



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

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

~~ MINUTES ~~

Tuesday, September 15, 2020

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 4:30 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner
Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch, Dutra
Absent Members: None
Late Arrivals: Dutra 4:35 p.m.; Welch, 4:43 p.m.; Camp, 4:44 p.m.
Early Departures: McLaughlin, 9:03 p.m.; Dutra, 9:08 p.m.; Camp, 9:18 p.m.

Motion to Approve the Agenda. (Dutra)

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

I. PUBLIC COMMENT

1. Doug Rose – He and his wife have concerned about the state of historic homes that aren't being maintained properly in in jeopardy of demolition by neglect. He's pleased the bylaw exists and there is a process for concerned citizens to raise attention to neglected historic properties. Thanked Ms. Flynn for steering him through the process of raising a concern regarding a property near him.
2. Ginger Andrews – Her observation is that lately, because the HDC doesn't regulate landscaping, people are taking the opportunity to remaking their land form. When the HDC was started, landscaping meant something very different from what it means today. Asked the HDC to take time to discuss ways of dealing with that. Suggested the HDC look at landscaping first, regarding new development, and ensuring the grade is not changing.

II. DISCUSSION AND VOTE ON POLICY OF INCOMPLETE APPLICATIONS

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Welch, Dutra
Public Ben Normand, Residential Design
Linda Williams

Discussion (4:43) **Pohl** – Because we've gotten busy - as evidenced by our agenda tonight - and the staff is busy, applications are being accepted into the office incomplete. Ms. Flynn would like a vote that ratifies her ability to refuse an incomplete application.
Flynn – It is very difficult to get an incomplete application ready for a meeting; we don't have the time.
Oliver – There was such an influx of applications, she went and helped Ms. Flynn and noticed an inordinate amount of them that have checked all the boxes on the checklist, but that information is not there. When photos are missing, and everything is haphazardly put together, it takes up time in the meeting.
Welch – It is important to note, if images are sent but aren't included in the application, at an extra minute per application finding images we can waste up to a total of about 40 minutes of the meeting pulling them up; asked applicants to please include the photos in the original submission.
Pohl – Not every applicant is watching this discussion; asked how that information would be disseminated.
Flynn – She will beef up the policies and procedures and submit that for a formal vote at the next meeting. Everything submitted to this committee is a legal document, so every item needs to be correct and dated in the event a project goes to appeal.
Normand – It would be great to get an email and PDF of everything that needs to be included in an application before a new policy goes into effect.
Backus – Noted that information is already on the checklist.
Williams – Applicants need to get a grip; when she was chair, she sent out a mass email regarding incomplete applications. She started denying applications, and the issue cleaned up for a while. Ms. Flynn has the right to leave an application off the agenda. Ms. Oliver has been through this with her.
Flynn – She wants a vote to ratify her ability to reject an incomplete application.

Motion **Motion to Allow Ms. Flynn's to update HDC policies and procedures and to send them out to everyone in the database refreshing what is required at a minimum to be in every application and if an application is not complete, it will be held for the next new business meeting when the application is complete.** (Oliver)

