



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, Carrie Thornewill

~~ MINUTES ~~

Tuesday, September 29, 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, Thornewill
Absent Members: Dutra
Late Arrivals: McLaughlin, 5:25 p.m.
Early Departures: McLaughlin, 5:46 p.m.; Camp left 7:14 p.m. and returned at 7:56 p.m.

Motion to Adopt the agenda. (Oliver)

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

I. PUBLIC COMMENT

None

II. WELCOME NEW ASSOCIATE COMMISSIONER – CARRIE THORNEWILL

III. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Maryanne Waine 09-1755	11 Bishops Rise	Roof over garage	40/31.1	Val Oliver
2.	Patricia Barone 09-1864	11 Rudder Lane	New dwelling	66/365	Val Oliver
3.	Patricia Barone 09-1867	11 Rudder Lane	Shed	66/365	Val Oliver
4.	Dennis Meehan 09-1820	6 Nickanoose Way	Fence	55/552	McMullen & Assoc
5.	Claudine Wispelway 09-1851	25 Woodbine Street	Garage	80/275	Normand Resid
6.	Claudine Wispelway 09-1854	25 Woodbine Street	Cottage	80/275	Normand Resid
7.	Allison Hudson 09-1849	113B Wauwinet Road	Fnst chng, trim color change	12/45	Self
8.	Wylie Collins 09-1759	20 Medouie Creek Road	Garage fenestration revision	20/29	Botticelli + Pohl
9.	90 Miacomet Road NT 09-1760	90 Miacomet Road	30'x35' sports court	81/145.1	NAG
10.	Franklin Montross 09-1764	15 Monomoy Road	Add 2 window wells	54/200	NAG
11.	Jacob Pickman 09-1815	1 Equator Drive	New fenestration	66/267	Self
12.	Kris Megna 09-1790	28 South Shore Road	Demo/move off bldg	80/178	Val Oliver
13.	Anathan LLC 2020-09-1828	2 Weetamo Road	Add windows & generator	15/55	SCI – Lenhart
14.	Mark Lopez 09-1837	12 Barnabus Lane	Fence	41/566	Sherburne Mgt
15.	Edward Meehan 09-1824	13 Longwood Drive	Tennis court	71/43	Thornewill Design
16.	Engle Kristen Trust 09-1792	90 Pocomo Road	Rev.72917: fnst, add dormer	15/43	CWA
17.	Janet Anderson 09-1829	31 Okorwaw Avenue	Shed/greenhouse combo	79/153	McMullen & Assoc
18.	Paul Leblanc 09-1823	12 Curlew Court	Expand brick driveway	68/521	Linda Williams
19.	Res. Sherburne Commons Inc 09-1786	1 Sherburne Commons Lane	Expand building	80-1	Linda Williams
20.	Nancy Clifford 09-1855	5 Doc Ryder Drive	Addition	66/211	Robert Newman
21.	Meredith Townsend 09-1856	55 West Chester Street	Rev. 09-1631: fnst change	41/225	Hristo Rashkov
22.	Vanessa Levin 09-1816	234 Madaket Road	Addition	59.4/120	Val Oliver
23.	Sherry Loucks 09-1847	16 Clarendon Street	Front porch	76.1.3/154	Val Oliver
24.	Lilymoor LLC 09-1766	1 Maxey Pond Road	Shed	40/107	Val Oliver
25.	Pam Swartz 09-1795	153 Polpis Road	Addition	44/13	Concept Design
26.	Peter Lisi 09-1788	2 Flintlock Road	Rev. 05-1012: omit dormer	75/50	Shelter 7 LLC
27.	71 HF ACK LLC 09-1813	71 Hooper Farm Road	Cottage	67/342	Val Oliver
28.	Shaver Nantucket Home LLC 09-1808	75 Cliff Road	Rev.12-0290: otdr shwr + fnst	30/162	BPC
29.	John Davis 09-1783	60 Shawkemo Road	Addition	27/6	BPC
30.	Gallagher 09-1827	4 Pond Road	Revise fenestration	56/158	Val Oliver
31.	Strong Wings Inc 09-1807	9 Nobadeer Farm Road	Yurt	69/88	Botticelli + Pohl
32.	Brian Larkin 09-1858	4B Gladlands Avenue	Shed with deck	80/122	Concept Design
33.	Donald Pongrace 09-1810	78 Polpis Road	Hardscape/driveway	44/25.7	Atlantic Lndscpng
34.	Thomas Tyree 09-1817	16 Shimmo Pond Road	Rev. 08-1495: deck + fnst	43/18	Normand Resid

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35. Thomas Tyree 09-1756	16 Shimmo Pond Road	Addition to garage/studio	43/18	Normand Resid
36. Nantucket Golf Club 09-1762	250 Milestone Road	Hardscape/deck + patio	50/3	Emeritus
37. Kiley Mann 09-1826	14 Plum Street	Pool cabana	80/325	Normand Resid
38. Paul Brody 09-1860	11 E Street	Add outdoor bench to cottage	60.2.1/4	BPC
39. Paul Brody 09-1782	11 E Street	Rev. 72611: MH pergola	60.2.1/4	BPC
40. Geoff Smith 09-1804	98 Old South Road	Driveway	68/429	JB Studios
41. Audrey Genden 09-1767	18 Crow's Nest Way	Fenestration revision	12/49	Permit Plus
42. Savel Nominee Trust 09-1761	47 Pocomo Road	46 sf Addition	15/19	Mellowes&Paladino
43. Hadley Michalowski 09-1763	34 Dukes Road	Rev. 07-1418: remove chimney	56/187	Emeritus
44. Houlihan Swift Rock 09-1769	28 Swift Rock Road	Gate	40/43	Atlantic Lndscpng
45. Dennis Meehan 09-1771	6 Nickanoose Way	Relocate existing shed	55/552	McMullen& Assoc
46. Maury Rugged LLC 09-1772	18 Bayberry Lane	Fence	67/67	Val Oliver
47. Maury Rugged LLC 09-1834	18 Bayberry Lane	Rev. 08-1563: fenestration	67/67	Val Oliver

