



HISTORIC DISTRICT COMMISSION

REGULAR MEETING

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

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

~~ MINUTES ~~

Tuesday, December 14, 2021

This meeting was held via remote participation using ZOOM and YouTube.

Called to order at 5:00 pm. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Thornewill
Absent Members: Welch, Dutra
Late Arrivals: McLaughlin, 5:17 pm
Early Departures: Camp, 8:25 pm

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

Norton – An abstaining vote, per Town Counsel, is considered as no vote.

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Greg Hughes 11-5195	6 Walbang Avenue	Porch door changes	82/144	Billy Saad
2.	Posie Constable 11-5198	3 Barrett Farm Road	Combine existng sheds	40/80.1	Thornewill Design
3.	Mark Alexandrisdis 11-5192	36 Madequecham Vly Rd	Move/demo shed	89/25	Thornewill Design
4.	Mark Alexandrisdis 11-5193	36 Madequecham Vly Rd	New shed	89/25	Thornewill Design
5.	Pete & Kim Parent 11-5176	11 Skyline Drive	Rev. doors and windows	79/136.1	Thornewill Design
6.	Kim Wentworth 11-5169	14 Lincoln Avenue	Rev. 02-3033: fenestration	30/182	Mark Cutone
7.	Ann Rosenblatt 11-5196	2 Shawkemo Hills Lane	Door change	27/38	Mark Cutone
8.	Benjamin McGrath 11-5207	12 Cliff Road	Roof repair	42.4.4/62	Vasil Marinov
9.	Susan Doughan 11-5210	63 Orange Street	Rev. 10-4878: paint RW skirt	55.4.1/16	Gryphon Architects
10.	Cynthia McClinlock 11-5225	32 Brewster Road	Trim color change	54/84	Robert Newman
11.	Marc Knight 11-5228	60 Nobadeer Avenue	Revs: roof/dormer/fenest	80/10	Permits Plus
12.	Michael Langlois 11-5259	14 The Grove	Shed	38/145	David Ring
13.	Stephen L Cohen Trust 12-5288	55 Sankaty Road	Fenestration changes	49/69	Jamie-Lynn Finchman

Voting Pohl, Camp, Coombs, Oliver

Alternates None

Recused Thornewill

Documentation None

Representing None

Public None

Concerns No concerns.

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

Roll-call Vote Carried 4-0//Oliver, Camp, Coombs, and Pohl-aye

Certificate # **HDC2021-(as noted)**

III. CONSENT WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Kim Wentworth HELD	14 Lincoln Avenue	Rev.3408:mve increaspool	30/182	Mark Cutone
• Not to be visible of time of inspection or thereafter				
2. 20 Cannonbury Ln, LLC 11-5157	20 Cannonbury Lane	Pool and hardscape	74/14	Ahern
• Not to be visible of time of inspection or thereafter				
3. Jared Mitchell 11-5160	50 Hummock Pond Road	Rev. 04-3443: add spa	56/286	KM Designs
• Not to be visible of time of inspection or thereafter				
4. Doug Carlson 11-5170	2 Blueberry Lane	Pool	80/178	Val Oliver Design
• Not to be visible of time of inspection or thereafter				
5. Triple Farm, LLC 11-5264	21 Crooked Lane	Pool	41/480	Atlantic Landscaping
• Not to be visible of time of inspection or thereafter				
6. Waldman Winger 11-5265	5 Old Quidnet Milk Route	Pool	20/54.1	Atlantic Landscaping
• Not to be visible of time of inspection or thereafter				
7. Robert Buckley 11-5263	62 South Shore Road	Pool & hardscape	80/112	Atlantic Landscaping
• Not to be visible of time of inspection or thereafter				
Voting	Pohl, Camp, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Landscape design plan and site plan.			
Representing	None			
Public	None			
Concerns	Camp – Asked about the pool at 14 Lincoln Avenue and the spa at 50 Hummock Pond Road. She has no concerns about Item 3.			
	McCarthy – Suggested holding Item 1, 14 Lincoln Avenue for clarification on what is happening.			
Motion	Motion to Approve Items 2-7 and hold Item 1. (Coombs)			
Roll-call Vote	Carried 4-0//Camp, Thornewill, Coombs, and Pohl-aye		Certificate #	HDC2021-(as noted)