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

III. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Phil Wattles 09-1678	14B Norwood Street	Mudroom/porch addition	71.3.3/32.2	Al Noll
2.	Harry Wilcox 09-1630	36 W. Chester Street	Shed	41/485	Structures Unlimited
3.	Meredith Townsend 09-1631	55 W Chester Street	99sf Addition	41/225	Hristo Rashkov
4.	Jeremy Trotter 09-1635	8 Whitetail Circle	Door revision	71/25	Self
5.	Dana Troxell 09-1715	116R Cliff Road	Roof change	41/86	Linda Williams
6.	Nor Surfside, LLC 09-1653	148 Surfside Road	Rev. 71543: change door style	80/32	Normand Residential
7.	Greg McKechnie 09-1710	50 Dukes Road	Roof replacement	56/245	Shelter 7, LLC
8.	Jane Dwyer 09-1683	11 Mississippi Avenue	Addition	59.4/233	Permits Plus
9.	33 Milk Street, LLC 09-1711	33 Milk Street	Door color change	41/458	Linda Williams
10.	Terrence Toth 09-1702	5 Swift Rock	Rev. 0187: to addition	40/67	Linda Williams
11.	Terrence Toth 09-1716	5 Swift Rock	Studio/pool house	40/67	Linda Williams
12.	Lee Jay Hurley 09-1708	22A Evergreen	Rev. 01-0465: add bilco + wells	68/710	Val Oliver
13.	Vanessa Levin 09-1634	234 Madaket Road	Replace Windows	59.4/120	Val Oliver
14.	Kathy Strazzula 09-1705	11 Yompasham Lane	Remove exterior chimney	55/532	Val Oliver
15.	Vern Matson 09-1700	30 Tashama Lane	Rev. 72287: add dormer back	55/455	Val Oliver
16.	Holdgate Inc. 09-1665	2 Vesper Lane	Rev. 72693: roof change	55/252	Michael Holdgate
17.	Timothy Madden 09-1650	12 Margaret's Way	Rooftop solar	20/9	ACK Smart
18.	Pia Phatthanaphuti 09-1704	16 Waydale Road	Shed	67/870	NAG
19.	Bradley Roberts 09-1662	36 Walsh Street	Roof replacement	29/107	Vasil Marinov
20.	Matt Lebaron 09-1668	88 Madaket Road	New dwelling	41/462.1	Shelter 7, LLC
21.	Mary Patton 09-1709	15 Correia Lane	Fenestration revisions	80/56	Robert Newman
22.	Kevin Curran Trust 09-1707	90 Tom Nevers Road	Renewal + fenestration change	91/41.1	EMDA
23.	Matthew Dwyer 09-1713	5 Monomoy Road	Add pergola	54/136	Gryphon Architects
24.	Greg McKechnie 09-1718	50 Dukes Road	Studio-wndw clr/ roof chge	56/245	Thornewill Design
25.	Greg McKechnie 09-1666	50 Dukes Road	MH -wdw/dr clr /roof chge	56/245	Thornewill Design
26.	Maryann Wasik 09-1714	4 Hussey Farm Road	Deck expansion	56/84.4	Self
27.	Todd Cooper 09-1676	5 Hollister Road	Roof color change – garage	92.4/263	Shelter 7, LLC
28.	Todd Cooper 09-1671	5 Hollister Road	Roof color change – MH	92.4/263	Shelter 7, LLC
29.	Natalia O'Brien 09-1703	36 Low Beach Road	Rev. 72852: resite pool	74/55	Ahern, LLC
30.	Kathy Gallaher 09-1694	4 Pond Road	Remove masonry	56/158	Emeritus
31.	Edward Sheehy 09-1698	42 Skyline Drive	Rev. 61242	79/44	Gryphon Architects
32.	Steven Dammers 09-1677	104 Polpis Road	Shed	44/122	Self
33.	Pug Cottage N.T. 09-1692	13A Lincoln Avenue	Rev. 02-0625: windows	30/135.1	Botticelli & Pohl
34.	Erik Carneal 09-1670	23 Golfview Drive	Addition	66/175	Botticelli & Pohl
35.	99 Squam, LLC 09-1664	99 Squam Road	Fenestration revision	12/29	Botticelli & Pohl
36.	Tim Madden 09-1681	12 Margaret's Way	Replace N+W elevation doors	20/9	Self
37.	Kenneth Gullicksen 09-1712	18 Pond View Drive	Shed	80/50	Self
Voting	Coombs (acting chair), McLaughlin, Camp, Dutra				
Alternates	None				
Recused	Pohl, Oliver, Welch				
Documentation	None				
Representing	None				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve. (Dutra)				
Roll-call Vote	Carried 4-0//Camp, Dutra, McLaughlin, and Coombs-aye			Certificate #	HDC2020-09-(as noted)

IV. 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.	Dalton Frazier Tr 09-1619	73A Hooper Farm Rd	Sliding gls dr/porch addition	67/330	Self
	• Due to lack of visibility				
2.	Steven Garfinkel 09-1706	13 Starbuck Road	Roof and add porch	60/113	Thornewill Design
	• Front door on East elevation to be 3 side lights on top and panel below				
3.	Thomas Greig 09-1717	110 Polpis Road	Pool	44/126	Nantucket Pool/Spa
	• Pool must not be visible at time of inspection and in perpetuity				
4.	William Ciarmataro 09-1649	17A Daffodil Lane	Pool	68/751	Clearwater Pools
	• Pool must not be visible at time of inspection and in perpetuity				
5.	Holdgate Inc. 09-1667	2 Vesper Lane	Pool	55/252	Michael Holdgate
	• Pool must not be visible at time of inspection and in perpetuity				
6.	Tea Tucket, LLC 09-1675	3 Wingspread	Pool	27/17.6	Atlantic Landscaping
	• Pool must not be visible at time of inspection and in perpetuity				
7.	James McGraw 09-1679	21 Boulevard	Pool	80/127	Atlantic Landscaping
	• Pool must not be visible at time of inspection and in perpetuity				

8.	John Poulson 09-1684	10 Lindberg Avenue	Fire pit & patio	73.4.1/13	Mark Avery
	<ul style="list-style-type: none"> • Firepit must not be visible at time of inspection and in perpetuity 				
9.	Linda Ferrin 09-1682	39 Pochick Avenue	Shed	80/201	Structures Unlimited
	<ul style="list-style-type: none"> • Provide updated site plan with 2 dimensions from 2 property lines 				
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	Coombs and Camp expressed concerned about there being 5 pools on consent with conditions. Oliver – She helped review the pool applications and assures they will not be seen. No other concerns.				
Motion	Motion to Approve through staff per noted conditions. (Coombs)				
Roll-call Vote	Carried 3-2//Oliver, McLaughlin, and Pohl-aye; Coombs and Camp-nay			Certificate #	HDC2020-09-(as noted)

V. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nantucket Basket Museum 09-1721	49 Union Street	Move existing sign	55.1.4/31	Karen Butler
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns (time)	Flynn – Sign Advisory recommend this be held for revision.				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye			Certificate #	
2.	18 Broad, LLC 09-1722	18 Broad Street	Wall Sign	42.4.2/32	Normand Residential
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns (time)	Flynn – Sign Advisory recommend approval.				
Motion	Motion to Approve. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye			Certificate #	HDC2020-09-1722

VI. NEW BUSINESS CARRIED OVER FROM 9/3/20

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	2 Old Westmoor Farm LLC 08-1570	2 Old Westmoor Farm Road	Rev to MH; add pergola	41/820.1	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Michael Luft-Weissberg, Workshop APD				
Public	None				
Concerns (5:03)	Luft-Weissberg – Presented project. No concerns.				
Motion	Motion to Approve. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye			Certificate #	HDC2020-08-1570