Voting Coombs (acting chair), Camp, Welch

Alternates None

Recused Pohl, Oliver, Thornewill

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 # **HDC2020-09-(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.	Carl Clarke 09-1832	1A Monohansett Road	Ground solar panel	79/115.3	SunWind, LLC
	• Solar panels must not be visible at time of inspection and in perpetuity				
2.	Jason Olbres 09-1830	200 Hummock Pond Road	Rooftop solar panel	65/18.2	SunWind, LLC
	• Solar panels must not be visible at time of inspection and in perpetuity				
3.	Patrick Carney 09-1789	5 Wingspread Lane	Pool	27/17.5	Waterscapes
	• Pool must not be visible at time of inspection and in perpetuity				
4.	Vandelay RT 09-1814	84 Polpis Road	Pool	44/25.5	Val Oliver
	• Pool must not be visible at time of inspection and in perpetuity				
5.	Fred Knowles ETAL 09-1779	16 Gingy Lane	Pool and patio	41/846	Val Oliver
	• Pool must not be visible at time of inspection and in perpetuity				
6.	Maury Rugged, LLC 09-1833	18 Bayberry Lane	Pool	67/67	Val Oliver
	• Pool must not be visible at time of inspection and in perpetuity				
7.	Engle Kristen Trust 09-1868	90 Pocomo Road	Rev. 69612: pool smaller	15/43	David Bartsch
	• Pool must not be visible at time of inspection and in perpetuity				
8.	Julia Killian 09-1835	10 Mayhew Lane	Rev. 11-0154: exterior alts	41/443	Shelter 7, LLC
	• A/C unit must be screened at time of inspection and in perpetuity				
9.	Russell Simpson 09-1794	22 Bailey Road	Pool	55/504	BPC
	• Pool must not be visible at time of inspection and in perpetuity				
10.	Kiley Mann 09-1861	14 Plum Street	Pool	80/325	Normand Resid
	• Pool must not be visible at time of inspection and in perpetuity				
11.	Lilymoor, LLC 09-1806	1 Maxey Pond Road	Pool	40/107	Jardins Intl
	• Pool must not be visible at time of inspection and in perpetuity				
12.	61 Shawkemo Rd NT 09-1770	61 Shawkemo Road	Pool and patio	44/128	Atlantic Lndscpng
	• Pool must not be visible at time of inspection and in perpetuity				
13.	Claudine Wispelway 09-1853	25 Woodbine Street	Pool	80/275	Normand Resid
	• Pool must not be visible at time of inspection and in perpetuity				

Voting Pohl, Coombs, Camp, Welch, Thornewill

Alternates None

Recused Oliver

Documentation None

Representing None

Public None

Concerns No additional concerns.

Motion **Motion to Approve through staff per noted conditions. (Camp)**

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

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 Mus 09-1721	49 Union Street	Move existing sign	55.1.9/31	Karen Butler
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign advisory	None			
Concerns	Flynn – Approvable per SAC comments.			
Motion	Motion to Approve through staff per SAC comments. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Oliver, Thornewill, Coombs, and Pohl-aye		Certificate #	HDC2020-09-1721

VI. NEW BUSINESS CARRIED OVER

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Vandelay Realty LLC 09-1669	84 Polpis Road	Demo/move off	44/25.5	Val Oliver
Voting	Pohl, Coombs, Camp, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (4:44)	Oliver – Presented project, circa 1980. No concerns.			
Motion	Motion to Approve as a move-off/demolition. (Camp)			
Roll-call Vote	Carried 5-0//Welch, Thornewill, Coombs, Camp, and Pohl-aye		Certificate #	HDC2020-09-1669
2. Vandelay Realty LLC 09-1661	84 Polpis Road	New DU w/attached garage	44/25.5	Val Oliver
Voting	Pohl, Coombs, Camp, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (4:48)	Oliver – Presented project; main mass is 28’10” tall; left wing is 16’8”. Welch – If this had gone on consent, he would have asked that the north elevation gable window be downsized, in the event it were visible. Coombs – Believes this will be hard to see. Camp – Not an exciting house but agrees with Mr. Welch about the west elevation gable window being smaller. Thornewill – South elevation, it would look better without the faux cornerboard on the narrow piece. Pohl – North elevation, suggested using the same window as in the garage gable.			
Motion	Motion to Approve through staff with the north elevation main gable window to match the garage gable window and eliminate the faux cornerboard on the south elevation. (Coombs)			
Roll-call Vote	Carried 5-0//Welch, Carried, Camp, Coombs, and Pohl-aye		Certificate #	HDC2020-09-1661