VII. NEW BUSINESS 11/23/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jay Hammer 11-5142	10 King Street	New shed	43.4.2/12	B & C
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Advisory Comments.			
Representing	None			
Public	None			
Concerns (5:15)	Backus – She notated that there were no photos in the application; this is connected with a 1938 bungalow; the fenestration isn't in keeping with the bungalow style.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, Thornewill, Coombs, and Pohl-aye		Certificate #	
2. 33 North Mill St, LLC 11-5137	7 North Mill Street	New shed	55.4.4/77	Sophie Metz
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.			
Representing	Sophie Metz			
Public	Joan Taylor, 16 Mill Street. also for Henry Mueller at 3 North Mill Street			
Concerns (5:17)	Metz – Presented project. This and the garage were submitted at the same time but not reviewed at the same time. If the garage were moved to this location, it would only be about 4' from the house. Likes the idea of rotating the garage. Backus – Read HSAB comments 12/6: this has more of the appearance of a small garage rather than a shed; one garage is enough for this property; replace the garage doors with a much smaller batten door; HSAB would like to see further revisions. This is an in-fill property within the old historic district (OHD); it meets the definition of a zoning shed; the height could be reduced; site layout shows this located where HDC has asked the proposed garage to be moved. Camp – She was excited about the idea of moving the garage to this side of the house. Taylor – Referenced a letter regarding landscaping. She supports Ms. Backus' comments. The 3 applications are intricately interlocked and should be reviewed as a whole. She supports moving the garage to this area. Read into the record a statement regarding the threatening impact of these projects on the neighborhood. Asked that the HDC reference the tree survey done when the new dwelling was approved. We want to ensure the hardscaping is completely vetted for appropriateness in this neighborhood. McLaughlin – Other than the overhead light; this is a standard shed and is approvable.			

Coombs – The shed shouldn't be there; the garage should be moved to this location, and this moved the location of the proposed garage. The shed should be reduced in height with different doors and made a simple shed.

Oliver – Agrees about making it simpler. Not sure how she feels about the placement; it could be tucked closer to the house.

Camp – Agrees with what's been said. As it is proposed, it's too formal.

Pohl – This is a little too ornate and should be simpler in terms of details. If the garage went into this location, it would save trees but create more hardscaping; he'd like to see that proposal. He thinks the garage, shed and hardscape should be considered together; once we move a building, the hardscape is affected.

Motion to Hold for revisions and to go back to HSAB. (Coombs)

Motion	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye	Certificate #
Roll-call Vote		
3. 33 North Mill St, LLC 11-5126	7 North Mill Street	Hardscaping
		55.4.4/77
		Atlantic Landscaping

Voting Pohl, Camp, McLaughlin, Coombs, Oliver

Alternates Thornewill

Recused None

Documentation Landscape design plans, site plan, photos, and advisory comments.

Representing Lindsay Congleton, Atlantic Landscaping

Public Joan Taylor, 16 Mill Street. also for Henry Mueller at 3 North Mill Street

Pat Beilman, 17 Mill Stree, also for the 23 "visual" abutters.

Concerns (5:35) **Congleton** – Presented project; patio is reclaimed granite; lots of vegetation for privacy and screening.

Backus – Read HSAB comments 12/6: The topographic changes, proposed for creation of a flat plateau for all three structures and parking, are too drastic and unnatural for this neighborhood. The existing slope of the hill should be retained as much as possible with some minimal leveling at the front of the house. It's ok and more natural looking for the lawn to slope a little; the terracing for the proposed bocce court is completely out of character for the surrounding natural landscape, and should be eliminated completely or moved to a flat area below; the fire pit will be very visible and is not appropriate for this location; the existing mature trees should be retained as an asset and used to make the overall property feel like it hasn't changed for generations. Eliminating them is a big concern and changes the character of the neighborhood; surrounding the property with privet hedge is completely out of character for the neighborhood. Plantings should have a naturalized informal feel; the stone retaining wall facing Mill Street and the granite steps on the hillside are unnecessary and out of character; the proposed parking area material is not identified; the size of the parking area is too large and is not appropriate directly in front of the house. It should be reduced in size and off to one side; the stone walls flanking the driveway are too formal and should be eliminated. The driveway can remain steeper and the existing grade contoured slightly to make the retaining walls unnecessary; the driveway apron material is not identified and should be cobblestone; the stone strips leading to the shed accentuate the fact that there are two garages and should be eliminated; the 12 ft evergreen screening creates a very unnatural looking screening wall and should be made of clusters of plantings instead; it is not too much for the HDC to ask that this project share the generally simple and less formal characteristics of the existing neighboring properties. As presented, it will stand out as an isolated piece of suburbia within an existing more rural context; in general the siting of the structures and the tone of the landscaping elements and materials should be simplified and rethought to make this property fit into the existing neighborhood context. Keep it simple; HSAB would like to see further revisions

This hardscaping plan shows a lot for an OHD in-fill lot and should be more properly considered.

Taylor – She fully supports HSAB's review.

Beilman – We are visual abutters and feel the bocce court, walls, and firepit are inappropriate and out of place in a simple, natural, Quaker neighborhood. Outdoor lighting would be detrimental. Large canopy trees previously marked for preservation are now marked for demolition; they were being saved to help screen the house. The window wells will require above-ground fencing for safety. Asked Commissioners make a site visit.

McLaughlin – He thinks a round-rail fence looks awful and is not appropriate in the OHD.

Oliver – Agrees with much that's been said – simplify. The path leading to Mill Street is a tunnel of hedge; that is completely incongruent. The side of the hill should remain natural.

Coombs – What has been proposed is inappropriate in this area. A bocce point on the hill and the fire pit will be visible. There are no other hornbeam hedges in the area. Wants clarification on what trees are remaining and which are going to be removed. The side of the hill should be natural lawn. The proposed vegetation is not natural in this area.