2.	2 Old Westmoor Farm LLC 08-1562	2 Old Westmoor Farm Road	New garage with studio	41/820.1	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Michael Luft-Weissberg, Workshop APD				
Public	None				
Concerns (5:08)	<p>Luft-Weissberg – Resubmission of an expired approval. Oliver – This is perfectly acceptable and appropriate to the house. Coombs – East elevation, drop the right-hand addition roof a foot so it looks less imposing for a garage. Camp – Agrees with Ms. Coombs. The west elevation doesn’t look as vertical as the east. McLaughlin – South elevation, another window would fill the large wall space. Pohl – East elevation looks vertical because it is so narrow.</p>				
Motion	Motion to Approve through staff with a center window added to the south elevation and the side addition roof dropped 6 inches. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2020-08-1562
3.	2 Old Westmoor Farm LLC 08-1571	2 Old Westmoor Farm Road	New cabana	41/820.1	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Michael Luft-Weissberg, Workshop APD				
Public	None				
Concerns (5:15)	<p>Luft-Weissberg – Presented project. Oliver – Except for the horizontal siding, it’s fine. Camp – No concerns; it’s not visible. Coombs – The enclosed portion could be shingled to match the house. McLaughlin – Believes hiding pools is an unnecessary expense and questions hiding them; they are what they are. Pohl – This will be natural to weather and he believes will be invisible from the road.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye			Certificate #	HDC2020-08-1571
4.	Cannonbury Ln Hold 08-1575	30 Cannonbury Lane	New dwelling	73/23	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments				
Representing	Michael Luft-Weissberg, Workshop APD				
Public	None				
Concerns (5:22)	<p>Backus – Read correspondence from SAB members expressing concern about the overall project and suburbanization of outskirts of ‘Sconset. Read SAB Comments. Luft-Weissberg – Presented project; model Bayberry; the development has 5 model homes, each with a name; natural to weather siding, door & windows white, Quaker grey trim. Camp – In general, she is concerned that the area is naturalistic dune and here is a farmhouse; she would prefer more cottage styles. Agrees this is a suburban treatment. The 2nd-floor over the front porch feels cut off. Coombs – Asked how many houses will be on Cannonbury Land (30). With five models, this will end up looking like a 40B project; that is unacceptable along Low Beach Road. West elevation, the way the chimney is corbelled is not typical to Nantucket and is inappropriate; the sliders are drawn as single pane (those are screen panels); there are different pane patterns. Asked to hold this for a better image. Oliver – With the exception of a few changes, this is okay. They aren’t the only ones building houses in Cannonbury; there will be a mix of styles. Front elevation is missing a little roof that connects the 1-story gable. Concerned about clapboard on the middle section. McLaughlin – West elevation, wants to know what’s behind the screen panels; tops of the screens shouldn’t be rounded. Pohl – The chimney could come down about two feet and still meet code. Scanned images of the plans are very hard to read; should coordinate with staff about getting the actual computer images for screen-sharing at the meetings. Doesn’t like clapboard on the center. Like SAB, the 4-panel door should be a 6-panel. Can’t picture white door and sash set into grey trim; would prefer all grey.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and Pohl-aye			Certificate #	

5. Cannonbury Ln Hold 08-1469	30 Cannonbury Lane	Pool/drivwy/patio	73/23	Ahern, LLC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments			
Representing	Miroslava Ahern, Ahern Design, LLC			
Public	None			
Concerns (5:45)	<p>Ahern – Presented project.</p> <p>Coombs – Appreciates that privet isn’t being overused here.</p> <p>Oliver – This is an example of how pictures of the existing would have helped. No concerns.</p> <p>Camp – Every lot is going to be a house in front with pool in back; the houses should be staggered. She’s not opposed to this but wants to stay away from the “Levittown” approach.</p> <p>McLaughlin – Duplication of structures and pools is inappropriate within an old historic district (OHD). No concerns about the pool.</p>			
Motion	Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye		Certificate #	HDC2020-08-1469

6. Cannonbury Ln Hold 1 08-1581	7 Cannonbury Lane	New dwelling	74/29	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments			
Representing	Michael Luft-Weissberg, Workshop APD			
Public	None			
Concerns (5:54)	<p>Luft-Weissberg – Presented project; module Eden Rose; white windows and trim with Cortland blue front door. Asserts the top of chimney is 29’7”; the roof is 26’6”.</p> <p>Backus – Read SAB comments: main entry with sidelights too formal; 2nd-floor deck and doors on front inappropriate; where roof meets wall looks truncated.</p> <p>Camp – Okay with the front door sidelights as long as the two bottom panels were wood. Agrees about the 2nd-floor deck and French door is out of place. This design is much more successful for this area. East elevation, the 2nd-floor French door should be a window. Chimneys should be corbelled in.</p> <p>Coombs – This is an improvement. The front door is too formal with the sidelights and triple panels. East elevation, this is 29 feet tall; too many ganged windows – the four ganged should be reduced to 2 windows aligned with the windows above; the triple ganged windows are pinched in and should be reduced to 2 windows. She thought ‘Sconset was trying to cap heights at 25 feet.</p> <p>Oliver – She likes this a lot; it’s more appropriate. Everyone should drive out there; there is a vast array of designs and sizes. Doesn’t believe Cannonbury will be a cluster of a few designs.</p> <p>McLaughlin – West elevation deck, can’t tell how large it is (68” deep).</p> <p>Pohl – From grade this is 26’7”. Agrees with SAB about the front door; the sidelights should have bottom panels; there is conflicting vocabulary with the cottage style door and sidelights. This design is more sensitive than the prior design.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried //Coombs, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #	

7. Cannonbury Ln Hold 1 08-1568	7 Cannonbury Lane	New garage	74/29	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments			
Representing	Michael Luft-Weissberg, Workshop APD			
Public	None			
Concerns (6:08)	<p>Luft-Weissberg – Presented project; there is a single model for the garage being offered; colors match the house.</p> <p>Oliver – Pointed out that this is not ‘Sconset OHD; it’s out near the old Navy station.</p> <p>Coombs – This is a nice simple garage.</p> <p>Camp – Though this is outside the ‘Sconset OHD, she likes seeing that vernacular being carried out here.</p>			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye		Certificate #	HDC2020-08-1568

8.	Cannonbury Ln Hold 1 08-1565	7 Cannonbury Lane	New cabana	74/29	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments				
Representing	Michael Luft-Weissberg, Workshop APD				
Public	None				
Concerns (6:13)	<p>Luft-Weissberg – Presented project.</p> <p>Camp – The gable pitch should relate to the main house or the garage.</p> <p>McLaughlin – West elevation, asked what is right of the door (outdoor shower). North elevation, the opening in the roof over the shower is inappropriate.</p> <p>Oliver – No concerns.</p> <p>Coombs – No concerns as long as the roof pitch masses the house.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 4-1//Oliver, Camp, Coombs, and Pohl-aye; McLaughlin-nay			Certificate #	HDC2020-08-1565
9.	Cannonbury Ln Hold 1 08-1572	7 Cannonbury Lane	Hardscape & pool	74/29	Ahern, LLC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (6:19)	<p>Ahern – Presented project.</p> <p>McLaughlin – This is the third pool of 30 lots; reiterated his concern about duplication. No others have concerns.</p>				
Motion	Motion to Approve. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2020-08-1572
10.	Cannonbury Ln Hold 1 08-1569	4 Sleetwing Circle	New cabana	74/23	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra				
Alternates	Welch				
Recused	(Oliver stepped out)				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments				
Representing	Michael Luft-Weissberg, Workshop APD				
Public	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (6:24)	<p>Luft-Weissberg – Presented project; Numbers 4 & 6 are being built as one lot; design same as just reviewed.</p> <p>Ahern – She would like to cut the driveway in a manner that maintains as much vegetation as possible between the <i>cul de sac</i> and cabana.</p> <p>Coombs – No concerns. She doesn't mind the open roof element.</p> <p>Camp – Not so sure about the orientation of the structure; it doesn't inhibit the view from the circle. It should be manipulated to be less visible. Right now, the cabana looks like the back of something.</p> <p>Dutra – We need to view this but need to know the location of where these are. If the natural vegetation remains, it will screen the cabana. The cabana needs more of a front elevation, unless it will not be visible at all.</p> <p>McLaughlin – There will be too many of these in a rural area; this is inappropriate.</p> <p>Pohl – The pool will be rather exposed on this lot. North elevation, with the open roof feature, faces the circle. Because the west elevation faces the road, it needs more going on and the open roof element is inappropriate.</p>				
Motion	Motion to View with height poles at both ends of the ridge and hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Dutra, Coombs, and Pohl-aye			Certificate #	