VII. OLD BUSINESS CARRIED OVER

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Sea La Vie LLC 07-1408	42 Dukes Road	Rev. 67176: patio/pool	56/249	NAG
Voting	Coombs (acting), Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos.			
Representing	Bill McGuire, Nantucket Architectural Group			
Public	None			
Concerns (4:56)	McGuire – Reviewed changes made per previous concerns. Welch – Thanked applicant’s agent working with us on this – sensitive area and important to be clear on what may be approved. Doesn’t love it – a lot of stone already on site but he’s ready to vote. North elevation, confirmed Rose of Sharon is in front of the pine that are shown in front of the stone wall; asked those be better shown and labeled. Oliver – Appreciates the screening; it will help move to approval. Coombs – With proper handling, it will be nice.			
Motion	Motion to Approve through staff with the north elevation amended to show Rose of Sharon in front of the cedar trees in front of the stone wall adjacent to the drive. (Welch)			
Roll-call Vote	Carried 3-0//Oliver, Welch, and Coombs-aye		Certificate #	HDC2020-07-1408

2. Ecklund/Furdak 08-1587	26 West Chester Street	Hardscape: spa/water feature	42.4.3/56	Ahern
Voting	Pohl, Coombs, Camp, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Miroslava Ahern, Ahern Design, LLC			
Public	None			
Concerns (5:03)	<p>Ahern – Reviewed changes made per previous concerns.</p> <p>Backus – Read HSAB comments: equipment shouldn't be visible from pond; too rectangular with hard edges; view needs to be softer and natural.</p> <p>Camp – Agrees with HSAB; looking back from Lily Pond, the approach should be much softer to blend in with the natural vegetation around the pond; this looks very formal and hard. You can look into this yard from the Land Bank walking path to the left; that has to be addressed. She feels any water feature will be exposed and doesn't think she can support it. This needs a view from the Lily Pond and look back.</p> <p>Welch – Appreciates the changes. The edges on the granite rises will be visible and after some of the lines are broken up should have an "antique edge." Based upon natural screening, doesn't think the water feature will be visible. Asked for posts showing the location of where the privacy screen will be created and enhanced and marking tape to show proposed height.</p> <p>Coombs – Agrees with Ms. Camp. The band of vegetation closest to the existing lawn south edge should be allowed to grow naturally and not be confined by edging. Clethera (Sweet Shrub) is a good plant and grows loosely. Would like to see what the water feature looks like.</p> <p>Pohl – In terms of formality, that has to do with the plan with what appears to be hard lines. The planting bed screening the water feature should be free flowing and not squared off.</p>			
Motion	Motion to View with posts indicating the screen and water feature. (Camp)			
Roll-call Vote	Carried 4-0//Coombs, Welch, Camp, and Pohl-aye		Certificate #	
3. Michelle Black 05-0953	28 Eel Point Road	Sports court	40/49	Ahern
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photo.			
Representing	Miroslava Ahern, Ahern Design, LLC			
Public	None			
Concerns (5:25)	<p>Ahern – Reviewed changes made per previous concerns; it will be in the location of the existing driveway.</p> <p>Welch – Appreciates the additional information provided. Concerned about the grade change, elevation from street shows the whole story. Concern is that because the grade change extends around the front of the house – versus towards the rear – and it extends from the side up to raise the front at the drive; not going to get on little pedestal about house on a hill; still, what's proposed is making more of a hill while not honoring existing topography.</p> <p>Oliver – With regard to the photo from the road, asked where the sport court will go because it looks like there is a huge "mountain" in the way. She would prefer the court be kept at grade with screening in front; would prefer stairs up to the house over additional grade changes.</p> <p>McLaughlin – No comments at this time. Asked for the length of the house.</p> <p>Coombs – Would prefer the elevation to remain the same; the house is on the highest spot and dropping the grade will make it look higher.</p> <p>Pohl – Would prefer introducing a slight amount of hill between the house and sport court so it doesn't look concave or scoured.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Welch, Oliver, McLaughlin, Coombs, and Pohl-aye		Certificate #	
4. Cannonbury Holdings 08-1569	4 Sleetwing Circle	New cabana	74/23	Workshop/APD
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.			
Representing	Michael Luft-Weissberg, Workshop APD			
Public	Miroslava Ahern, Ahern Design, LLC			
Concerns (5:41)	<p>Ahern – Reviewed changes made per previous concerns.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Welch, Camp, McLaughlin, and Pohl-aye		Certificate # HDC2020-08-1569	