Camp – Agrees with what's been said. She associates the property with the old Mueller estate, which is very rustic. A shell driveway with apron off a gravel road is inappropriate.

Pohl – Nothing to add. It would be great if Mr. Congleton and Ms. Metz holistically address concerns raised with the garage, shed, and hardscaping.

Motion to Hold for revisions and to go back to HSAB. (Coombs)

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

4. 36 Easton St, LLC 11-5138	36 Easton Street	Door & window change	42.1.4/19	McMorrow Designs
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Ethan McMorrow, E. McMorrow Design Associates			
Public	None			
Concerns (5:54)	McMorrow – Presented project; going back to a single-family dwelling and to 2-over-2 windows; circa 1890s. The 2nd-floor 2-over-2 windows are original; all the windows being changed are Broskos. Backus – Read HSAB comments 12/6: This is generally an improvement; however, the different styles of fenestration differentiate various additions from the original building and help explain its history; the proposed changes are acceptable, but we would prefer to see the 6-over-6 windows remain. The other changes are an improvement; asked that the electric panel be boxed in. Based upon Nantucket Preservation Trust (NPT) information, this is circa 1896. Concurs that the different pane patterns tell a story. Whatever materials used for the foundation skirt should be compliant with “Resilient Nantucket”. Suggested a cover over the electrical box. Oliver – She thinks this is a great job. Nothing being proposed is outrageous; she understands keeping the different windows but is okay with the proposed change. Coombs – North elevation, asked about the 4-panels in the foundation (existing doors). She likes the existing mixture of window patterns because that’s what happened with old houses. West elevation likes the proposed diamond window. Camp – The attic windows in the north and south elevations should be 2-over-2; suggested keeping the sunporch with 6-over-6. The windows should all be true-divided lights (TDL). McLaughlin – The changes fit into the neighborhood. Pohl – He’s in favor of the proposed changes.			
Motion	Motion to Approve through staff with the electric box covered. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye	Certificate #	HDC2021-11-5138	
5. Kristy Kay Snyder 11-5140	7 Comeau Lane	Addition & alterations	49.3.2/13	Val Oliver
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (6:11)	Oliver – Presented project; the owner wants 2-over-2 windows; circa 1979; outside the ‘Sconset OHD. Backus – Read SAB comments 12/6: inappropriate modification and renovation; oval window inappropriate; bring dormer in 6”; bring rear addition ridge down, break up the façade; view to consider impact of French doors. The shed dormer on the front façade transforms the cape. Agrees about reducing the dormer and bringing the rear ridge height down. The plans didn’t clearly indicate the existing versus proposed. Concurs circa 1979. McLaughlin – West elevation, the oval window would normally be in the door of a Victorian house. East elevation, the 3 doors should be reduced to 2. Thornewill – Agrees with much that Mr. McLaughlin said. The 6-over-6 are more appropriate on a Cape. Agrees about a small reduction in the front dormer; it’s overwhelming the façade. Rear elevation, okay with that long dormer but it could use a 3rd window. Agrees about dropping the ridge of the middle mass. Camp – Agrees with what’s been said. The trim around the front door could be pumped up; the ganged windows over the front door should be a single 6-over-6. Coombs – West elevation, the oval window should go; the shutters on the ganged windows must be able to fit if closed over the windows; the dormer should be reduced so that the windows align with the 1st floor. Not sure the sides will be very visible. She prefers 6-over-6 windows. Pohl – His main concern is the oval window; it should be eliminated. The saddle between the gables looks worse than it will be.			
Motion	Motion to Approve through staff removing the oval window on the front; all windows to be 6-over-1; French doors to remain as they are; and bring in the front dormer 6” each sides. (Thornewill)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Thornewill, and Pohl-aye	Certificate #	HDC2021-11-5140	

6. Reunion, LLC 11-5184		6 Union Street	Roof replacement	42.3.1/185	Sanne Payne
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Sanne Payne				
Public	None				
Concerns (6:25)	Backus – This plan before us is an older one; we don't have the digital copy of this proposal, and HSAB couldn't review it. Asked this be held.				
Motion	Motion to Hold for representation. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	
7. 90 N Liberty Prsv. Tst 11-5178		90 North Liberty Street	Roof & restore wndw frames	41/22	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (6:27)	Botticelli – Presented project; Brian Fitzgibbons restored the sashes; foundation work has been approved. Backus – This restoration of the window sashes and frames is really good. HSAB wasn't able to review this. Individually significant, circa 1724 structure; the Josiah Coffin house. The replacement of the asbestos roof to red cedar is appropriate. Recommend any color change go to HSAB. No concerns with red doors with grey sash.				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Thornewill, Oliver, and Camp-aye			Certificate #	HDC2021-11-5178
8. Prickly Pear Tr. 11-5155		17 Broadway (Sias)	Storage containers	73.1.3/112	Val Oliver
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (6:34)	Oliver – Presented project; from a failed inspection; the existing storage bins were shown on the plans for the alteration; reviewed two options; she doesn't know off hand if they are fully on the property or intrude into the public way. Backus – Read SAB comments 12/6: work proceeded without review; obliterates side of house. Read public comments made by direct abutters at the SAB meeting. This is a historic, contributing structure within the 'Sconset OHD, Circa 1791, called "Nonantum". Read excerpt from <i>Early Nantucket and its Whale Houses</i> . McLaughlin – This has no permit and questions if the original bins had a permit. Thinks it should be removed and the owner fined \$300. Coombs – The only appropriate bin is the shortest one; the rest should be removed. Wants to know if the original bins were ever approved. Thornewill – This is a hysterical; it's an additive, rambling mess in a town of additive rambling structures. It obliterated that elevation; only the left two should remain as those masses were original; the rest should go. Camp – Agrees. They should be fined, and the right two bins and outdoor shower removed. Pohl – It looks to be red cedar, which will grey out. Asked if these are on the property or in the public way; that should be investigated. Agrees with Ms. Thornewill about the left two.				
Motion	Motion to Hold for revisions. (Camp)				
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Camp, and Pohl-aye			Certificate #	
9. Richard Oneslager		8 Cliff Road	Windows like-kind	42.4.4/23	Rich Johnston
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:47)	Not opened at this time.				
Motion	Motion to Hold for representation. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye			Certificate #	

10. Julianne Mara	1 Broadway (Sias)	Outdoor shower	73.2.4/37	LINK
Voting	Pohl, McLaughlin, Coombs. Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Victoria Ewing, LINK			
Public	None			
Concerns (6:47)	Ewing – Presented project; she submitted what she was handed which didn't have drawings. Backus – This is circa 1890; a site plan would be helpful. Read SAB comments 12/6: incomplete plans; as shown it will be right on Front Street, adjoining ways, and the public scenic view. The shower should be moved more internal to the property. Thornewill – The shower will overlook the children's playground; this site is very visible, included the scenic walk. Coombs – Agrees with Ms. Thornewill. They might have to do without a shower; that's not the place for it. McLaughlin – He'd like to see drawings. Pohl – Agrees we need proper drawings and a site plan; this is not the right location of the shower.			
Motion	Motion to Hold revisions, for more information, and proper drawings. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Thornewill, Coombs, and Pohl-aye			Certificate #

VIII. OLD BUSINESS (11/23/2021)

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Hoehn-Saric	34 Easton Street	New dwelling	41.14/18	CWA
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:55)	Webster – Reviewed changes made per previous concerns. McCarthy – This didn't go back to HSAB; we could hold this so that it goes to HSAB on Monday December 20 th .			
Motion	Motion to Hold for HSAB review. (Coombs)			
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Coombs, and Pohl-aye; McLaughlin no response			Certificate #
2. Tack3, LLC	26 Washington Street	Rev. 10-4863:	42.3.2/23`	CWA
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:59)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Pohl-aye			Certificate #
3. Tiffany Lawrence	5 Todd Circle	Pool & hardscape	66/296	Atlantic Landscaping
Voting	Pohl, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lindsay Congleton, Atlantic Landscaping,			
Public	None			
Concerns (7:00)	Congleton – Reviewed changes made per previous concerns. Oliver – Appreciates the changes. Lining up trees in a straight row is very wrong for this Island; there needs to be a better way to integrate them. Coombs – The vegetation along Somerset Road will screen the pool. Along the west side, that shouldn't be privet but should be a type of vegetation that fits in. Thornewill – The fence and plantings will hide the pool; appreciates shifting the pieces.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Oliver, and Pohl-aye			Certificate # HDC2021-

4. Paul Benk	8 North Gully	Rev. 09-4592: add dormer	71.1.3/48	Emeritus
Voting	Pohl, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:05)	MacEachern – He’s willing to move forward with a 3-person board. Reviewed changes made per previous concerns. Backus – This is circa 1970 contributing within Codfish Park; the shed dormer was more appropriate, but the reduction is even more appropriate. Coombs – The front elevation gable dormer now fits in; likes it better than the shed dormer to the left. Thornewill – She prefers the gable on the south elevation; the proportions work well. East elevation, there is now less dormer cheek wall. Pohl – The gable in the reduced state is nice and quirky.			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 3-0//Thornewill, Coombs, and Pohl-aye	Certificate #	HDC2021-	
5. Barry Ang	11 Jonathan Way	Rev. 10-4929: add cupola	75/42	McMullen & Assoc.
Voting	Pohl, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Nathan McMullen, McMullen & Associates			
Public	None			
Concerns (7:13)	McMullen – Reviewed changes made per previous concerns; this provides light to the interior. Oliver – While she thinks cupolas are overused, they are common in this area. Appreciates proportion changes. Coombs – Okay with it as seen from the south. East elevation, it looks taller than as viewed from the south. Thornewill – Usually cupolas don’t sit on dormers as evidenced by the photos; that being said, it helps break up the ridge in an area with a lot of cupolas. Pohl – From the east, it looks like the top of the skirt is above the ridge, but it’s not. It sits slightly above the top of the dormer.			
Motion	Motion to Approve Option B. (Oliver)			
Roll-call Vote	Carried 4-0//Coombs, Thornewill, Oliver, and Pohl-aye	Certificate #	HDC2021-	
6. George Wing	6 Swain Street	Dormer addition		Self
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:21)	McCarthy – Hold for Thursday, we don’t have the digital plans. Not opened at this time.			
Motion	Motion to Hold for Thursday. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Camp, Oliver, and Pohl-aye	Certificate #		

IV. NEW BUSINESS 12/07/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Joe Arno 12-5289	31 Easy Street	Like window replacement	42.4.2/16	Gordon Folger
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	None				
Public	None				
Concerns (7:22)	McCarthy – This is a like-kind application. Backus – Replacing one window with a TDL. Structure is circa 1930 contributing within the OHD.				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye	Certificate #	HDC2021-12-5289		

2. Le Select Prop, LLC 11-5144	1 Ash Street	Door & fenest. changes	42.4.2/85	Normand Residential
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (7:24)	Normand – Presented project; chimney being removed was a vent box with no interior firebox. Backus – HSAB didn't review this; it would be on their next agenda. This is a contribution structure, circa 1840s, 5-bay Federal; removing the chimney is a shame but understandable; recommend eliminating the transom above the west-elevation door; 12-light with kick panel is appropriate. McLaughlin – (Possibly looking at a previous agenda.) The 12-light door is inappropriate and eliminate the transom. Camp – She's okay with it with or without the transoms. Oliver – Understands the need to line up the top of the door with the window headers; suggested extra trim or keep the transom but less glass in the door. Would like to hear what HSAB thinks. Coombs – Agrees with what's been said about the door. If the kitchen was originally in the basement, that's where the chimney would have gone; sorry to see it go. West elevation, okay with the door; it might help if it were a simpler door. Pohl – The transom is incongruous to the simplicity of the house; the light configuration is dwarfed by the windows.			
Motion	Motion to Hold for revisions and HSAB review. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #	
3. Moors End Farm 11-5205	42 Polpis Road	Rooftop solar Crosby Barn	54/266	Cotuit Solar
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Karen Alence, Cotuit Solar			
Public	None			
Concerns (7:35)	Alence – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Camp, McLaughlin, and Pohl-aye		Certificate #	HDC2021-11-5205
4. Moors End Farm 11-5206	42 Polpis Road	Rooftop solar barn 2	54/266	Cotuit Solar
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Karen Alence, Cotuit Solar			
Public	Abby Slosek, owner			
Concerns (7:39)	Alence – Presented project; not visible from the road. Slosek – We're backed by Massachusetts Department of Agricultural; this would be an asset to the farm. No concerns.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Camp, McLaughlin, and Pohl-aye		Certificate #	HDC2021-11-5206
5. Francis McGillin 11-5202	7 Atlantic Avenue	Shed	55/15	Structures Unlimited
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:41)	McCarthy – We don't have any of Ms. Drazhal's applications and she's not here.			
Motion	Motion to Hold for representation. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #	

6.	Rich Meisenberg	11-5204	86 Polpis Road	Solar ground array	44/25.4	ACK Smart
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver					
Alternates	Thornewill					
Recused	Pohl					
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.					
Representing	Tim Carruthers, ACK Smart					
Public	None					
Concerns (7:42)	Carruthers – Presented project; not visible from Polpis Road. No concerns.					
Motion	Motion to Approve as submitted. (McLaughlin)					
Roll-call Vote	Carried 4-0// Oliver, Coombs, McLaughlin, and Camp-aye				Certificate #	HDC2021-11-5204
7.	ReMain Nantucket	11-5203	22 Federal Street	Solar pergola	42.4.2/31	ACK Smart
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historic documentation, advisory comments, and manufacturer spec sheet.					
Representing	Tim Carruthers, ACK Smart					
Public	None					
Concerns (7:44)	Carruthers – Presented project; within header rails and purlins of the pergola; feel visibility will be limited; panels are bifacial glass that let some sunlight through. Backus – This is within the OHD on the site of a circa 1847 Greek revival, Robert F. Mooney Building, and on an accessory structure; this is similar to a previous approval for the bus stop in front of the Landmark House; this follows the guidelines and is on a non-primary structure. In 2009 HDC approved very clear, solar guidelines as an addendum to <i>Building with Nantucket in Mind</i> . Cool Planet uses those guidelines as a case study. McLaughlin – This is the OHD; we should set a policy on arrays in the OHD first. Camp – She supports this application. This is not on a historic structure, it's not visible, and the pergola is tall enough. Oliver – This is an appropriate application and she supports it. Coombs – Mr. McLaughlin wants to view; she would go with that. Pohl – The office for ACK Smart behind Walters also has this type of arrangement, which we approved; this is above eye level. He has viewed this and attests it won't be visible.					
Motion	Motion to Approve as submitted. (Camp)					
Roll-call Vote	Carried 4-0// Coombs, Oliver, Camp, and Pohl-aye; McLaughlin-abstain				Certificate #	HDC2021-11-5203
8.	Ray Owen	11-5201	80 Vestal Street	Rooftop solar	56/273	Cotuit Solar
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.					
Representing	Karen Alence, Cotuit Solar					
Public	None					
Concerns (7:55)	Alence – Presented project; not visible. Thornewill – You can't see it and this is a farm. Coombs – If you can't see from Hawthorne Lane, she has no concerns. Camp – Asked if the two top-most panels could go on the lower right wing (no room). McLaughlin – No concerns.					
Motion	Motion to Approve as submitted. (McLaughlin)					
Roll-call Vote	Carried 5-0// Coombs, Camp, Thornewill, McLaughlin, and Pohl-aye				Certificate #	HDC2021-11-5201
9.	Bluefin Partners	11-5194	27 Ellen's Way	New dwelling	81/180	Lori Geddes
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill					
Alternates	None					
Recused	None					
Documentation	None					
Representing	None					
Public	None					
Concerns (7:58)	Not opened at this time.					
Motion	Motion to Hold for representation. (Coombs)					
Roll-call Vote	Carried 5-0// Camp, McLaughlin, Thornewill, Coombs, and Pohl-aye				Certificate #	

10.	33 North Mill, LLC 11-5190	7 North Mill Street	Rev. wdw wells/fenestration	55.4.4/77	Sophie Metz Design
11.	Yvonne Archer 11-5191	39 Monomoy Road	Demo/move garage	54/79	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:59)	Not opened at this time.				
Motion	Motion to Hold Items 10 & 11 for representation. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Camp, and Pohl-aye			Certificate #	
12.	Richmond Great Point 11-5200	4 Honeysuckle Drive	New dwelling	68/887	KOH
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dinah Klamert, KOH				
Public	None				
Concerns (8:01)	Klamert – Presented project; modular construction; want white trim and sash, and Nantucket red front door. McLaughlin – This is harmonious to itself. Coombs – North elevation, the windows on the small gable forward should come off the corners. West elevation could use more windows. East elevation, the ganged windows could be separated to fill the space. Oliver – No concerns; it's typical of what's out there. Camp – Agrees. Pohl – He would like the south elevation wall-eyed windows brought in 6" off the corner boards; same on the north elevation.				
Motion	Motion to Approve through staff with the north and south elevations two windows on the 1-story gable pulled in 6" off the corner boards. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2021-11-5200
13.	Richmond Great Point 11-5199	26 Honeysuckle Drive	New dwelling	68/386	KOH
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dinah Klamert, KOH				
Public	None				
Concerns (8:09)	Klamert – Presented project. No concerns.				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2021-11-5199
14.	Richmond Great Point	57 Old South Road	Flag sign	68/156	TJ Fossa
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:12)	McCarthy – This is going to the Sign Advisory Council (SAC) next week. Not opened at this time.				
Motion	Motion to Hold for SAC review. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	

15. Bonita Bar, LLC 11-5230	1 Chins Way	Partial Demo	55/165	J. Newman
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Amaurys Solano, J. Newman Design			
Public	None			
Concerns (8:13)	McCarthy – We don't have the complete application, just the floor plan Solano – Presented project. No concerns.			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye	Certificate #	HDC2021-11-5230	
16. Bonita Bar, LLC 11-5215	1 Chins Way	Addition	55/163	J. Newman
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Amaurys Solano, J. Newman Design			
Public	None			
Concerns (8:14)	Solano – Presented project; will add a board fence to screen the kitchen equipment and vents. McCarthy – In this area, abutter notification is for 1000 square feet or more. Thornewill – It will look better than it does now. No concerns.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, McLaughlin, and Pohl-aye	Certificate #	HDC2021-11-5215	
17. 7 Plum St, LLC 11-5214	7 Plum Street	Shed	80/26	Structures Unlimited
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:20)	Not opened at this time.			
Motion	Motion to Hold for representation. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Camp, McLaughlin, and Pohl-aye	Certificate #		
18. 32 Hulbert Trust 11-5220	32 Hulbert Avenue	New dwelling	29/72	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (8:21)	Botticelli – Presented project; the photos she sent wouldn't email; 33'6" from grade; 27'6" from 1 st floor. Backus – Requested HSAB get to review this in the old section of Brant Point; needs to be elevated. Oliver – Wants to view this.			
Motion	Motion to View and Hold for HSAB review. (Oliver)			
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Thornewill, Oliver, and Camp-aye	Certificate #		

19. Four Gingly Lane R.T. 11-5188	4 Gingly Lane	New Dwelling	41/841	Robert Newman
20. Sue & Mark Alderman 11-5227	17 High Brush Path	Move shed on site	56/375	Robert Newman
21. Kelley Carrero 11-5226	8 Walnut Lane	Driveway revisions	42.3.4/69	Robert Newman
22. Surfside Assets, LLC 11-5222	16 Gladlands Avenue	Pool	80/220	Robert Newman
23. Surfside Assets, LLC 11-5221	16 Gladlands Avenue	Partial demo	80/220	Robert Newman
24. Nantucket Land Bank 11-5258	101/103 Hummock Pd Rd	Gate	56/67.1&307	Robert Newman
25. Nantucket Land Bank 11-5257	101/103 Hummock Pd Rd	Sign	56/67.1&307	Robert Newman

Voting Pohl, Camp, McLaughlin, Coombs, Oliver

Alternates Thornewill

Recused None

Documentation None

Representing None

Public None

Concerns (8:27) Not opened at this time.

Motion **Motion to Hold Items 19-25 for representation. (Oliver)**

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

Certificate #

26. Twig Perkins INC **11-5224** 3 Valley View Drive Rooftop solar 67/228/.2 Karen Alence

Voting Pohl, McLaughlin, Coombs, Oliver, Thornewill

Alternates None

Recused None

Documentation Architectural elevation plans, site plan, photos, and manufacturer spec sheet.

Representing Karen Alence, Cotuit Solar

Public None

Concerns (8:28) **Alence** – Presented project.

No concerns.

Motion **Motion to Approve as submitted. (Oliver)**

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

Certificate #

HDC2021-11-5227

27. Maureen Blitman Trust **12-5298** 54 Squam Road Rooftop solar 13/32 Karen Alence

Voting Pohl, McLaughlin, Coombs, Oliver, Thornewill

Alternates None

Recused None

Documentation Architectural elevation plans, site plan, photos, and manufacturer spec sheet.

Representing Karen Alence, Cotuit Solar

Public None

Concerns (8:31) **Alence** – Presented project.

No concerns.

Motion **Motion to Approve as submitted. (McLaughlin)**

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

Certificate #

HDC2021-11-5227

28. 7 Masaquet, LLC **11-5228** 7 Masaquet Avenue New garage 80/144 Emeritus

29. 7 Masaquet, LLC **11-5229** 7 Masaquet Avenue New gazebo 80/144 Emeritus

Voting Pohl, McLaughlin, Coombs, Oliver, Thornewill

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns (8:33) Not opened at this time.

Motion **Motion to Hold Items 28 & 29 for representation. (Coombs)**

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

Certificate #

30. Michelle Whelan **11-5231** 13B Mary Ann Drive Addition/ Deck 58/222 Self

31. Jim & Karen Poole **11-5232** 43 Main Street Sconset Fence 73/18 Brent Young

32. Marcia Moran **11-5233** 15 McKinley Avenue New shed 73.3.1/28 Structures Unlimited

Voting Pohl, McLaughlin, Coombs, Oliver, Thornewill

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns (8:33) Not opened at this time.

Motion **Motion to Hold for representation Items 30-32. (Coombs)**

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

Certificate #

33. Steven Arst 11-5234	5 Flintlock Road	Solar ground array	75/94	ACK Smart
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Tim Carruthers, ACK Smart			
Public	None			
Concerns (8:37)	Carruthers – Presented project. No concerns.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye	Certificate #	HDC2021-11-5227	
34. Shenandoah Trust 11-5235	40 Easton Street	New found/renovate	42.1.4/20	Botticelli + Pohl
Voting	Coombs (acting chair), McLaughlin, Oliver Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ray Pohl, Botticelli & Pohl			
Public	None			
Concerns (8:38)	Pohl – Asked this be held for Ms. Botticelli to present. Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, Oliver, McLaughlin, and Coombs-aye	Certificate #		
35. Harborside Partners 11-5242	5 York Street	Fenestration rev & pergola	55.1.4/162	Gryphon Architects
36. Nt Invst. Holding, LLC 11-5241	22 Pocomo Road	Pool & hardscape	14/73.1	Emeritus
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:41)	Not opened at this time.			
Motion	Motion to Hold Items 35 & 36 for representation. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye	Certificate #		
37. Michael & Kelly Kohos 11-5239	29 Nonantum Avenue	Move structures onsite	87/51	Ben Normand
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (8:42)	Normand – Presented project; says circa 1978 but thinks more 1968. No concerns.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye	Certificate #	HDC2021-11-5227	
38. Michael & Kelly Kohos 11-5240	29 Nonantum Avenue	New dwelling	87/51	Ben Normand
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ben Normand, Normand Residential			
Public	None			
Concerns (8:43)	Normand – Presented project; overall height is 25'5". McLaughlin – West elevation, the air conditioner should be screened. No other concerns.			
Motion	Motion to Approve through staff with A/C unit on west elevation to be screened. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye	Certificate #	HDC2021-11-5227	

39. Ryan Craig 11-5236	28a Pleasant Street	Hardscape & fence	55.4.1/65	KM Designs
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:46)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye		Certificate #	
40. Blake Drexler 11-5237	95 Washington Street	New garage	55.1.4/71	Val Oliver Design
Voting	Pohl, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (8:46)	Oliver – Presented project; 20X18; doors natural to weather and roof and Quaker grey trim. Backus – The main dwelling is circa 1988 infill; she sees no concerns with the proposal. Coombs – Only the crossbucks on the garage door might be questionable, but they match the GHYC doors across the street. McLaughlin – No comments. Thornewill – No concerns.			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 4-0//Thornewill, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2021-11-5227

Rest held for Thursday.

41. Jason Davidson 11-5244	73 Burnell Street	Move off -dwelling	49.3.2/1.2	Linda Williams
42. Jason Davidson 11-5243	73 Burnell Street	Move off- barn	49.3.2/1.2	Linda Williams
43. Jason Davidson 11-5245	73 Burnell Street	Move off-she	49.3.2/1.2	Linda Williams
44. Jason Davidson 11-5247	21 Clifton Street	Move on- dwelling	49.3.2/34	Linda Williams
45. Jason Davidson 11-5248	21 Clifton Street	Move on-barn	49.3.2/34	Linda Williams
46. Jason Davidson 11-5246	21 Clifton Street	Move on-shed	49.3.2/34	Linda Williams
47. NHA 11-5256	4 Whaler Lane	Alterations to deck	42.4.4/60.1	Linda Williams
48. Ted Silvia 12-5304	14 Harborview Drive	Rev: windows & chimney	42.4.1/26	Linda Williams
49. Vivian Johnson 12-5304	5 Felcon Drive	New cottage	80/329	Linda Williams
50. Phillip Bloom 12-5302	9 Lily Street	Hardscape	42.3.4/49	Linda Williams
51. Darlene Demichelle 11-5252	Lot 26- Birdsong	New dwelling	55.44/80.2	Brook Meerbergen
52. Darlene Demichelle 11-5254	Lot 26- Birdsong	New 2 nd dwelling	55.44/80.2	Brook Meerbergen
53. Darlene Demichelle 11-5255	Lot 26- Birdsong	New garage	55.44/80.2	Brook Meerbergen
54. Morely- Cothran 11-5251	3 Correia Lane	New dwelling	80/63	Val Oliver Design
55. Marshall & Holly Pagon 11-5250	28 & 32 Baxter Road	Pool house & pergola	49.2.3/29	Design Associates
56. Marshall & Molly Pagon 12-5279	28 & 32 Baxter Road	Pool & spa	49.2.3/29	Jardins Intl.
57. Mark Wilmot 11-5253	35 Monomoy Road	Rev. 05-3718:	54/74	Gryphon Architects
58. Michael Robinson 11-5261	13 Fayette Street	Roof walk	42.3.2/28	Sanne Payne
59. Anthony Noto 11-5270	10 Lincoln Avenue	Addition & renovation	30/184	Emeritus
60. Jim Ikard 11-5268	1 Bloom Street	Basement walkout	42.3.3/140	Emeritus
61. 450 Green Park, LLC 11-5272	2 Stone Alley	Additn/alterfoundation	42.3.1/102	Emeritus
62. Patrick Bailey 11-5267	3 Doc Ryder Drive	Rev. 10-4851: fenestration	66/210	JB Studio
63. Chris Skehel 10-5011	61a Cato Lane	Rev. 03-3239: door/ wndws	56/49	LINK

VII. OLD BUSINESS 12/14/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Rich Gillis	38 Prospect Street Lot 29	Hardscape		Linda Williams
2. Rich Petersen	30 Main Street Sconset	Relocate garage & addition	73.3.1/46	J. Morash/Concept Design
3. Patrick DePalma	3 Westerwick	New dwelling MH	73/37	Concept Design
4. Patrick DePalma	3 Westerwick	New dwelling studio/garage	73/37	Concept Design
5. Anne Rose	62 Boulevarde	New dwelling	79/211	Botticelli + Pohl
6. Theodorakos Vaio's Trust	79 Pocomo Road	New dwelling	15/5	CWA
7. Dieter Baeuchler	7 Enterprise Circle	Solar roof array	66/230	ACK Smart
8. Genadi Prokorov	80 Surfside Road	New dwelling	67/194	DTA
9. Merlos Landscaping, LLC	4 Forrest Avenue	New shed	68/11	JB Studio
10. Jared Mitchell	50 Hummock Pond Road	Revisions to deck	56/286	JB Studio

11. Stephen Hunter	19 Golfview Road	New dwelling	66/173	JGGA
12. 23 Broad St, LLC	23 Broad Street	Fenestration & addition	42.4.2/77	Emeritus

VIII. OTHER BUSINESS

Approved Minutes	November 30 & December 2, 2021
Motion	Motion to Approve. (Coombs)
Roll-call vote	Carried 5-0//Thornewill, Oliver, McLaughlin, Coombs, and Pohl-aye
Review Minutes	December 7 & 9, 2021
Other Business	• Next HDC Meeting: Thursday, December 16, 2021 at 1:00 pm. ZOOM • Discussion of Advisory Board Review • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion	Motion to Adjourn at 8:53 pm. (McLaughlin)
Roll-call vote	Carried 5-0//Coombs, Thornewill, Oliver, McLaughlin, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board