11. Cannonbury Ln Hold 1 08-1566 4 Sleetwing Circle Hardscape-pool 74/23 Ahern, LLC					
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra				
Alternates	Welch				
Recused	(Oliver stepped out)				
Documentation	Landscape design plans, site plan, photos, and advisory comments				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (6:37)	<p>Ahern – Presented project; intend to maintain vegetation to render the pool not visible. Dutra – He thinks this should track with the cabana; and hold the decision for that. Camp – Agrees. Asked what types of trees are proposed in front of the cabana (deciduous). She doesn't want to see the pool. Asked about the apron material (Belgium block). Coombs – Okay with the pool as long as existing vegetation is maintained. McLaughlin – Still concerned about duplication; we need to discuss this. Pohl – No concerns as long as the caveat is included.</p>				
Motion	Motion to Approve with the pool not visible at time of inspection and thereafter. (Coombs) not carried. Motion to Hold to track with the cabana and for additional information about vegetation. (Dutra)				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Dutra, and Pohl-aye Certificate #				
12. Cannonbury Ln Hold 2 08-1577 6 Sleetwing Circle New dwelling 74/24 Workshop APD					
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra				
Alternates	Welch				
Recused	(Oliver stepped out)				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments				
Representing	Michael Luft-Weissberg, Workshop APD				
Public	None				
Concerns (6:46)	<p>Luft-Weissberg – Presented project; model Bayberry; trim natural to weather and white doors and sash. Camp – Has the same concern about the middle 2nd-floor cutting off over the porch post; should be extended. Chimney is heavy; should be corbeled to the top. Coombs – Likes the cornerboard. With 2 flues, the chimney is okay. Back elevation, the 4-ganged windows should be reduced to triple-ganged. Dutra – The chimney is over tall. McLaughlin – No design comments. Pohl – Chimney needs to come down; front door should be 6-panel if keeping the sidelights.</p>				
Motion	Motion to Approve through staff with the front door to be 6-panel; west elevation four ganged windows reduced to 3; and chimney brought down to 2-feet above the ridge. (Coombs)				
Roll-call Vote	Carried 3-2//Dutra, Coombs, and Pohl-aye; McLaughlin and Camp-nay Certificate # HDC2020-08-1577				
13. Cannonbury Ln Hold 2 08-1576 6 Sleetwing Circle New garage 74/24 Workshop APD					
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra				
Alternates	Welch				
Recused	(Oliver stepped out)				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments				
Representing	Michael Luft-Weissberg, Workshop APD				
Public	None				
Concerns (6:58)	<p>Luft-Weissberg – Presented project; 1-car model; natural-to-weather trim and white sash and door. Coombs – Would prefer a traditional garage door. Dutra – No concerns. Likes Ms. Coombs suggestion. Camp – Okay with the 15-light side door with a panel on the bottom. Would prefer natural to weather garage doors. McLaughlin – No comment. Pohl – Would prefer natural-to-weather garage doors. Prefers less glass on the side door.</p>				
Motion	Motion to Approve through staff with natural-to-weather garage doors and side door to be a 6-light. (Camp)				
Roll-call Vote	Carried 4-0//Dutra, Coombs, camp, and Pohl-aye; McLaughlin-nay Certificate # HDC2020-08-1576				
14. Cannonbury Ln Hold 2 08-1578 6 Sleetwing Circle Hardscape-patio 74/24 Ahern, LLC					
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra				
Alternates	Welch				
Recused	(Oliver stepped out)				
Documentation	Landscape design plans, site plan, photos, and advisory comments				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (7:02)	<p>Ahern – Presented project. No concerns.</p>				
Motion	Motion to Approve. (Camp)				
Roll-call Vote	Carried 5-0//Dutra, Coombs, McLaughlin, Camp, and Pohl-aye Certificate # HDC2020-08-1578				

15. Moira Parsons	08-1597	80 Old South Road	Privacy fence	68/41	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Moira Parsons, owner.				
Public	None				
Concerns (7:04)	<p>Parsons – Presented project; the split-rail along the bike path is existing; access is off Egan Lane; Old South is the back.</p> <p>Oliver – These lots are unusual; the pieces on the street tend to be more commercial; there are fences for screening in this area. Asked that plants be on the road side and placed every 2 or 3 posts.</p> <p>Camp – It would be nice to have vegetation along the bike path. Prefers a 6-foot, solid-board fence in this area. It should be moved back 3 or 4 feet to allow room to plant vegetation on the outside and reduce the height to 5 feet.</p> <p>Coombs – To fence off along Old South Road with a 6-foot, board fence is wrong. The fence could be alongside of her house but should be 3-feet along the road. At Naushop, there are large trees along the bike path.</p> <p>McLaughlin – The fence along the road should not exceed 6 feet.</p> <p>Pohl – Push the fence back 4 feet, reduce to the height to 5 feet, and plant vegetation all along the bike path.</p>				
Motion	Motion to Approve through staff with a board fence at 5 feet along the bike path, set 5 feet back from the bike path, and screening vegetation planted along the bike path. (Camp)				
Roll-call Vote	Carried 3-2//Oliver, Camp, Pohl-aye		McLaughlin and Coombs-aye	Certificate #	HDC2020-08-1597
16. Nerijus Paulauskas	08-1603	3 Cachalot Lane	Rev. 63393: fenestration/dr clr	67/781	Self
Voting	Pohl, Coombs, McLaughlin, Oliver. Welch				
Alternates	Dutra				
Recused	(Camp stepped out)				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Nerijus Paulauskas				
Public	None				
Concerns (7:24)	<p>Paulauskas – Presented project.</p> <p>Backus – This is a failed inspection.</p> <p>Welch – He previewed the project. There is nothing objectionable on the front.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted.				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Welch, and Pohl-aye			Certificate #	HDC2020-08-1603

VI. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Nerijus Paulauskas	09-1647	3 Cachalot Lane	Shed	67/781	Self
Voting	Pohl, Coombs, McLaughlin, Oliver. Welch					
Alternates	Dutra					
Recused	(Camp stepped out)					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Nerijus Paulauskas					
Public	None					
Concerns (7:27)	<p>Paulauskas – Presented project.</p> <p>Welch – This is ornamental and looks like a tiny house; however, it's a significant distance from the street.</p> <p>No concerns.</p>					
Motion	Motion to Approve as submitted. (Welch)					
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Welch, and Pohl-aye			Certificate #	HDC2020-09-1647	
2.	Ron Lynch	09-1697	10 Golfview Drive	Shed	66/191	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver					
Alternates	Welch, Dutra					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Ron Lynch, owner					
Public	None					
Concerns (7:29)	<p>Lynch – Presented project; noted a mistake in the door schedule: French door to be 12-light to match the house.</p> <p>Pohl – He would prefer the carriage doors be natural to weather.</p>					
Motion	Motion to Approve through staff with the carriage doors to be natural to weather. (Oliver)					
Roll-call Vote	Carried 5-0//Welch, McLaughlin, Coombs, Oliver, and Pohl-aye			Certificate #	HDC2020-09-1697	