5. Cannonbury Holdings 08-1566					
	4 Sleetwing Circle	Hardscape/pool	74/23	Ahern	
Voting	Pohl, Coombs, Camp, Welch				
Alternates	None				
Recused	Oliver				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (5:46)	Ahern – Reviewed information provided per previous concern. Backus – SAB had no further concerns. Welch – Thanked the applicant for pointing out there is and will be substantial screening. No concerns.				
Motion	Motion to Approve with the existing vegetation maintained at time of inspection and in perpetuity. (Coombs)				
Roll-call Vote	Carried 4-0//Camp, Coombs, Welch, and Pohl-aye		Certificate #	HDC2020-08-1566	
6. Anne McGivney 08-1498					
	45 West Chester Street	Shed	41/230	Structures Uld	
Voting	Pohl, Coombs, Camp, Welch				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Nancy Drazhal, Structures Unlimited.				
Public	None				
Concerns (5:53)	Backus – Read HSAB comments: should be behind hedge with gable forward and double doors facing west. Camp – Agrees with HSAB. Coombs – No concerns with it coming through the hedge; that saves all the land behind it. Welch – Agrees with HSAB. Would prefer its height come down; it's kind of tall. The one at 81 Orange Street is shorter. Drazhal – This shed mimics garages in the North Liberty Street area. The setback is very tight and trying to economize space. We can make it shorter. Pohl – Agrees with Ms. Coombs; it is a charming detail and efficient use of space. Wouldn't mind its being shorter. Would like to see photos of other sheds and garages in this area.				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 4-0//Camp, Welch, Coombs, and Pohl-aye		Certificate #		
7. Stephen Frohwein 07-1285					
	32 North Liberty Street	Addition	41/159	Emeritus	
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, advisory comments, abutters notification list.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:03)	Flynn – There was an issue with the abutters notification. MacEachern – Believes when he picked up the assessor's list, it was for the wrong parcel. Pohl – In the interest of due process, this should be held until the abutters notification is sorted out. Backus – Has comments from owner of 30 North Liberty Street: concerned were just notified. Welch – Asked that the approved minutes be added to the application when this comes back.				
Motion	Motion to Hold pending abutter's notification and inclusion of approved minutes into the file. (Welch)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye		Certificate #		
8. Hummock Pond Holdings 07-1427					
	287 Hummock Pond Road	Move to 289 HPR + addtn	83/39	Emeritus	
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:09)	MacEachern – Reviewed revised plan – house move with no addition. No concerns.				
Motion	Motion to Approve subject to removal of the proposed addition and covered porch. (Welch)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye		Certificate #	HDC2020-07-1427	

9. John Hendricks 08-1549	1 Jefferson Lane	Rev. 73097: door change	55.4.1/74.1	Emeritus
Voting	Pohl, Coombs, 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 (6:11)	<p>MacEachern – Reviewed changes made per previous concerns.</p> <p>Coombs – Doesn't like the pent roof.</p> <p>Camp – No concerns.</p> <p>Oliver – Don't mind the pent roof. The sidelights are too much and don't align with the door. Likes the approved door.</p> <p>Welch – Appreciates incorporating the brackets into the trim; agrees about the sidelight panel match the door pane. These are shown as true-divided light (TDL); asks this be noted on the application. Also, this is only acceptable without the contemporary, metal storm door.</p> <p>Pohl – The sidelights: bottom panel of the sidelights should align with the parting rail with three lights.</p>			
Motion	Motion to Approve through staff with the lower panel of the sidelights to be consistent with the bottom panel of the door and TDL added to the application. (Welch)			
Roll-call Vote	Carried 4-1//Camp, Coombs, Welch, and Pohl-aye; Oliver-nay	Certificate #	HDC2020-08-1549	

10. South Water Assoc 02-0629	5 South Water Street	2nd/3rd-floor addition	42.3.1/270-275	Emeritus
Voting	Pohl, Coombs, Camp, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, advisory comments, supplemental perspectives, and HDC mission charge.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (6:19)	<p>MacEachern – Reviewed changes made per previous concerns and perspectives; ridge is 33'6".</p> <p>Backus – Read HSAB comments: entire concept overwhelming; revisions good but want volume reduced; competes with the Pacific Club and shouldn't; roof walk too much; west elevation disorderly; massing should be reduced to have subordinate massing; lower height.</p> <p>Coombs – Read charge of HDC mission into the record. This building is not appropriate in the center of our historic district; it is in competition with the Pacific Club, which is a big, simple, brick building. East elevation has seven gables; the elevation tower should be lowered. The front elevation is historic and the proposed 2nd-floor hangs over the 1st floor. There are dormers all over the place. Should be simpler with drop in the eaves; the roof walk should be eliminated. North elevation is the quietest and she has no concerns about it except to drop the height. North and south elevations have a long, unbroken ridge; asked that dimension be added to the plan. Suggested scheduling this for its own Thursday meeting to spend time on it.</p> <p>Camp – All the 3rd-floor dormers are overly done, especially on the east elevation; would prefer a lot of roof with no dormers. This is starting to look like condos. Along Easy Street, there are none of the large decorative windows; it looks too residential. The long porch on the south elevation looks like something out of a western movie. She likes bigger windows. Would like to have a design charrette on this project. Asked that a copy of this be provided in the PLUS building where we can see it and make notes.</p> <p>Welch – This is a large project in a highly trafficked area. West elevation, there are a lot of residential elements that are a little too refined for this particular street, noting building across the street wraps around from Main Street with different identity; 2nd-floor could have large windows; remove the shutters; less refined dormer trim rakes and returns; entablature works well, but what reads odd is the lack of one more column centered under the entablature. Agrees with Ms. Coombs comments about the building; there used to be a smaller store on the left, the Firestone store, with the main structure being taller; appreciates breaking the building up to harken back to that history so that it's not one large, long building. Along the lines of one large, long building, appreciates seeing the existing and proposed on the same sheet – helps to demonstrate sense of additive massing proposed, referring to west elevation. North elevation and overall, the 2nd & 3rd-floor outdoor spaces are not, to his mind, appropriate as residential use in downtown; also, this elevation projects the sense of a residential versus commercial-use structure on the 2nd-floor; simplification of dormers is appropriate; remove note "no visible change of view." East elevation, fenestration is a big part of this elevation; making changes to window sizes and placement on the 2nd and 3rd floor would help. South elevation, very complicated with the recessed 2nd-floor deck; comments with respect to residential stand for this side also; appreciates the sense of additive massing; suggested breaking up the covered porch on the south elevation from the street side at South Water towards the rear, small break. Notes that the perspective drawings were very helpful.</p> <p>Pohl – As of right now you are limited to a 4-person board. No one loves the ZOOM format but that is how operations must be conducted for the foreseeable future. This is a very large project in a highly trafficked area. East elevation, he is still concerned about the turret-like elevator shaft up to the 3rd floor; there must be some solution to allow the eave to be dropped and he can't imagine the elevator is that wide; all the 2nd-floor window sizes are markedly smaller than the section not being touched; dormer windows are okay. He has the same concerns about the roof walk. West elevation, likes Mr. Welch's suggestion about the pilaster; shutters are a bit much and can be removed; enlarge 2nd-floor windows.</p>			

South elevation, suggested increasing the east-facing roof pitch to match the existing west-facing roof; 2nd-floor windows should be larger.

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

Certificate #

VIII. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	S/P Norwell, LLC 09-1776	3 Mariner Way	Fence	55.1.4/72.3	Mike Duffy

Voting Pohl, Coombs, Camp, Oliver, Thornewill
 Alternates Welch
 Recused None
 Documentation Landscape design plans, site plan, and photos.
 Representing Mike Duffy
 Public None
 Concerns (6:56) **Duffy** – Presented project; keep arbor near the house and a latch gate at the parking.
Camp – No concerns.
Oliver – Questions the need for 2 arbors.
Coombs – Agrees about the arbors.
Thornewill – No concerns; seems tight to the parking.

Motion **Motion to Approve through staff with replacing the arbor closest to the parking with a gate tying into the capped picket, everything natural to weather. (Oliver)**

Roll-call Vote Carried 5-0//Coombs, Camp, Thornewill, Oliver, and Pohl-aye Certificate # **HDC2020-09-1776**

2.	Peter O'Brien 09-1843	36 Low Beach Road	Re-site main house	74/55	Emeritus
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Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (6:53) **MacEachern** – Presented project.
Backus – SAB had no concerns.
Coombs – No concerns.
Camp – Would prefer less shingled railings on the 2nd-floor porch.
Oliver – The former west elevation looked better; the windows are now out of balance without the porch roof.
Welch – Agrees with Ms. Oliver. South elevation, the sidewall railing should be more proportionate. Okay with the flip. This applicant has a cabana being relocated later in the agenda; suggested taking it up now.
Pohl – The symmetry between east and west with the shingled rails would be favorable.

Motion **Motion to Approve through staff with the porch roof added to the east elevation; south elevation, the east end deck shingles to match the west deck shingles. (Oliver)**

Roll-call Vote Carried 5-0//Camp, Coombs, Welch, Oliver, and Pohl-aye Certificate # **HDC2020-09-1843**

3.	Curren Huyser 09-1800	69 Surfside Road	Storage facility	67/230	Emeritus
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Voting Pohl, Coombs, Oliver, Welch, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (7:14) **MacEachern** – Presented project; suggested a site visit; main ridge is about 82 feet long.
Oliver – She can't figure out where this is; no streets are identified on the locus map. She'd like to view this. Wants photos of context. This is a rather large barn; the steep 12 pitch gable next to a shallow gambrel pitch don't go together.
Coombs – Asked for a map with the street names.
Thornewill – Asked what all the green space shown on the locus is.
Pohl – He'd like ridge poles.

Motion **Motion to View with height poles at the end of the longest section and Hold for more information. (Oliver)**

Roll-call Vote Carried 5-0//Welch, Thornewill, Coombs, Oliver, and Pohl-aye Certificate #

4.	Greg Raiff 09-1845	100 Low Beach Road	Reno/rebuild DU + addition	75/27	Emeritus
Voting	Pohl, Coombs, Oliver. Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:23)	<p>MacEachern – Presented project; view of the 1st-floor would be hard from the beach.</p> <p>Backus – There is no SAB comments; it’s outside their area of review. Circa 1975.</p> <p>Oliver – She viewed this. It is very close to the road and though there are large houses in the area, they are set back from the road; this will loom over the road. It’s 135’ from end to end and going up to 28’ for over 25% of the structure. A roof walk is not necessary with an unencumbered view of the ocean. The doors are 7’6” or 8’ in height; the 1st-floor height is being increased. The proposal is too much for this site in addition with the proposed 2-story pool house.</p> <p>Coombs – Agrees with Ms. Oliver. The south elevation gables make this look very heavy and busy. Everything is going to 2 stories and that isn’t good. Currently there is a lot of space between this and the water but that can change in a weekend.</p> <p>Thornewill – Agrees with what’s been said. The right side should stay subtle; that would allow the central mass to get a little bigger. The roof walk is too large.</p> <p>Welch – It’s a nice design but he agrees with much that’s been said. Need to quiet the dormers, remove the roof walk, and scale down the height. White paint is too much for this structure. Suggested shed dormers on the front primary mass.</p> <p>Pohl – Agrees about the shed dormers. The roof walk occupies more than 1/3rd of the roof length and isn’t necessary for a view of the water. Mr. Welch’s comment about white trim is appropriate.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Welch, Thornewill, Oliver, Coombs, and Pohl-aye			Certificate #	
5.	Greg Raiff 09-1857	100 Low Beach Road	New pool house	75/27	Emeritus
Voting	Pohl, Coombs, Oliver. Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:38)	<p>MacEachern – Presented project.</p> <p>Oliver – As an accessory structure, this is ridiculously large and almost bigger than the guest house; these accessory structures are getting out of control and might have to be handled through zoning. This should be a very simple back-up structure.</p> <p>Coombs – Agrees with Ms. Oliver: too big, too many windows, and looks like a second dwelling.</p> <p>Thornewill – Thinks it’s good looking; if it reflects some of the simplicity of the main house it would be successful. The dormer is large and makes it top heavy.</p> <p>Welch – Agrees about the simplicity; if it were 20% smaller, it would be successful.</p> <p>Pohl – His concerns have been addressed. West elevation, the dormer is too long.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Welch, Coombs, and Pohl-aye			Certificate #	
6.	Dallas Piolo 09-1793	15 Plainfield Road	Addition	49/168	Emeritus
Voting	Pohl, Coombs, Oliver. Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:42)	<p>MacEachern – Presented project.</p> <p>Backus – SAB is okay with it.</p> <p>Thornewill – No concerns.</p> <p>Welch – No concerns.</p> <p>Oliver – The addition ridge is 10 feet longer than we normally approve; otherwise it’s fine.</p> <p>Coombs – The roof is very long but doesn’t think it will be visible. Glad to see a 1-story addition.</p> <p>Pohl – That long roof runs to the back.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Welch, Coombs, and Pohl-aye			Certificate #	HDC2020-09-1793

7. Barbara Martin 09-1797	2 Back Street	Renovation	55/359	Brook Meerbergen
Voting	Pohl, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (7:47)	<p>Meerbergen – Presented project; existing windows are Andersen Sandtone.</p> <p>Backus – Read HSAB comments: circa 1950s; improvement; no main concerns; question on location of air-conditioning units (A/C).</p> <p>Oliver – This sits in a bowl and squeezed among three other houses. No concerns.</p> <p>Coombs – No concerns.</p> <p>Thornewill – No concerns.</p> <p>Welch – His question is the issue of simulated-divided lights (SDL) versus TDLs.</p>			
Motion	Motion to Approve with SDL windows because they are a replacement for existing SDLs of the same manufacturer. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Welch, Coombs, and Pohl-aye	Certificate #	HDC2020-09-1797	
8. 38 Prospect LLC 09-1777	38 Prospect Street	New dwelling	55.4.4/56	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (7:56)	<p>Meerbergen – Presented project.</p> <p>Backus – Read HSAB comments: much too close to road; style not appropriate to area; work with existing grade to have little to no retainage along Prospect.</p> <p>Camp – This is being developed lot line to lot line in an area of small house and being maxed out with the main building, cottage and 2-car drive; something's got to give.</p> <p>Coombs – It is developed lot line to lot line and that isn't usual there. The design is fine but wants it better sited on the lot.</p> <p>Oliver – There are no photos for context; she's trying to picture where it is. She'd like to view the area before she makes comments.</p> <p>Thornewill – The front should face North Mill Street, which seems to be the front of the lot; the grade goes up to Prospect Street. If some of the porches were removed, that would reduce the footprint. This is a new development near the Pony Field. Prospect is a big noisy road.</p> <p>Pohl – The retainage is to hold back earth that is higher than this lot, and walls face into the lot. Ms. Thornewill's observation about turning the front to North Mill is spot on. He too is concerned about filling the lot east to west.</p>			
Motion	Motion to View and Hold for revisions. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Thornewill, Camp, and Pohl-aye	Certificate #		
9. 38 Prospect LLC 09-1775	38 Prospect Street	New 2nd dwelling	55.4.4/56	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:11)	<p>Meerbergen – Presented project.</p> <p>Backus – Read HSAB comments: should have barn-like feel; switch placement with main house to put this on Prospect side.</p> <p>Oliver – This is where Chip Webster was revamping the big house next to it with accessory structures. This needs some very thorough thought as it is the catalyst for what follows. Would like to see the subdivision plan.</p> <p>Coombs – The house is cute; but looking up from the Pony Field, there is nothing about the topographical elevations rising up to Prospect Street.</p>			
Motion	Motion to View with the subdivision plan. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Oliver, and Pohl-aye	Certificate #		

10. Phillips Richard TR 09-1862	19 East Tristram's Avenue	Rev. 0786: re-site structure	31/4.1	Botticelli & Pohl
Voting	Coombs (acting chair), Camp, Oliver Welch, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (8:17)	Botticelli – Presented project. Welch – It's a nice design and appropriate to the area. South elevation left side, the hipped roofs make the additions look long. West elevation, the complexity of the roof planes play out; 2 windows on 2 nd -floor are in a broke back. East elevation, asked to lower the small gambrel; the upper most portion of the roof is out of proportion; any view would be oblique. Camp – North elevation is her main concern; since it is moving back, the view from the ocean will be less. Thornewill – This looks good. Asked about the trim color (white). Doesn't think it will be visible from the ocean. Oliver – No concerns. Nice and appropriate; only the south and maybe the east elevations will be visible.			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried 5-0//Welch, Thornewill, Oliver, Camp, and Coombs-aye	Certificate #	HDC2020-09-1862	
11. NHA Properties Inc. 09-1840	48 Okorwaw Avenue	Move on from 19 Longwood	79/173	MCA+
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (8:27)	Cutone – Presented project. No concerns.			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried 5-0//Thornewill, Coombs, Oliver, Camp, Pohl-aye	Certificate #	HDC2020-09-1840	
12. David Reilly 09-1811	13 Primrose Lane	Roof walk	40/65.3	Jeff Morash
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Jeff Morash			
Public	None			
Concerns (8:30)	Morash – Presented project; he couldn't see this from Swift Rock Road. Oliver – She viewed from both roads; this is weird with the exterior stairway. She'd vote for this because it cannot be seen and natural to weather. Welch – This is far from both roads; the rear stair is atypical but won't be visible. Coombs – It shouldn't be here; but will trust Ms. Oliver that it won't be visible. We allowed an exterior stair in the Brant Point Area; that isn't what roof walks are about. Camp – Having trouble digesting it. Pohl – The exterior stair faces back to Swift Rock Road and is on the back of the house. He's okay with this and it's a remote lot with everything natural to weather.			
Motion	Motion to Approve due to lack of visibility and that it is natural to weather. (Oliver)			
Roll-call Vote	Carried 4-0//Welch, Coombs, Oliver, and Pohl-aye; Camp-nay	Certificate #	HDC2020-09-1811	
13. Linda Groves 09-1809	26 New Street	Addition	55/44	BPC
Voting	Pohl, Coombs, Camp, Welch, Thornewill			
Alternates	None			
Recused	Oliver (break)			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:40)	Not opened at this time.			
Motion	Motion to Hold for representation. (Welch)			
Roll-call Vote	Carried 5-0//Welch, Thornewill, Camp, Coombs, and Pohl-aye	Certificate #		

14. Deb Hartman	09-1850	14 Lowell Place	Pool	41/164	Atlantic Landscaping
Voting	Pohl, Coombs, Camp, Welch, Thornewill				
Alternates	None				
Recused	Oliver (break)				
Documentation	Landscape design plans, site plan, photos, and advisory comments				
Representing	Lindsay Congleton, Atlantic Landscaping Inc.				
Public	None				
Concerns (9:41)	<p>Congleton – Presented project; pool has an autocover; siting is to try to preserve lawn space.</p> <p>Backus – Read HSAB comments: confusion on what is happening; where is pool equipment; want to see new dwelling; want to see proposed subdivision; visible from Lowell Place through privet should be closed off. This is in the old historic district (OHD) but not the ROH.</p> <p>Welch – Subject to appropriate screening and not being visible at time of inspection and thereafter, he has no concerns. Between 2016 and 2019 the ROH map changed but doesn't remember in what way.</p> <p>Thornewill – Agrees with Mr. Welch. Asked where pool equipment will go (pool side of 1-story structure).</p> <p>Coombs – The pool should be pulled forward under three existing trees.</p> <p>Camp – She can't approve of this on principal.</p> <p>Pohl – This lot is not yet subdivided; in fairness to applicant we have to judge it on its current merit. He's okay with this as submitted.</p>				
Motion	Motion to Approve subject to equipment being located adjacent to the single-story structure and screened and pool not to be visible at time of inspection and thereafter. (Welch)				
Roll-call Vote	Carried 3-2//Thornewill, Welch, and Pohl-aye; Camp & Coombs-nay		Certificate #	HDC2020-09-1850	
15. Enoch Sower	09-1866	11 Comeau Lane	Rooftop solar panels	49.3.2/27.1	ACK Smart
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, advisory comments; and manufacturer spec sheet.				
Representing	Timothy Carruthers, ACKSmart				
Public	None				
Concerns (8:53)	<p>Carruthers – Presented project; contends no visibility from the west; shed roof with 4 panels is perpendicular to Comeau.</p> <p>Backus – Read SAB comments: support this provided the roof is black.</p> <p>Oliver – She supports this; the view is very obscured. We could require that when reshingled it be done black.</p> <p>Coombs – Agrees with Ms. Oliver.</p> <p>Camp – Asked if the client is willing to put a new roof (the roof is fairly new).</p> <p>Thornewill – No concerns; they are laid out pretty evenly.</p> <p>Pohl – The roof is not currently black. Visibility of the panels from private property is not our purview.</p>				
Motion	Motion to Approve as submitted due to limited visibility. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, Oliver, and Pohl-aye		Certificate #	HDC2020-09-1866	
16. Benjamin Moore	09-1765	15 Folger Avenue	Rooftop solar panels	80/154	ACK Smart
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Timothy Carruthers, ACKSmart				
Public	None				
Concerns (9:01)	<p>Carruthers – Presented project; not visible from Folger Avenue.</p> <p>Oliver – She concurs that it won't be visible.</p> <p>Camp – No concerns.</p> <p>Coombs – No concerns.</p> <p>Welch – No concerns.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, Welch, Oliver, and Pohl-aye		Certificate #	HDC2020-09-1765	

17. Hydrangea Lane LLC 09-1798	11 Hydrangea Lot 9	Pool	73/93	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (9:04)	Meerbergen – Presented project. Backus – SAB has no concerns due to lack of visibility. Oliver – No concerns as long as screened in perpetuity.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 4-1//Coombs, Thornewill, Oliver, and Pohl-aye; Camp-nay	Certificate #	HDC2020-09-1798	
18. Hydrangea Lane LLC 09-1799	11 Hydrangea Lot 9	Cabana	73/93	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (9:04)	Meerbergen – Presented project. Backus – SAB has no concerns due to lack of visibility. Thornewill – Appreciates this is actually a cabana.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 4-1//Coombs, Thornewill, Oliver, and Pohl-aye; Camp-nay	Certificate #	HDC2020-09-1799	
	Motion to Hold Items 19-54 the next meeting. (Coombs)			
	Roll-call vote: Carried 5-0//Oliver, Camp, Welch, Oliver, and Pohl-aye			
19. Geoff Smith 09-1803	98 Old South Road	Deck and window alteration	68/429	JB Studios
20. Lemberg Son + Daughters 09-1768	1 White Whale Lane	Rev. 12-0299	66/18	LINK
21. Tessa Cressman 09-1781	3 Wauwinet Road	Rev. 72598: fenestration	20/11.1	Thornewill Design
22. Cynthia McClintock 09-1801	32 Brewster Road	Move/demo building	54/84	Robert Newman
23. Cynthia McClintock 09-1818	32 Brewster Road	New dwelling	54/84	Robert Newman
24. Cynthia McClintock 09-1774	32 Brewster Road	New garage	54/84	Robert Newman
25. Tom McCann 09-1836	78 Milk Street	Pool	56/6.2	Mark Lombardi
26. Johnson 7 th Gen NT 09-1773	250 Madaket Road	New 2 nd dwelling	59.4/213	Brook Meerbergen
27. Barbara Von Der Groeben 09-1825	132 Main Street	Rooftop solar panels	42.3.3/45	ACK Smart
28. Sea Hero LLC 09-1758	7 Pilgrim Road	Rev. 01-0445: ext alterations	41/216	MCA+
29. David Biddison 09-1784	22 Cannonbury Lane	New dwelling	74/15	Val Oliver
30. 33 Coffin Street LLC 09-1796	33 Coffin Street	Rev. 05-1009: fenes+railing	73.4.1/26.1	CWA
31. Kris Megna 09-1831	28 South Shore Road	New dwelling (Lot 2A)	80/178	Val Oliver
32. Herrick Alberry 09-1841	28 South Shore Road	New dwelling (Lot 2B)	80/178	Val Oliver
33. Doug Carlson 09-1791	28 South Shore Road	New dwelling (Lot 1A)	80/178	Val Oliver
34. Doug Carlson 09-1787	28 South Shore Road	New dwelling (Lot 1B)	80/178	Val Oliver
35. Craig Beni 09-1838	5 Tom Nevers Road	Rev. 08-1547: enlarge cabana	77/2.2	Shelter 7 LLC
36. Todd Cooper 09-1819	5 Hollister Road	Rev. 08-1494: pergola & stairs	92.4/263	Shelter 7 LLC
37. James Pallotta 09-1812	21 Eel Point Road	Paddle court	40/4	Botticelli + Pohl
38. P. Zernik 09-1846	24 West Chester Street	Rev. 06-1234: fenest change	42.4.3/57	Emeritus
39. Darren Black 09-1839	28 Eel Point Road	Rev. 12-0389: ext alterations	40/44	Emeritus
40. Jonathan Raith 09-1821	14 Easy Street	Rev. 73100: fenest change	42.3.1/13	Emeritus
41. Elizabeth Wetherell 09-1852	10 Hickory Meadow	Rev. 1167: copper roof	41/904	Emeritus
42. Peter O'Brien 09-1843	36 Low Beach Road	Rev.72855: relocate&omit perg	74/55	Emeritus
43. KTT Place LLC 09-1844	6 North Street Sias	Addition + rotate on site	73.4.1/41	MCA+
44. KTT Place LLC 09-1859	6 North Street Sias	Shed	73.4.1/41	MCA+
45. KTT Place LLC 09-1802	6 North Street Sias	Pool	73.4.1/41	MCA+
46. Peter Sendelbach 09-1805	21 Hummock Pond Road	New dwelling	56/11.2	Self
47. 450 Green Park LLC 09-1785	2 Stone Alley	Addition	42.3.1/102	LINK
48. 22 BLVD LLC 09-1757	22 Boulevardde	New dwelling	30/327	Normand Resid
49. 22 BLVD LLC 09-1780	22 Boulevardde	Entertainment building	30/327	Normand Resid
50. EPR RGH LLC 09-1842	119 Eel Point Rd (Lot 34)	Move off/demo	33/17.2	Brook Meerbergen
51. 12 Sconset West LLC 09-1863	12 Hydrangea Lane	New dwelling	73/90	Brook Meerbergen
52. 12 Sconset West LLC 09-1822	12 Hydrangea Lane	New shed	73/90	Brook Meerbergen
53. 12 Sconset West LLC 09-1865	12 Hydrangea Lane	Hardscape	73/90	Brook Meerbergen
54. 12 Lincoln Ave NT 09-1848	12 Lincoln Avenue	Rev. 07-1374: hardscape	30/183	MCLD, LLC

IX. OTHER BUSINESS	
Approve Minutes Motion Roll-call Vote	August 27 & 31 and September 11 & 15, 2020 Motion to Approve. (Coombs) Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye
Review Minutes-	September 17 & 22, 2020
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting- Thursday 10/01/20 at 1:00pm • 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 8:13 p.m. (Coombs)

Roll-call vote: Carried 5-0//Oliver, Camp, Thornewill, Coombs, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee