>rd</sup> floor is almost entirely dormered. East elevation the 3-story, hipped-roof “turret” troubles him; there is a huge gap between the 1<sup>st</sup>-floor window head casings and 2<sup>nd</sup>-floor windows. Asked if the roof walk is a location for people to go (yes and to supplement HVAC equipment). There is precedent for the roof walk. 1<sup>st</sup>-floor ceiling height is 10 feet; would like that mass of shingling masked – water line and taller windows.

Motion **Motion to Hold for revisions and additional information on proposed and existing elevations and proposed illustrating and perspective view. (Welch)**

Roll-call Vote	Carried 4-0//Coombs, Camp, Welch, and Pohl-aye	Certificate #	
2. Thompson 07-1292	73 Baxter Road	Garage	49/27 Emeritus

Voting	Coombs (acting chair), Camp, Oliver, Welch
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (5:16)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns.</p> <p><b>Oliver</b> – The huge rake overhangs tying into the front didn’t drop the height; it’s not tall but from the west looks disproportionate; suggested a saltbox or broke back on the ocean side.</p> <p><b>Camp</b> – We saved the garage but now we can’t get it right; the addition seems like a different building. The heavy gable coming forward on the site is a concern.</p> <p><b>Welch</b> – To him this works well and is a marked improvement over what had been proposed and the demolition of the existing garage; it could be a little shorter but is still approvable.</p> <p><b>Coombs</b> – West elevation, the drawing is off-putting; would also like about 1 foot taken out of the height of the addition. However, for her it is also approvable.</p>

Motion **Motion to Approve through staff with ridge height reduced 1 foot. (Welch)**

Roll-call Vote	Carried 3-0//Oliver, Welch, and Coombs-aye; Camp abstain	Certificate #	<b>HDC2020-07-1292</b>
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3. Bartlett Farm House, LLC 06-1110	24 Bartlett Farm Road	Pool	65/86	Emeritus
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Voting	Pohl, Coombs, Camp
Alternates	None
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	Matt MacEachern, Emeritus Development Julie Jordin, Garden Design Company
Public	None
Concerns (5:28)	<p><b>MacEachern</b> – Submitted a landscape plan per previous concerns.</p> <p><b>Jordin</b> – Reviewed changes to the landscape plan. New England fieldstone can be round but lay flat without being skinny flat; she can use two sizes of stone. There is no fencing.</p> <p><b>Camp</b> – New England field stone in that farm area is too flat; should be more like an old-fashioned stone wall. Doesn’t want to see a sharp edge on the granite curbing; the edges should be softened around the driveway.</p> <p><b>Coombs</b> – Asked if the pool has an autocover because no fencing is shown. Some of auto-covers are very bright; it should blend into the area. The cedars should not be planted in a row.</p> <p><b>Pohl</b> – He’s fine with the comments made.</p>

Motion **Motion to Approve through staff with the cover to be natural; stone to be a mix; use old curb around the driveway; and stagger pines and cedars. (Camp)**

Roll-call Vote	Carried 3-0//Coombs, Camp, and Pohl-aye	Certificate #	<b>HDC2020-06-1110</b>
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<b>4. Stephen Frohwein 07-1285</b>	<b>32 North Liberty Street</b>	<b>Addition</b>	<b>41/159</b>	<b>Emeritus</b>
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (5:40)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns; gambrel allowed us to keep roof lower than existing.</p> <p><b>Backus</b> – From her perspective, this is great for an addition to a traditional 3 bay. Read HSAB comments on revised plans: gambrel dormers scale off and too tall; height needs to come down; the look of the gambrel is odd; step down no gambrel; a good example of gambrel addition is on Hussey Street; simple gable; side dormer is overwhelming.</p> <p><b>Coombs</b> – Likes seeing all four elevations at once. Wants the addition roof height dropped and pull the shed dormers off the ridge. West elevation, separate the 1<sup>st</sup>-floor windows to fill the wall. Thinks this addition, when finished with a few revisions, will be worthwhile to look at. Only one elevation will be visible at any location.</p> <p><b>Oliver</b> – Appreciates moving the addition to the rear. Agrees with Ms. Coombs; the ridge height dropped would make it subservient. Suggested two single-window dormers will calm it down.</p> <p><b>Welch</b> – Agrees with much that’s been said; lower the ridge and adjust the dormers down the roof. The addition is approvable with some modification: East elevation, the bay window proposed to be removed is a key element of the structure;; this reads as part of a story of the structure; screen-shared a Google Drive image of the prominent view of the bay window from North Liberty Street; it’s an important element of the streetscape itself and as a transitional element for the otherwise bare 1 ¾-story gable end, and with the addition to the rear, the new 1 ¾ story gambrel; he can’t support this unless the bay window remains.</p> <p><b>Camp</b> – She’s on the fence about the east elevation bay window. Agrees about the ganged windows on the north and south and bringing the ridge height down. The bay helps obscure the view of the addition.</p> <p><b>Pohl</b> – West elevation, this is not how dormers on a gambrel are done; the bottom of the gambrel has to either come up or the dormers dropped to be an extension.</p>			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Roll-call Vote	Carried //Camp, Oliver, Welch, Coombs, and Pohl-aye		Certificate #	

<b>5. Sheila Wilner01-0548</b>	<b>10 Beach Street</b>	<b>Demo exist dwelling</b>	<b>73.2.4/10</b>	<b>Emeritus</b>
Voting	Pohl, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (5:57)	<b>MacEachern</b> – Today’s proposal reuses a portion of the existing building.			
Motion	<b>Motion to Hold to track. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Camp, Welch, Oliver, and Pohl-aye		Certificate #	

<b>6. Sheila Wilner 01-0547</b>	<b>10 Beach Street</b>	<b>New dwelling</b>	<b>73.2.4/10</b>	<b>Emeritus</b>
Voting	Pohl, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (5:59)	<p><b>MacEachern</b> – Reviewed the proposed repurposing of the existing structure.</p> <p><b>Backus</b> – Appreciates incorporating the existing but the addition should be held in a vernacular more in keeping with Codfish Park. Read SAB comments: this puts the existing on steroids; out of scale.</p> <p><b>Oliver</b> – Appreciates trying to reuse the existing; what works against this is there is no indication of floor to ceiling height, but it is probably taller than what’s traditional for Codfish Park; reduce the pitch because it creates a huge disparity with the existing – suggested a mud sill and reduced head height. North elevation, there is a lot volume. East elevation, the form with the shingled deck is almost as high as the main roof and from the north has too much presence: simple is better.</p> <p><b>Camp</b> – North elevation, this is a good attempt to save the house; the existing awnings gives it a charm you don’t see anymore. North elevation, the addition should come down more in keeping with the rest of the structure. It is under 24 feet tall. East elevation, the two French doors with the closed-in balcony is pushing it; this needs to be simplified. West elevation is her least favorite though it is simple.</p> <p><b>Welch</b> – Still has a lot of concerns. Codfish Park Road is where in Codfish Park you see two structures in the mid 20-foot range with outdoor living space, on the side streets, which typify the sentiment of Codfish Park, structures are closer to 17’ tall or shorter; so, there is a size concern. Echoes Ms. Camp’s concerns about the French doors; to maintain the identity of the side streets there would be no outdoor living space on the 2<sup>nd</sup> floor. Nice design, but not for Codfish park. Maintaining the structure goes a long way if properly incorporated. Referenced the historic photo of “Inspiration” as a good way to handle this, with its gambrel integrating the lower 1<sup>st</sup> floor roof and a smooth transition to the dormers; simple is better in Codfish Park, “Inspiration” is a good inspiration for that.</p>			

**Pohl** – Has nothing to add; likes the gesture of keeping the existing house and the north elevation addition overwhelms it. He doesn't like the east elevation 2<sup>nd</sup>-floor deck.

Motion **Motion to Hold for revisions. (Oliver)**  
 Roll-call Vote Carried 4-0//Camp, Welch, Oliver, and Pohl-aye Certificate # **HDC2020-0**

7. Hummock Pond Holdings **07-1427** 287 Hummock Pond Rd Move to 289 HPR + addtn 83/39 Emeritus  
 Voting Pohl, Coombs, Camp, Oliver, Welch  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, and historic documentation.  
 Representing Matt MacEachern, Emeritus Development  
 Public None  
 Concerns (6:13) **MacEachern** – Reviewed project.  
 Oliver – Less windows is better.

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

8. Hummock Pond Holdings **07-1426** 287 Hummock Pond Rd Re-site garage + alts 83/39 Emeritus  
 Voting Pohl, Coombs, Camp, Oliver, Welch  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, and 3D rendering.  
 Representing Matt MacEachern, Emeritus Development  
 Public None  
 Concerns (6:13) **MacEachern** – Reviewed changes made per previous concerns.  
**Pohl** – Suggested justifying the entry connector roof forward and carry the porch to the right one more section; the front door looks squashed between the two masses.  
**Coombs** – Too many ganged windows across the front; the ganged under the extended porch is too heavy.

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

9. Mark Burlington Trust **07-1360** 15 Beach Street Move off to 9 Beach Street 73.1.3/26 Topham Design

Voting Coombs (acting chair), Camp, Welch  
 Alternates None  
 Recused Oliver  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Joe Topham, Topham Design  
 Public None  
 Concerns (6:23) **Topham** – Reviewed project; he needs to get onto the Toscana move list and for that needs a building permit.  
**Backus** – No new SAB comments.  
**Camp** – She's worried about the new structure which will go in here and the increasing density of Codfish Park.  
**Welch** – This is not a historic structure and suggest this be kept in mind. Agrees about Codfish Park getting rapidly denser.

Motion **Motion to Approve as submitted. (Welch)**  
 Roll-call Vote Carried 2-0//Welch and Coombs-aye; Camp abstain Certificate # **HDC2020-07-1360**

10. Roberta Brown **07-1359** 9 Beach Street Move on from 15 Beach Street 73.1.3/24 Topham Design

Voting Coombs (acting chair), Camp, Welch  
 Alternates None  
 Recused Oliver  
 Documentation Architectural elevation plans, site plan, photos, and photoshop rendering.  
 Representing Joe Topham, Topham Design  
 Public None  
 Concerns (6:23) **Topham** – Reviewed project and changes made per previous concerns; hedges will go back after work is done.  
**Backus** – No new SAB comments.  
**Welch** – This looks fine; agrees about density concerns.  
**Camp** – Not completely comfortable.

Motion **Motion to Approve as submitted. (Welch)**  
 Roll-call Vote Carried 2-0//Welch and Coombs-aye; Camp abstain Certificate # **HDC2020-07-1359**

**V. NEW BUSINESS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	<b>Brad Rindler 08-1606</b>	5 New Lane	Roof top solar	41/283	Cotuit Solar
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and manufacturer spec sheet.				
Representing	Karen Alence, Cotuit Solar				
Public	None				
Concerns (6:34)	<p><b>Alence</b> – Presented project; willing to increase vegetation to ensure lack of visibility, per HSAB concerns.</p> <p><b>Coombs</b> – An apple tree will lose its leaves causing the south elevation panels to become visible.</p> <p><b>Oliver</b> – It’s the wrong color roof and the panels will stand out. The dormer will be the most oblique view; would like the south elevation panels better screened. The panels should all go the same direction. With all this push for solar, there should be a greater variety of sizes and colors for historic districts.</p> <p><b>Camp</b> – She thinks the 15 panels facing east will be visible from the road on a grey roof. Didn’t get a chance to see this and feels she can’t make a fair assessment.</p> <p><b>Welch</b> – Would like a follow up view.</p> <p><b>Pohl</b> – The 15 panels will be on the dormer.</p> <p><b>Backus</b> – HSAB mentioned a view.</p>				
Motion	<b>Motion to View and to come back at the beginning of the next old business meeting. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Camp, Oliver, Welch, Coombs, and Pohl-aye			Certificate #	
2.	<b>Laura Burnett 08-1582</b>	9 Kendrick Street	Roof top solar	71.3.2/72	Cotuit Solar
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Karen Alence, Cotuit Solar				
Public	None				
Concerns (6:44)	<p><b>Alence</b> – Presented project; the house isn’t visible.</p> <p><b>Oliver</b> – This is a good example of what we would like to see. Not sure of the roof color but looks dark. No concerns. No concerns as long as the vegetation is maintained.</p>				
Motion	<b>Motion to Approve with the solar panels not to be visible at time of inspection and thereafter. (Welch)</b>				
Roll-call Vote	Carried 5-0//Coombs, Oliver, Camp, Welch, and Pohl-aye			Certificate #	<b>HDC2020-08-1582</b>
3.	<b>D&amp;B Realty Trust 08-1609</b>	11 Meadow Lane	New dwelling	41/448	Ethan McMorrow
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ethan McMorrow				
Public	None				
Concerns (6:48)	<p><b>McMorrow</b> – Presented project and context photos of similarly sized dwellings.</p> <p><b>Oliver</b> – It’s quite large for Meadow Lane. The eave lines are all the same height; needs descending forms to it. Piece coming forward of the main house might have a porch.</p> <p><b>Coombs</b> – Needs additive massing; the only 1-story mass is the forward shed on the front. Wants to see the layout of 11B Meadow Lane beside this. The structure goes from sideline to sideline; would like it extended so it comes off the setback lines. North elevation has too many windows.</p> <p><b>Camp</b> – Agrees with what’s been said; massing to the left front should telescope out the back. The traditional federal is too tall for the neighborhood.</p> <p><b>Welch</b> – Not much more to say. It’s a nice design but wide; east elevation illustrates the width of the gable that pushes the height up.</p> <p><b>Pohl</b> – Agrees with what’s been said. Push it back in line with neighboring house; very boxy; left side appendage going forward of the 5 bay should be pushed back.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye			Certificate #	

4. Old Red Gate LP <b>08-1605</b>	212 Polpis Road	Renovation	26/18	Will Stephens
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Will Stephens, Stephens & Company, Inc.			
Public	None			
Concerns (6:58)	<b>Stephens</b> – Presented project; circa 1950s; north elevation visible from the harbor. <b>Camp</b> – This is a great improvement. No concerns.			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Camp, Welch, and Pohl-aye		Certificate #	<b>HDC2020-08-1605</b>
5. Old Red Gate LP <b>08-1604</b>	214 Polpis Road	Demo/move dwelling	26/19	Will Stephens
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Will Stephens, Stephens & Company, Inc.			
Public	None			
Concerns (7:02)	<b>Stephens</b> – Presented project, circa 1970s; recommends tearing down and starting again. <b>Backus</b> – National Historic Listing (NHL) says circa 1979. No concerns.			
Motion	<b>Motion to Approve as submitted. (Camp)</b>			
Roll-call Vote	Carried 5-0//Welch, Oliver, Coombs, Camp, and Pohl-aye		Certificate #	<b>HDC2020-08-1604</b>
6. Old Red Gate LP <b>08-1601</b>	214 Polpis Road	New dwelling	26/19	Will Stephens
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Will Stephens, Stephens & Company, Inc.			
Public	None			
Concerns (7:04)	<b>Stephens</b> – Presented project; net-zero build; not visible; intended to have corner boards, which aren't drawn in. No concerns.			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Roll-call Vote	Carried //Camp, Welch, Coombs, Oliver, and Pohl-aye		Certificate #	<b>HDC2020-08-1601</b>
7. 20 Sherburne Tpk, LLC <b>08-1607</b>	20 Sherburne Turnpike	New dwelling	30/195	Sophie Metz
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Sophie Metz			
Public	One			
Concerns (7:08)	<b>Metz</b> – Presented project, on a shared driveway to the rear; won't be visible from Sherburne Turnpike once front house is built. <b>Oliver</b> – No concerns. <b>Camp</b> – The main mass seems vertical; would like it widened. <b>Welch</b> – Agrees another foot added to the width of the main mass would help. This doesn't go lot line to lot line and appreciates that. <b>Coombs</b> – Agrees with Mr. Welch. If the main mass ridge came down 1 foot, that would also help. Likes the additive massing. <b>Pohl</b> – Agrees about reducing the height of the main gable or making a little wider.			
Motion	<b>Motion to Approve through staff with the north elevation main mass to be 1 foot wider and everything recentered. (Camp)</b>			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Welch, Camp, and Pohl-aye		Certificate #	<b>HDC2020-08-1607</b>

8.	20 Sherburne Tpk, LLC <b>08-1608</b>	20 Sherburne Turnpike	Garage	30/195	Sophie Metz
	Voting	Pohl, Coombs, Camp, Oliver, Welch			
	Alternates	None			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, and photos.			
	Representing	Sophie Metz			
	Public	None			
	Concerns (7:16)	<b>Metz</b> – Presented project. No concerns.			
	Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
	Roll-call Vote	Carried 5-0//Welch, Oliver, Coombs, Camp, and Pohl-aye		Certificate #	<b>HDC2020-08-1608</b>
9.	James Crowley <b>08-1598</b>	8 Wall Street	Shed	82/79	Paulo Vicente
	Voting	Pohl, Coombs, Oliver, Welch			
	Alternates	None			
	Recused	(Camp stepped out)			
	Documentation	Architectural elevation plans, site plan, photos and correspondence.			
	Representing	Paulo Vicente, Vicente Burin Architecture, LLC.			
	Public	None			
	Concerns (7:17)	<b>Backus</b> – Read letter of concerns into the record. <b>Vicente</b> – Presented project. <b>Oliver</b> – 30 feet is very long for a shed. To keep it simple, get rid of the dormer; small structures are proliferating and becoming too complex. Suggested shifting the porch to one side to make it more useable and simplify; suggested a pergola on one side and no railing above the eave. <b>Welch</b> – Looking at the elevation, notes secondary buildings such as these are getting high top plates; the top plate should come down to 7'6" and break the ends. There is no hip on the main structure. <b>Coombs</b> – Agrees with what's been said; eliminate the cross-buck railings and top railing; eliminate the porch and overhanging porches. Never heard of a 30-foot shed. <b>Pohl</b> – Too much going on; agrees with what's been said. This is very tall in relation to its width; should be a smaller and simpler structure. Mitigate the length of the ridge.			
	Motion	<b>Motion to Hold for revision. (Oliver)</b>			
	Roll-call Vote	Carried 4-0//Coombs, Welch, Oliver, and Pohl-aye		Certificate #	
10.	Peter Halle <b>08-1530</b>	24 Pilgrim Road	Garage addition	41/94	Normand Residential
	Voting	Pohl, Coombs, Oliver, Welch			
	Alternates	None			
	Recused	(Camp stepped out)			
	Documentation	Architectural elevation plans, site plan, and photos.			
	Representing	Ben Normand, Residential Design			
	Public	None			
	Concerns (7:26)	<b>Normand</b> – Presented project. <b>Oliver</b> – There's a lot she appreciates; simple is better so eliminate the transoms over the garage doors facing the street; mitigate the impact of the deck on the front. <b>Coombs</b> – Agrees with Ms. Oliver about the transoms. Doesn't think the north elevation is visible. <b>Welch</b> – Nothing to add. <b>Pohl</b> – Likes the idea of nixing the transoms and looking for simplicity and shingling the rail.			
	Motion	<b>Motion to Approve through staff with no transoms over the east-elevation French doors and the 2<sup>nd</sup>-floor east elevation balcony have shingled rails. (Oliver)</b>			
	Roll-call Vote	Carried 4-0//Welch, Coombs, Oliver, and Pohl-aye		Certificate #	<b>HDC2020-08-1530</b>
11.	Dean Pihl <b>08-1529</b>	15 Mizzenmast Road	Hardscape-brick patios	66/379	Antonelle King
	Voting	Pohl, Coombs, Oliver, Welch			
	Alternates	None			
	Recused	(Camp stepped out)			
	Documentation	Landscape design plans, site plan, and photos.			
	Representing	Dean Pihl, owner			
	Public	None			
	Concerns (7:32)	<b>Pihl</b> – Presented project. <b>Welch</b> – Got clarification about where the front patio would terminate. No concerns.			
	Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
	Roll-call Vote	Carried 4-0//Coombs, Welch, Oliver, and Pohl-aye		Certificate #	<b>HDC2020-08-1529</b>

<b>12. Mark Deagelis 08-1553</b>					
	7 Hedge Road	Rev. 73326: fenst/pntrf; resite	73.3.2/85	SMRD	
Voting	Pohl, Coombs, Oliver, Welch				
Alternates	None				
Recused	(Camp stepped out)				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Steve Roethke, Steve M. Roethke Design				
Public	None				
Concerns (7:37)	<p><b>Roethke</b> – Presented project; structure is barely visible and screened by a garage.</p> <p><b>Backus</b> – Read SAB comments: east elevation windows lack panes are bothersome; windows shouldn't be sliders.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Welch, Coombs, Oliver, and Pohl-aye		Certificate #	<b>HDC2020-08-1553</b>	
<b>13. Mary Heard 08-1593</b>					
	3 Lucretia Mott	Mini split condenser	42.3.2/125.1	SSCC	
Voting	Pohl, Coombs, Oliver, Welch				
Alternates	None				
Recused	(Camp stepped out)				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Wayne Enos, SSCC				
Public	None				
Concerns (7:44)	<p><b>Backus</b> – Read HSAB comments: screening though might not be visible; might be visible from School Street.</p> <p><b>Oliver</b> – It should be screened at time of inspection and thereafter.</p> <p><b>Welch</b> – We were looking at one in 'Sconset with lattice on it; this is inset into the yard behind plant material. No concerns.</p> <p><b>Coombs</b> – No concerns.</p> <p>Discussion about possible screening.</p>				
Motion	<b>Motion to Approve with condenser to be screened at time of inspection and thereafter. (Welch)</b>				
Roll-call Vote	Carried 4-0//Coombs, Oliver, Welch, and Pohl-aye		Certificate #	<b>HDC2020-08-1593</b>	
<b>14. Michael Scott Con. Assn 08-1595</b>					
	17 Main Street	Roof/trim/clr chg	42.3.1-178	Topham Design	
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and <i>Building with Nantucket in Mind</i> .				
Representing	Joe Topham, Topham Design				
Public	None				
Concerns (7:47)	<p><b>Topham</b> – Presented project; want to use simulated-divided-light windows (SDL) on the 2<sup>nd</sup> floor and dormers; Nantucket Hotel is a precedent for 2<sup>nd</sup>-floor SDLs in the OHD.</p> <p><b>Backus</b> – Read HSAB comments: more interested in traditional Essex green; want a schedule of existing windows and profile; SDLs would be okay if they were existing.</p> <p><b>Oliver</b> – Asked if the SDLs will have storms over them (no); doesn't support SDLs right on Main Street.</p> <p><b>Coombs</b> – The windows should not be SDLs regardless of what HSAB says; guidelines say no SDLs in the OHD and if SDLs were approved in the past, that was a mistake we should not propagate.</p> <p><b>Camp</b> – We have been saying no SDLs in the OHD; SDLs look clean but not historic.</p> <p><b>Welch</b> – Agrees with comments about true-divided-light windows (TDL) on Main Street. Mentioned companies with insulated-glass TDL panes.</p> <p><b>Pohl</b> – There were no SDLs in that building.</p>				
Motion	<b>Motion to Hold for more information on TDLs. (Welch)</b>				
Roll-call Vote	Carried //Camp, Coombs, Oliver, Welch, and Pohl-aye		Certificate #		
<b>15. Greg Glowacki 08-1589</b>					
	11 Millers Lane	Rev. 0392: re-site tertiary	68/124	Val Oliver	
<b>16. Greg Glowacki 08-1590</b>					
	11 Millers Lane	Rev. 0598: re-site MH	68/124	Val Oliver	
Voting	Pohl, Coombs, Camp, Welch				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Oliver Design				
Public	None				
Concerns (8:01)	<p><b>Oliver</b> – Wants to flip the positions of the two structures.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as submitted both applications. (Coombs)</b>				
Roll-call Vote	Carried //Camp, Welch, Coombs, and Pohl-aye		Certificate #	<b>HDC2020-08-1589</b> <b>HDC2020-08-1590</b>	

17. Liam Mackay	<b>08-1600</b>	4 Nautilus Lane	New dwelling	67/176	Val Oliver
Voting	Pohl, Coombs, Camp, Welch				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Oliver Design				
Public	None				
Concerns (8:03)	<p><b>Oliver</b> – Presented project.  <b>Camp</b> – Colors are tiny bit heavy for the house but okay.  <b>Welch</b> – Appreciates how the lot is being used. No concerns.  <b>Coombs</b> – No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Coombs)</b>				
Roll-call Vote	Carried 4-0//Camp, Welch, Coombs, and Pohl-aye			Certificate #	<b>HDC2020-08-1600</b>
18. Dworetzky-Banse	<b>08-1594</b>	8 Shawkemo Road	Rev. 0392: re-site	43/90	Botticelli & Pohl
Voting	Coombs (acting chair), Camp, Oliver, Welch				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (8:06)	<p><b>Botticelli</b> – Presented project.  <b>Welch</b> – In terms of visibility, the east elevation with the most exposed basement area is not visible from Shawkemo.  <b>Oliver</b> – No concerns.; the north elevation won't be visible.  <b>Camp</b> – No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Welch, Camp, Oliver, and Coombs-aye			Certificate #	<b>HDC2020-08-1594</b>
19. Nathaniel Lowell	<b>08-1559</b>	4 Blueberry Lane	MH Roof top solar	80/300	SunWind, LLC
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Timothy Holmes, SunWind, LLC				
Public	None				
Concerns (8:13)	<p><b>Holmes</b> – Presented project.  <b>Coombs</b>- You can't see the house from any road  <b>Welch</b> – There are a ton of pines; this is a highly screened area. He would have no concerns with approval due to lack of visibility. The pine trees are very tall relative to the house.  <b>Oliver</b> – She'd prefer more panels on the southeast shed roof rather than the main roof. The roof is not black; she will trust the other commissioners on the visibility.  <b>Camp</b> – We have to add the caveat that vegetation is in place in perpetuity.</p>				
Motion	<b>Motion to Approve subject to screening at time of inspection and thereafter. (Welch)</b>				
Roll-call Vote	Carried 4-0//Coombs, Camp, Welch, and Pohl-aye; Oliver-nay			Certificate #	<b>HDC2020-08-1559</b>
20. Nathaniel Lowell	<b>08-1558</b>	6 Blueberry Lane	MH Roof top solar	80/301	Sun Wind
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Tim Holmes, Sun Wind, LLC				
Public	None				
Concerns (8:20)	<p><b>Holmes</b> – Presented project. The garage dormer is very small and there are vent pipes on the roof.  <b>Welch</b> – Similarly with respect to screening; he's fine with this. Would prefer to see it on the secondary structure; asked why it isn't going on the secondary structure (garage); received clarification that dormer obstructs this. From the images, looking down the driveway, the garage portion is visible but not the house.  <b>Coombs</b> – Doesn't think the photos paint a true picture of what's going on there; but would approve it based upon what she knows.  <b>Oliver</b> – Can't support this.  <b>Camp</b> – This is on the front of a large house; if the trees come down, it will be visible.  <b>Pohl</b> – The front doesn't face Blueberry Lane; it faces sideways. The garage is more visible.</p>				
Motion	<b>Motion to View. (Coombs)</b>				
Roll-call Vote	Carried 4-0//Camp, Welch, Coombs, and Pohl-aye; Oliver abstain			Certificate #	

<b>21. Tom Loughlin 08-1555</b>	<b>8 Cottage Avenue</b>	<b>Fence</b>	<b>73.3.1/78</b>	<b>Bentley &amp; Churchill</b>
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Tom Loughlin, owner.			
Public	None			
Concerns (8:29)	<p><b>Loughlin</b> – Presented project.</p> <p><b>Backus</b> – Read SAB comments: more formal with a cap; the way it’s drawn, the fence would go through the access easement for the Summer House dormitories; where will plantings go.</p> <p><b>Welch</b> – Asked for clarification of what exactly is being proposed: with or without a Type II cap. This is a heavily vegetated area; he’d be fine with a fence subject to having a Type II cap.</p> <p><b>Camp</b> – Considering where they are located, she understands the need for a fence; agrees the fence should be a little more formal.</p> <p><b>Oliver</b> – It shouldn’t be right on the property line and should have plantings scattered along it.</p> <p><b>Coombs</b> – She’s sad to see so many fences in ‘Sconset but under the circumstances, she understands the need.</p>			
Motion	<b>Motion to Approve through staff with a Type II cap on a 6-foot fence. (Camp)</b>			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Camp, Welch, and Pohl-aye	Certificate #	<b>HDC2020-08-1555</b>	
<b>22. ARI Real Estate 08-1541</b>	<b>10 Delaney Road</b>	<b>Rev. 69428: omit chimney</b>	<b>41/120</b>	<b>John Lampe</b>
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	John Lampe			
Public	None			
Concerns (8:38)	<p><b>Flynn</b> – This was picked up in an inspection.</p> <p><b>Lampe</b> – Admitted he should have applied for the change; it was an unintentional oversight.</p> <p><b>Oliver</b> – No concerns.</p> <p><b>Coombs</b> – We talked a lot about the chimney and agreed to put it back.</p> <p><b>Welch</b> – Loss of the chimney doesn’t materially detract from the house; it would be appreciated if people would come in and work through the process in advance, otherwise, he’s okay with it.</p> <p><b>Camp</b> – We spent a lot of time thinking about these and people do what they want; that is irritating. She’s okay with it.</p>			
Motion	<b>Motion to Approve as submitted. (Camp)</b>			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Welch, Camp, and Pohl-aye	Certificate #	<b>HDC2020-08-1541</b>	
<b>23. 4 Shawkemo Rd R.T. 08-1561</b>	<b>4 Shawkemo Road</b>	<b>Rev. 1337: skylights</b>	<b>43/91.1</b>	<b>Botticelli &amp; Pohl</b>
Voting	Coombs (acting chair), Camp, Oliver, Welch			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (8:42)	<p><b>Botticelli</b> – Presented project.</p> <p><b>Welch</b> – Asked if there is chance these could be visible (no). He has no concerns now that it’s built.</p> <p><b>Camp</b> – No concerns.</p> <p><b>Oliver</b> – Okay with this.</p>			
Motion	<b>Motion to Approve as submitted. (Camp)</b>			
Roll-call Vote	Carried 4-0//Welch, Oliver, Camp, and Coombs-aye	Certificate #	<b>HDC2020-08-1561</b>	

24. Rodney Goldstein <b>08-1599</b>	6 Sankaty Road	Rev. 0311: fenestration & bay	73.1.4/23	Botticelli & Pohl
Voting	Coombs (acting chair), Camp, Oliver, Welch			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (8:46)	<p><b>Botticelli</b> – Presented project.</p> <p><b>Backus</b> – Read SAB comments: overall no concerns with proposed fenestration; the bay could be “scooted” over to give it depth.</p> <p><b>Camp</b> – No concerns. This is behind a hedge.</p> <p><b>Oliver</b> – If you can’t see it, she has no concerns.</p> <p><b>Welch</b> – For him it seems like a suburban style bump out but doesn’t know what to do about it. It won’t be directly visible from the street. If it moved left, it would be in the closet.</p>			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Roll-call Vote	Carried 4-0//Camp, Oliver, Welch, and Coombs-aye		Certificate #	<b>HDC2020-08-1599</b>
25. Edwin O’Brecht <b>08-1550</b>	31 Washing Pond Road	Pool	31/29	Atlantic Landscaping
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Lindsay Congleton, Atlantic Landscaping Inc.			
Public	None			
Concerns (8:52)	<p><b>Congleton</b> – Presented project; to ensure lack of visibility and privacy, are proposing evergreen screening.</p> <p><b>Coombs</b> – Asked if it would be smarter to hold onto this until the new owner. The pool itself is hidden. The trees need to look more natural looking in how they are planted. Agrees about a view.</p> <p><b>Camp</b> – There’s a lot going on to rely on screening from Old Harbor Road. A 50-foot pool is gigantic. Asked about visibility from Capaum Pond.</p> <p><b>Oliver</b> – If you can’t see it, she has no concerns. Hates to see trees lined up like a wall; they should be planted more naturally. Asked for a view.</p> <p><b>Welch</b> – Agrees with Ms. Camp. To Ms. Camp’s point, the pool is a big element and will be visible from the street if the vegetation were removed or lost. He would want to ensure the vegetation is off the public way; a portion of the vegetation is shown as in the public way, according to the aerial photo, and that needs to be addressed. The general screening clause will cover it but needs to be stipulated that screening is on the property.</p> <p><b>Pohl</b> – That wouldn’t be fair to hold this for a future owner; the current owner is requesting the pool.</p>			
Motion	<b>Motion to View and vegetation be revised per the discussion about it being within the property bounds and clarification of vegetation in the garage area. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Welch, Camp, Oliver, Coombs, and Pohl-aye		Certificate #	
26. Teddy Boomer, LLC <b>08-1544</b>	94 Tom Nevers Road	Gate	91/41	Atlantic Landscaping
27. Chris O’Connell <b>08-1556</b>	10 Sheep Commons	Pool	54-274	Atlantic Landscaping
28. Lab Trust <b>08-1602</b>	8 Folger Lane	Extend pergola and deck	42.4.4/33.5	Val Oliver
29. Crampton Family <b>08-1543</b>	12 Lincoln Street (Sias)	Minor alterations	73.4.2/88	Val Oliver
30. BRACKK, LLC <b>08-1580</b>	37 Macys Lane	Rev. 73082: fenes chg/deck	68/332	BPC
31. Greg McKecknie <b>08-1542</b>	50 Dukes Road	Hardscape-pool, retain wall	56/245	Julie Jordin
32. Matt Stone <b>08-1583</b>	47 Milk Street	Re-site and alterations	56/201	Emeritus
33. 4 Crown Crt RT <b>08-1591</b>	4 Crown Court	Fenestration change	42.3.4/56	Permits Plus
34. Alix Keeting <b>08-1592</b>	31 Shell Street	Steps-hardscaping	73.1.3/5.3	Kent Murphy
35. John Hendricks <b>08-1549</b>	1 Jefferson Lane	Rev. 73097: door change	55.4.1/74.1	Emeritus
36. Ecklund/Furdak <b>08-1587</b>	26 West Chester Street	Hardscape-spa/patio	42.4.3-56	Ahern, LLC
37. 2Old Westmoor Farm,LLC <b>08-1570</b>	2 Old Westmoor Farm Rd	Rev. to MH; add pergola	41/820.1	Workshop APD
38. 2Old Westmoor Farm,LLC <b>08-1562</b>	2 Old Westmoor Farm Rd	New garage with studio	41/820.1	Workshop APD
39. 2Old Westmoor Farm,LLC <b>08-1571</b>	2 Old Westmoor Farm Rd	New cabana	41/820.1	Workshop APD
40. Cannonbury Ln Hold <b>08-1575</b>	30 Cannonbury Lane	New dwelling	73/23	Workshop APD
41. Cannonbury Ln Hold 1 <b>08-1581</b>	7 Cannonbury Lane	New dwelling	74/29	Workshop APD
42. Cannonbury Ln Hold 1 <b>08-1568</b>	7 Cannonbury Lane	New garage	74/29	Workshop APD
43. Cannonbury Ln Hold 1 <b>08-1565</b>	7 Cannonbury Lane	New cabana	74/29	Workshop APD
44. Cannonbury Ln Hold 1 <b>08-1572</b>	7 Cannonbury Lane	Hardscape-pool	74/29	Ahern, LLC
45. Cannonbury Ln Hold 1 <b>08-1569</b>	4 Sleetwing Circle	New cabana	74/23	Workshop APD
46. Cannonbury Ln Hold 1 <b>08-1566</b>	4 Sleetwing Circle	Hardscape-pool	74/23	Ahern, LLC
47. Cannonbury Ln Hold 2 <b>08-1577</b>	6 Sleetwing Circle	New dwelling	74/24	Workshop APD
48. Cannonbury Ln Hold 2 <b>08-1576</b>	6 Sleetwing Circle	New garage	74/24	Workshop APD
49. Cannonbury Ln Hold 2 <b>08-1578</b>	6 Sleetwing Circle	Hardscape-patio	74/24	Ahern, LLC

50. Moira Parsons <b>08-1597</b>	80 Old South Road	Fence	68/41	Self
51. Nerijus Paulauskas <b>08-1603</b>	3 Cachalot Lane	Rev. 63393: fenest/dr clr	67/781	Self

Held for Thursday September 3<sup>rd</sup> at 1:00 p.m.

<b>VI. OTHER BUSINESS</b>	
Approve Minutes	July 21 & 28 and Aug 3, 6 & 10, 2020 and August 18, 2020
Motion	<b>Motion to Approve.</b> (Welch)
Roll-call Vote	Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye
Review Minutes	August 25, 2020
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting New Business, Thursday <b>9/3/20 at 1:00pm</b></li> <li>• No HDC Zoom meeting Monday, 9/7/20 and Thursday 9/10/20: held.</li> <li>• Next HDC Meeting is New Business <b>Tuesday 9/15/20</b></li> <li>• HDC Zoom Webinar Meeting Schedule Oct-Dec 2020 vote: held.</li> <li>• HDC review of revisions to HDC Background Summary to finalize for web page including vote: held.</li> <li>• Review policy of Move/demo hearings in relation to new dwellings: held.</li> <li>• Discussion of Certified Local Government (CLG) and possible vote: held.</li> <li>• Discussion of adding Tuckernuck to MAB: held.</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Motion to Adjourn at 9:12. (Welch)

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board
Sconset Advisory Board
Madaket Advisory Board