3. Tim Quinlisk 09-1680	88 Quidnet Road	Shed move off/demo	21/109	Botticelli & Pohl
Voting	Coombs (acting chair), McLaughlin, Oliver, Dutra			
Alternates	Welch			
Recused	Pohl (Camp stepped out)			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (7:35)	Botticelli – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 4-0//Dutra, McLaughlin, Oliver, and Coombs-aye		Certificate #	HDC2020-09-1680
4. Sofie Nicolini 09-1673	6 Brier Patch Road	Extend existing chimney	21/136	NAG
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Dutra			
Recused	(Camp stepped out.)			
Documentation	Architectural elevation plans and site plan.			
Representing	Bill McGuire, Nantucket Architectural Group			
Public	None			
Concerns (7:37)	McGuire – Presented project; not visible from the street. Oliver – It looks odd sticking out; it needs something to ground it. Pohl – Suggested an owl that draws from the top and reduces the amount of brick. Coombs – Agrees about the owl. Welch – This is huge and the 2 nd story appears visible; agrees with the owl and the cricket. Suggest it comes back revised with photos.			
Motion	Motion to Hold for revisions and photos. (Oliver_)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Welch, Oliver, and Pohl-aye		Certificate #	
5. Allison Groenstein 09-1651	38 Hummock Pond Rd	Resite, reduce & rotate garage	56/292	Ethan McMorrow
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	Welch			
Recused	(Camp stepped out)			
Documentation	Architectural elevation plans and site plan.			
Representing	Ethan McMorrow			
Public	None			
Concerns (7:42)	McMorrow – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Dutra, Oliver, and Pohl-aye		Certificate #	HDC2020-09-1651
6. Kevin F. Dale Trustee 09-1687	26 Easy Street	Move off/demo shed	42.4.2/23	Robert Young
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Robert Young Linda Williams			
Public	None			
Concerns (7:45)	Backus – Read HSAB comments: okay. No concerns.			
Motion	Motion to Approve demo/move off of the shed. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2020-09-1687

7. Dale Kevin F Trustee 09-1686	26 Easy Street	Move off/demo mixed-use	42.4.2/23	Robert Young
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Robert Young Linda Williams			
Public	None			
Concerns (7:48)	<p>Williams – HSAB didn’t have enough dated photos and documentation of the site; reviewed history of the house.</p> <p>Backus – Read HSAB comments: need better historic information; right at harbor front; provide an as-built. This was based upon information provided at the time. Read into the record an email from Drew Deeley about the structure. We are working on guidelines for the FEMA flood area; just because FEMA requires a structure be elevated doesn’t mean it has to go to that height and certain requirements can be waived; there are other flood-proof mechanisms available.</p> <p>Young – Explained the reason for the demolition is that it has to be lifted to the FEMA flood level and lacks structural integrity to do so.</p> <p>McLaughlin – No concerns.</p> <p>Oliver – This building has been altered several times; no concerns.</p> <p>Camp – In the future, would like the 1st-floor 3-over-1 windows preserved and reused and a reflection of the saltbox style.</p> <p>Coombs – No concerns.</p>			
Motion	Motion to Approve as a move-off/demo. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye	Certificate #	HDC2020-09-1686	

8. A.C. Wetherill Trust 09-1646	45 Hulbert Avenue	Demo existing dwelling	29/16	Thornewill Design
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Luke Thornewill, Thornewill Design Linda Williams Sarah Alger, Sarah F. Alger P.C.			
Public	None			
Concerns (8:02)	<p>Backus – National Historic Landmark list states circa 1936; though documentation indicates built between 1938 and 1939. Wants to see the engineer’s documentation requiring this be raised. Read HSAB comments: modify upgrade with appropriate changes; historic documentation; unique, historic; more can be done. Read into the record an email from Mary Bergman at Nantucket Preservation Trust.</p> <p>Thornewill – Presented project; survey calls it contributing shingle-style; this has no historic shingle-style elements. According to Town Counsel, the construction date is not a reason to prohibit a demolition or removal.</p> <p>Williams – Reviewed structures in the area that have been removed and design vernacular of this area of Hulbert Avenue. Asked commissioners to review the packet she provided in detail. Suggested a view of the area.</p> <p>Alger – Part of the issue is the old foundation that doesn’t allow for stormwater flowage; we have to put in a new foundation, which triggers bringing the whole structure up to code.</p> <p>Oliver – This is 82 years old in this location and indications are it was moved here from someplace else, which means it’s older than 82. She would like a chance to look through all the information.</p> <p>Camp – This doesn’t have a lot of bells and whistles, but there is something about the barn-like simplicity that is charming. She’d prefer to see it renovated.</p> <p>Coombs – This is at least 80 years old and part of the streetscape, which it is our mission to maintain. It is important to protect what is there.</p> <p>McLaughlin – He is going to hold his comments.</p> <p>Pohl – In his opinion, this is one of the ugliest building on Brant Point; if someone drew this up today as a new house, there is no way HDC would approve it. There are simple elements but not such that makes it a “divine” creation.</p>			
Motion	Motion to View and Hold for review of information. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye	Certificate #		

9. A.C. Wetherill Trust 09-1655	45 Hulbert Avenue	New dwelling	29/16	Thornewill Design
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Luke Thornewill, Thornewill Design Linda Williams Sarah Alger, Sarah F. Alger P.C.			
Public	None			
Concerns (8:26)	<p>Thornewill – Presented project; Conservation Commission wants the indoor:outdoor ratio to remain the same as the existing.</p> <p>Backus – Read HSAB comments: fine with gambrel; look at other gambrel examples; make dormers smaller; lack of hierarchy; roofwalk looks lopsided; long ridge on water side; need central front door; focus should be on front door. She recommends having an outline of the existing with a floor plan to understand the changes.</p> <p>Camp – Agrees about seeing how this fits on the old footprint. North elevation, if the porch went all the way across, it would unify that elevation. West elevation, there are two planes going back and no hierarchy. Not sure about the roofwalk.</p> <p>Oliver – Agrees the larger mass from the south could be wider; that would make the left wing more additive. Likes the gambrel style.</p> <p>Coombs – The 6-over-1 windows don't go with the 1940s feel Mr. Thornewill is going for. East and west elevations look like they belong. South elevation is just a big rectangle. The front façade is not interesting. Houses along Hulbert fronted on the water with Hulbert Avenue as the rear. This should have at least 2 chimneys.</p> <p>McLaughlin – No comments at this time.</p> <p>Pohl – South elevation doesn't have enough difference between the main mass and the left mass; should drop the secondary ridge 2 feet; all the windows are too small; too much horizontal boarding; bring shingles down farther.</p>			
Motion	Motion to Hold for revisions. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye		Certificate #	
10. Nan. Westmoor Farm, LLC 09-1691	8 Old Westmoor Farm	Move off/demo red barn	41/822	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Michael Luft-Weissberg, Workshop APD			
Public	None			
Concerns (8:46)	<p>Luft-Weissberg – Presented overall project; the Red Barn is circa 1991 and Green Barn circa 1997; we have takers for the buildings.</p> <p>Oliver – Hopes these get reused; feels sinful to demolish.</p> <p>Camp – This is a wonderful building.</p> <p>McLaughlin – Doesn't like to see new stuff being demolished.</p> <p>Coombs – She'd be sorry to see them demolished.</p> <p>Pohl – We are charged with saving historic buildings and these are not; doesn't think they could be moved.</p>			
Motion	Motion to Approve the move-off/demolition. (Oliver)			
Roll-call Vote	Carried 3-2//McLaughlin, Oliver, and Pohl-aye; Coombs & Camp-nay		Certificate #	HDC2020-09-1691
11. Nan. Westmoor Farm, LLC 09-1690	8 Old Westmoor Farm	Move off/demo green barn	41/822	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Michael Luft-Weissberg, Workshop APD			
Public	None			
Concerns (time)	See concerns for Item 10.			
Motion	Motion to Approve the move-off/demolition. (Oliver)			
Roll-call Vote	Carried 3-2//McLaughlin, Oliver, and Pohl-aye; Coombs & Camp-nay		Certificate #	HDC2020-09-1690
12. Nan. Westmoor Farm, LLC 09-1688	8 Old Westmoor Farm	Move off/demo gazebo	41/822	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Michael Luft-Weissberg, Workshop APD			
Public	None			
Concerns (time)	See concerns for Item 10.			
Motion	Motion to Approve the move-off/demolition. (Oliver)			
Roll-call Vote	Carried 3-2//McLaughlin, Oliver, and Pohl-aye; Coombs & Camp-nay		Certificate #	HDC2020-09-1688

13. King Fisher R.T. 09-1642	278 Polpis Road	New dwelling	25/2	Concept Design
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Whit Gifford, Reade, Gullicksen, Hanley, & Gifford LLP			
Public	Roda Weinmann Paul Santos, Nantucket Surveyors			
Concerns (8:53)	<p>Pohl – If the applicant is willing, we can carry this over to Thursday; however, he might not be available on Thursday. Weimann – Would prefer the full board to be available for this. She has a lot of data on what transpired at the HDC hearing in 2005. Gifford – Would like time to confer with his client about hearing this on Thursday or next Tuesday. This is not going to be a short discussion. Agrees about having the full board available. Not opened at this time.</p>			
Motion	Motion to Hold for Thursday or Tuesday meeting. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye		Certificate #	
14. SAB, LLC 09-1659	11 Cliff Road	As-Built fine- fence + gate	42.4.4/72	Concept Design
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	T.J. Watterson, Concept Design			
Public	None			
Concerns (8:58)	<p>Backus – Read HSAB comments: no concerns but recommend the gate posts have a cap. The presence the gate gives to this property goes with the revival style. Camp – Agrees about the cap on the posts. Oliver – They should pay the as-built fine. Coombs – Agrees about the cap and fine. McLaughlin – No comments.</p>			
Motion	Motion to Approve through staff with the gate posts to have a cap and payment of the as-built fine. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye		Certificate #	HDC2020-09-1659
15. Julia Morash 09-1693	18A Gray Avenue	Rooftop solar	67/183.1	SunWind, LLC
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Timothy Holmes, SunWind, LLC			
Public	None			
Concerns (9:03)	<p>Holmes – Presented project. Camp – She wishes there was more conformity in the positioning panels; the left looks higgledy-piggledy. She’s okay because it isn’t visible. Coombs – Agrees with Ms. Camp. She’d like to see this with the panels reconfigured. Welch – The only place this would be visible is from Fairgrounds Road which is quite a distance away with trees between. Due to lack of visibility, he’s okay with higgledy-piggledy. Oliver – Agrees with Mr. Welch.</p>			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Welch, Coombs, Oliver, and Pohl-aye		Certificate #	HDC2020-09-1693

16. Edward Silva 09-1663	14 Harbor View Way	Parking	42.4.1/26	Self
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Edward Silva, owner			
Public	None			
Concerns (9:08)	<p>Backus – Circa 1930s; owned by the Stillers. Read HSAB comments: bubbled gate is inappropriate; there is a brick walkway and a second pavement. This is a hard surface and doesn't need an apron. If the intent is a driveway, they need to go to the Department of Public Works (DPW) for a curb cut. It will have to meet the zoning bylaw.</p> <p>Silva – This is a place to park a car; it was drawn wrong and should be two paved strips for car tires.</p> <p>Oliver – Thinks it's okay. Asked if there is any requirement on how it ties into the street, such as an apron.</p> <p>Welch – He's not good with this. Need to see what's proposed; this is in the OHD and a highly trafficked area; there's questions if this represents a parking space/curb cut access and what the material and its layout would be. It's written up and drawn as a walkway but they are saying it's a driveway. Asked for a complete application.</p> <p>Camp – Agrees with Mr. Welch.</p> <p>Coombs – Suggested the brick strips be hidden under the grass.</p> <p>Pohl – He'd also like to see what DPW says.</p>			
Motion	Motion to Hold for more accurate application and feedback from DPW. (Welch)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Camp, Welch, and Pohl-aye		Certificate #	
17. Sustainable Nant 09-1639	168 Hummock Pond Rd	Rooftop solar	35/13.2	ACK Smart
18. Timothy Carruthers 09-1658	38 Burnell Street	Pergola + solar panels	73/123	ACK Smart
19. Kathleen Krall 09-1656	15 Masaquet Avenue	New dwelling	80/141	Botticelli & Pohl
20. 3 Kings Way LLC 09-1660	17 Lincoln Avenue	Move bldg. + alterations	30/118	Botticelli & Pohl
21. 3 Kings Way LLC 09-1640	17 Lincoln Avenue	Pool w/ auto cover	30/118	Botticelli & Pohl
22. Kay L. Bernon 09-1644	19 Lincoln Avenue	Remove roof walk	30/117	Botticelli & Pohl
23. ARI Real Estate LLC 09-1685	10 Delaney Road Lot C	New dwelling	41/120	John Lampe
24. Joe Manning 09-1652	141 Hummock Pond Rd	Partial demo + reno	65/4	Robert Newman
25. Caroline Baltzer 09-1648	66 Hulbert Avenue	Re-site garage on lot	29/55	Botticelli & Pohl
26. Caroline Baltzer 09-1696	66 Hulbert Avenue	Move on MH from 60 Walsh	29/55	Botticelli & Pohl
27. Peter Lyons 09-1654	22 Arlington Street	Retractable awning	76.1.3/290	Self
28. Joshua Harde 09-1638	83 Eel Point Road	Solar panels	32/12	Karen Alence
29. Paul Caggiano 09-1632	59B Polpis Road	New dwelling	54/26	Val Oliver
30. Paul Caggiano 09-1633	59B Polpis Road	Garage apartment	54/26	Val Oliver
31. Vandelay Realty LLC 09-1669	84 Polpis Road	Demo/move off	44/25.5	Val Oliver
32. Vandelay Realty LLC 09-1661	84 Polpis Road	New DU w/ attached garage	44/25.5	Val Oliver
33. Alan Rudikoff 09-1672	19 Pilgrim Road	Replace exst pool + hardscape	41/213.1	Ahern LLC
34. Michael Stanton	10 Monomoy Creek	Pool/hrdscp/built-in kitchen	54/54.2	Ahern LLC
35. Marcia S Kleinberg	18 Quidnet Road	Pool w/ auto cover	21/117.5	Jardins International
36. High Garde Holding 09-1674	40 Jefferson Avenue	Rev. 72894: repl perg w/roof	39/119	Emeritus
37. James Conlon 09-1701	24 Woodbine Street	New dwelling	80/96	Emeritus
38. James Conlon 09-1699	24 Woodbine Street	Shed	80/96	Emeritus
39. T & J Properties 09-0657	24 Bartlett Farm Road	New Aux structure	65/86	Emeritus
40. Griffin Trust 09-1689	69 Cliff Road	Rev. 05-0956:roof walk clr chg	30/190	Gryphon Architects
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	Not opened at this time.			
Motion	Motion to Hold for Thursday at 1 p.m. (Coombs)			
Roll-call Vote	Carried 5-0//Welch, Olive, Camp, Coombs, and Pohl-aye		Certificate #	

VII. OTHER BUSINESS	
Approve Minutes	August 25, 2020: held.
Review Minutes	August 27 & 31 and September 3, 2020
Other Business	<ul style="list-style-type: none"> • HDC Meeting Thursday 9/17/20 – 1:00pm – 2:30pm, if needed • Next HDC Meeting is Old Business Tuesday 9/22/20 • HDC review of revisions to HDC Background Summary to finalize for web page including vote • Discussion of 6 Fair Street Minimum Maintenance • Review policy of Move/demo hearings in relation to new dwellings • Discussion of Certified Local Government (CLG) and possible vote • Discussion of adding Tuckernuck to MAB
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Motion to Adjourn at 9:20 p.m. (Coombs)

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee